

FOR SALE

14,210 SF ON 1.4 ACRES

5449 COVINGTON HIGHWAY

Decatur, GA 30035

PRESENTED BY:

MATT LEVIN, CCIM

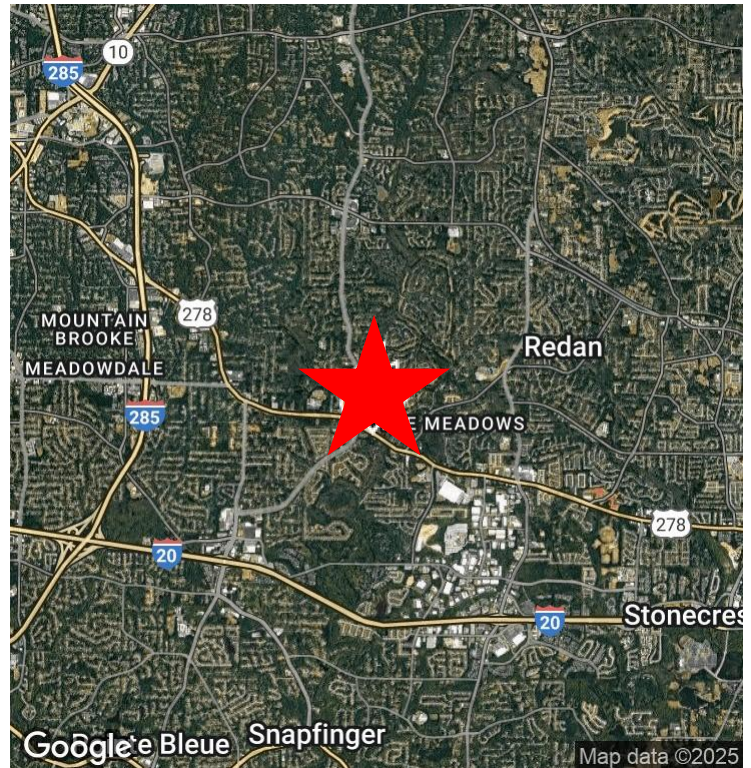
O: 770.209.1700

matt.levin@crye-leike.com

GA #119351



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,490,000
BUILDING SIZE:	14,210 SF+-
FRONT / REAR:	8,150 SF+- / 6,060 SF+-
LOT SIZE:	1.4 Acres
ZONING:	C-2

PROPERTY DESCRIPTION

For sale is a two building former automotive center. Demolition of the interiors is complete, providing a cost savings for the next owner. There is a total of 14,210 square feet on 1.4 acres zoned C-2 in unincorporated Dekalb County. The fenced corner lot has two buildings. The first building with 8,150 SF fronting Covington Highway has 16 bays: 7 bays on front and 9 bays on rear. The second building is 6,060 SF with 5 bays. Most of the site is paved offering ample parking. The property has a billboard providing rental income.

Covington Highway, a 4 lane artery with dedicated turn lane has a 34,400+ daily traffic count. The property is 2.7 miles from I-20 and 3 miles from I-285.

PROPERTY HIGHLIGHTS

- 14,210 SF total in 2 buildings
- Demolition of interior already completed
- 8,150 SF front bldg with 16 at grade roll doors
- 6,060 SF rear bldg with 5 at grade roll up doors
- 1.4 acre parcel zoned C-2 corner parcel, fenced
- 34,400 traffic count along 188 feet of frontage
- Billboard rental income
- 2.7 miles from I-20 and 3 miles from I-285

