

FOR SALE

1,700 SF on 0.30 AC

4781 COVINGTON HWY

Decatur, GA 30035

PRESENTED BY:

MATTHEW LEVIN, CCIM

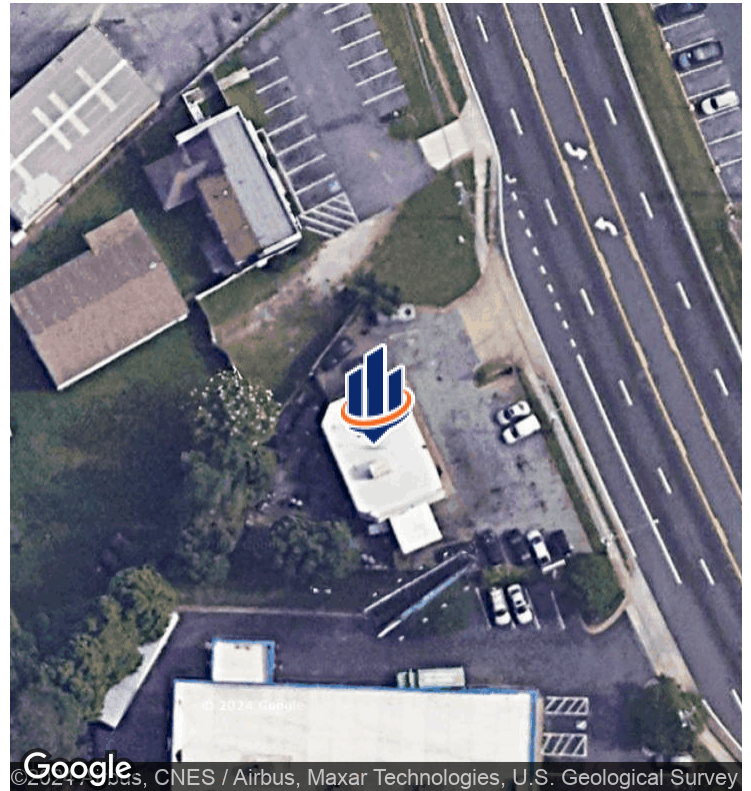
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GA #119351



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$525,000
BUILDING SIZE:	1,700 SF
LOT SIZE:	0.3 Acres
YEAR BUILT:	1998
ZONING:	C-1
APN:	15 190 01 015

PROPERTY OVERVIEW

Do not disturb the business - tenant is month to month. For sale is a 1,700 SF shop with 18' ceiling height built in 1998 on 0.30 acres with replaced roof. Currently operated as a tire shop, the C-1 zoning in unincorporated Dekalb County allows numerous commercial uses as a rental property generating income or for an owner occupant. The triangular shaped lot has parking in the front and fenced storage in the rear. The rear of the building has an 8'w x 8'h roll up door. A second floor office is accessed from exterior and interior stairwells. The highly visible site has 178 feet of frontage on Covington Highway with a 33,900 traffic count. Covington Highway is a 4 lane artery with dedicated turn lane. The property is 6 minutes from the I-285 exit at Glenwood Road and the I-285 exit at Covington Highway. The advertising billboard visible from the property is not part of the sale.

PROPERTY HIGHLIGHTS

- Do not disturb the business - tenant is month to month
- 1,700 SF shop with 18' ceiling height \ 0.30 acres zoned C-1 commercial
- Concrete block construction 1998; roof replaced
- 178 feet of frontage on Covington Hwy with 33,900 traffic count
- 6 minutes from I-285 exits for Glenwood Rd and Covington Hwy
- Advertising billboard is not included in the sale

