

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$649,000
BUILDING SIZE:	1,326 SF
LOT SIZE:	0.3 Acres
ZONING:	NS
MARKET:	ATL
SUBMARKET:	Decatur
APN:	18 050 08 036

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the heart of Decatur- 2459 North Decatur Road. This 1,326 SF building, zoned Neighborhood Shopping district (NS), is located right next to the Medlock Plaza intersection, which is exploding with new developments, apartments, restaurants, and lots of retail stores and space. The building is located right off a 4 lane road which sees over 25,600 cars daily, and less than a 10th a mile from Scott Boulevard which sees 38,000 cars per day. This is the only NS zoned property within at least a mile, making it a great place to set up a retail business right in the heart of the residential side of Decatur. Available for sale at \$649,000 or for lease at \$2,600 per month.

PROPERTY HIGHLIGHTS

- - 1,326 SF standalone building
- - Zoned Neighborhood Shopping (NS)
- - 6 Parking space in front, 6+ more in back
- - Very close proximity to Medlock Plaza
- - Basement with extra storage space
- - Less than 4 miles from I-285 in the quickly-growing town of Decatur
- - 25,600 Daily traffic count

JACOB BOWER
O: 770.992.5112
jacob.bower@svn.com
GA #414707