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ADDITIONAL PHOTOS



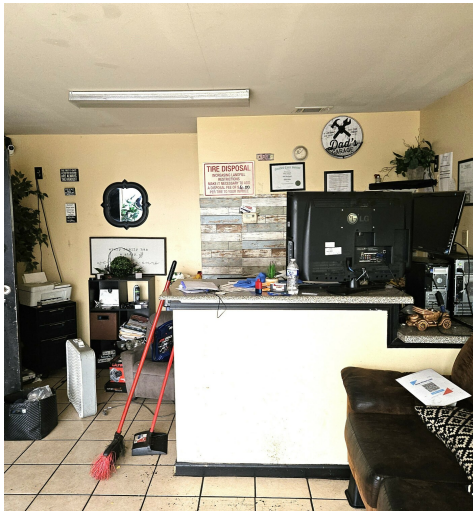
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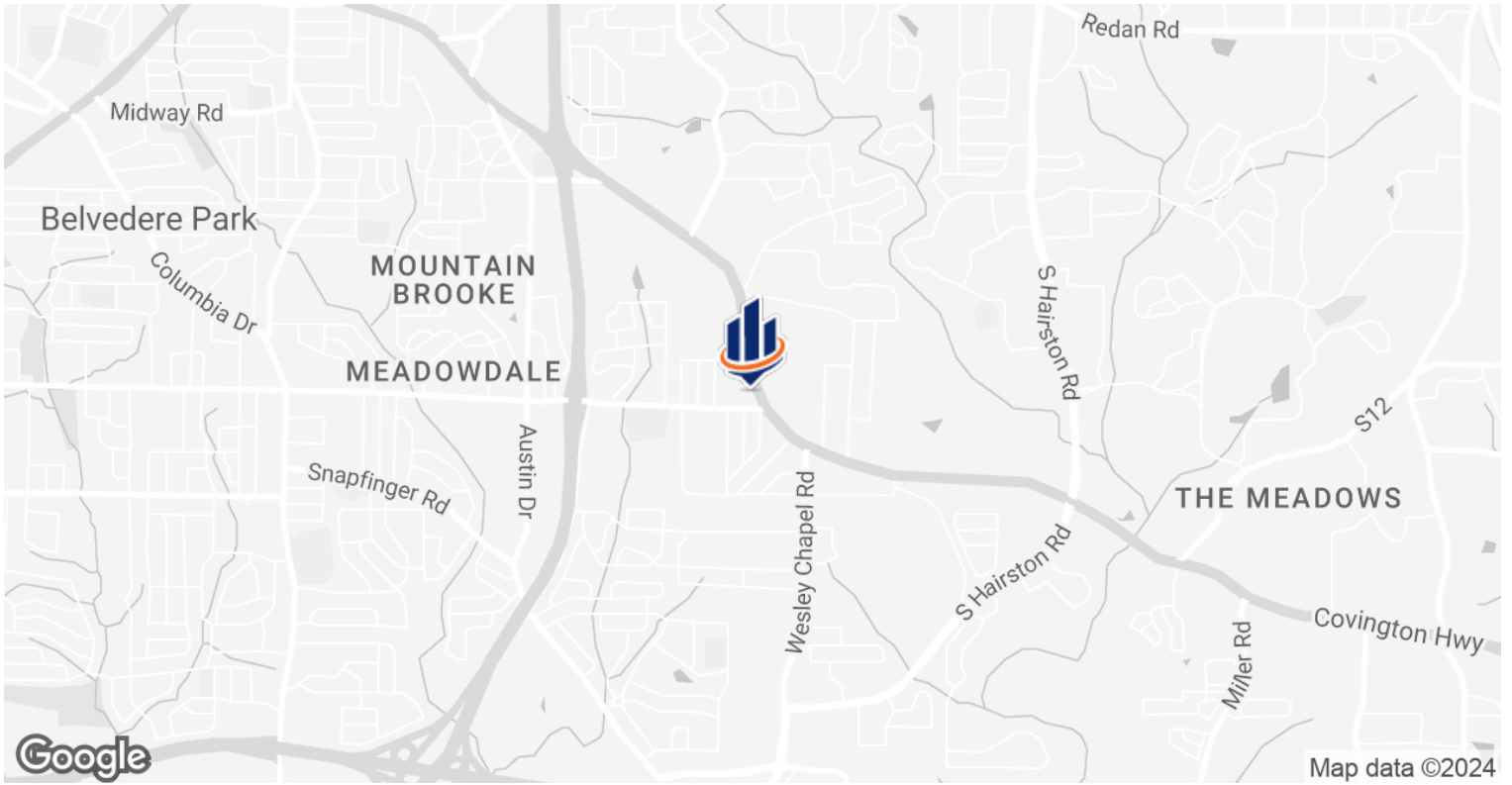
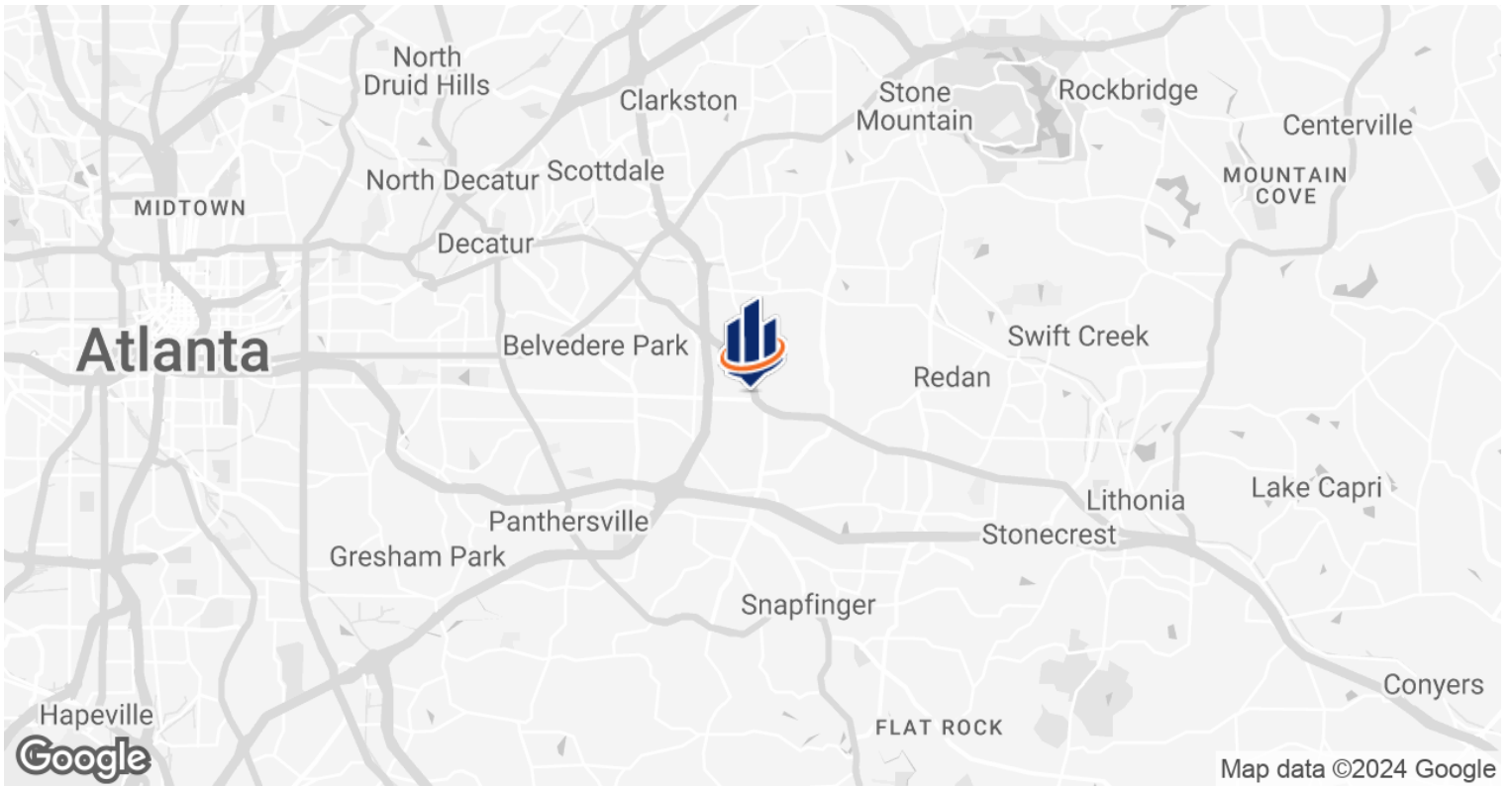
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LOCATION MAP



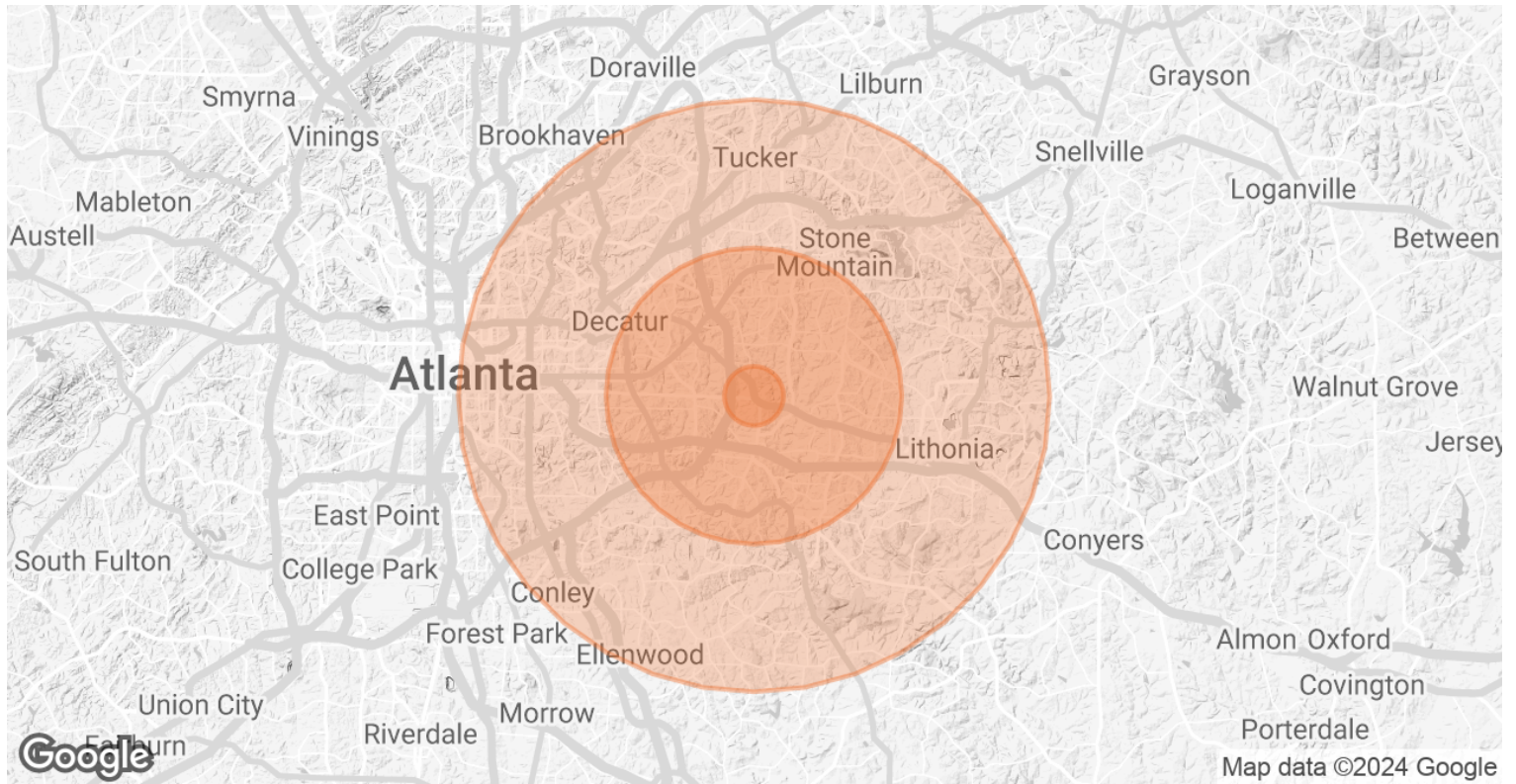
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,136	259,882	795,682
AVERAGE AGE	36.7	36.8	37.2
AVERAGE AGE (MALE)	29.8	34.4	35.3
AVERAGE AGE (FEMALE)	40.8	39.5	38.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,475	102,424	340,414
# OF PERSONS PER HH	2.6	2.5	2.3
AVERAGE HH INCOME	\$50,102	\$61,605	\$82,590
AVERAGE HOUSE VALUE	\$112,545	\$164,661	\$244,025

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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