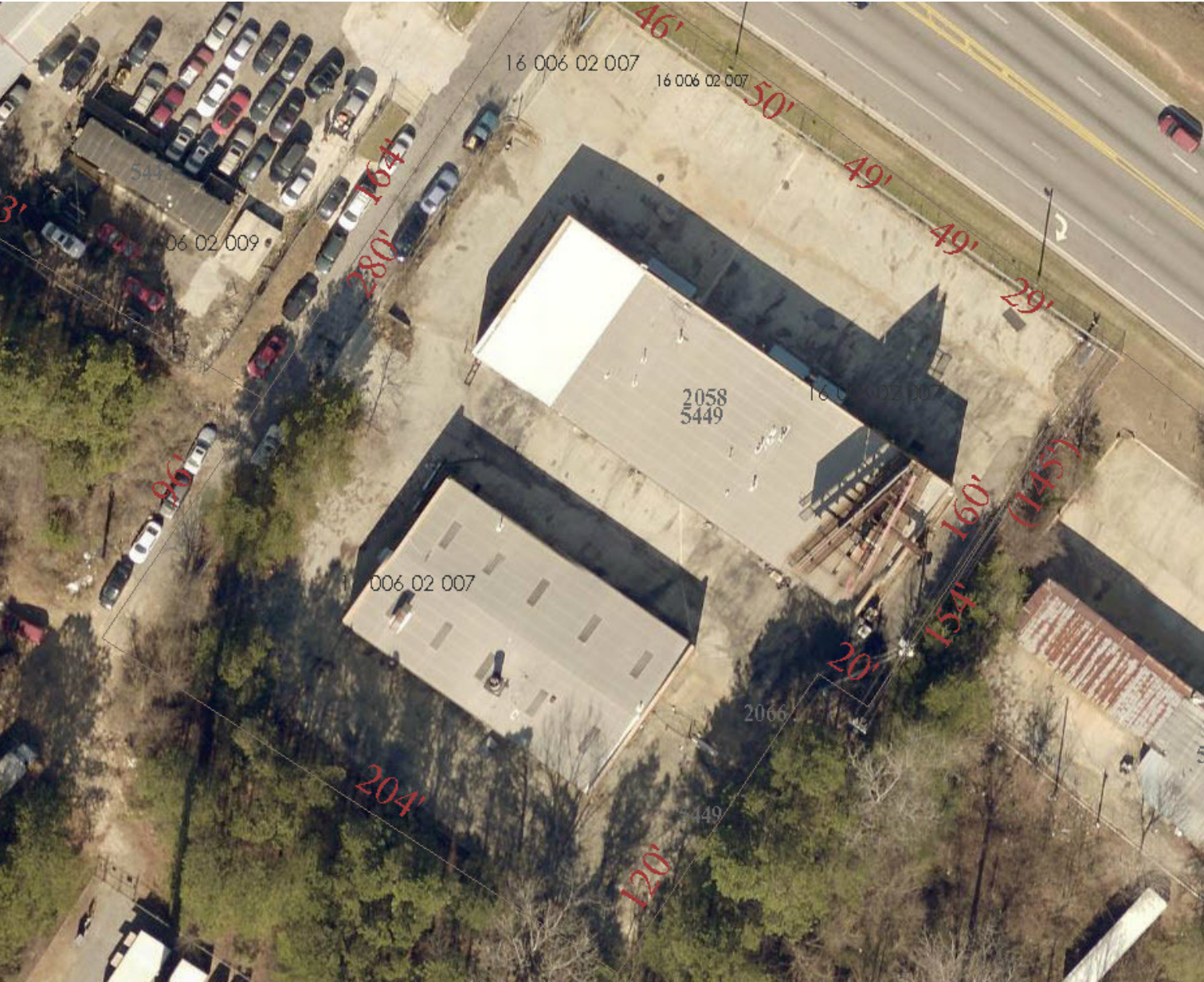
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ADDITIONAL PHOTOS



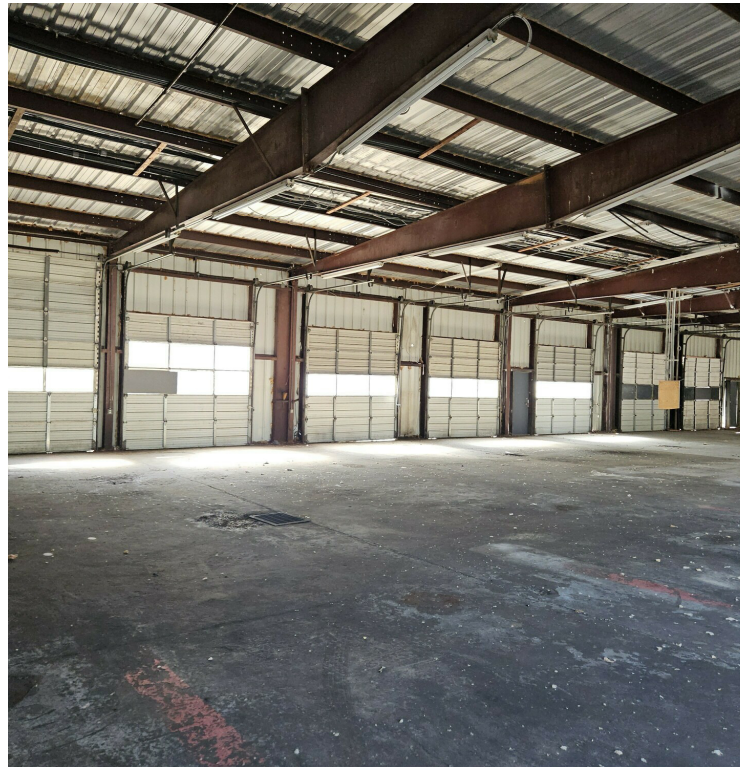
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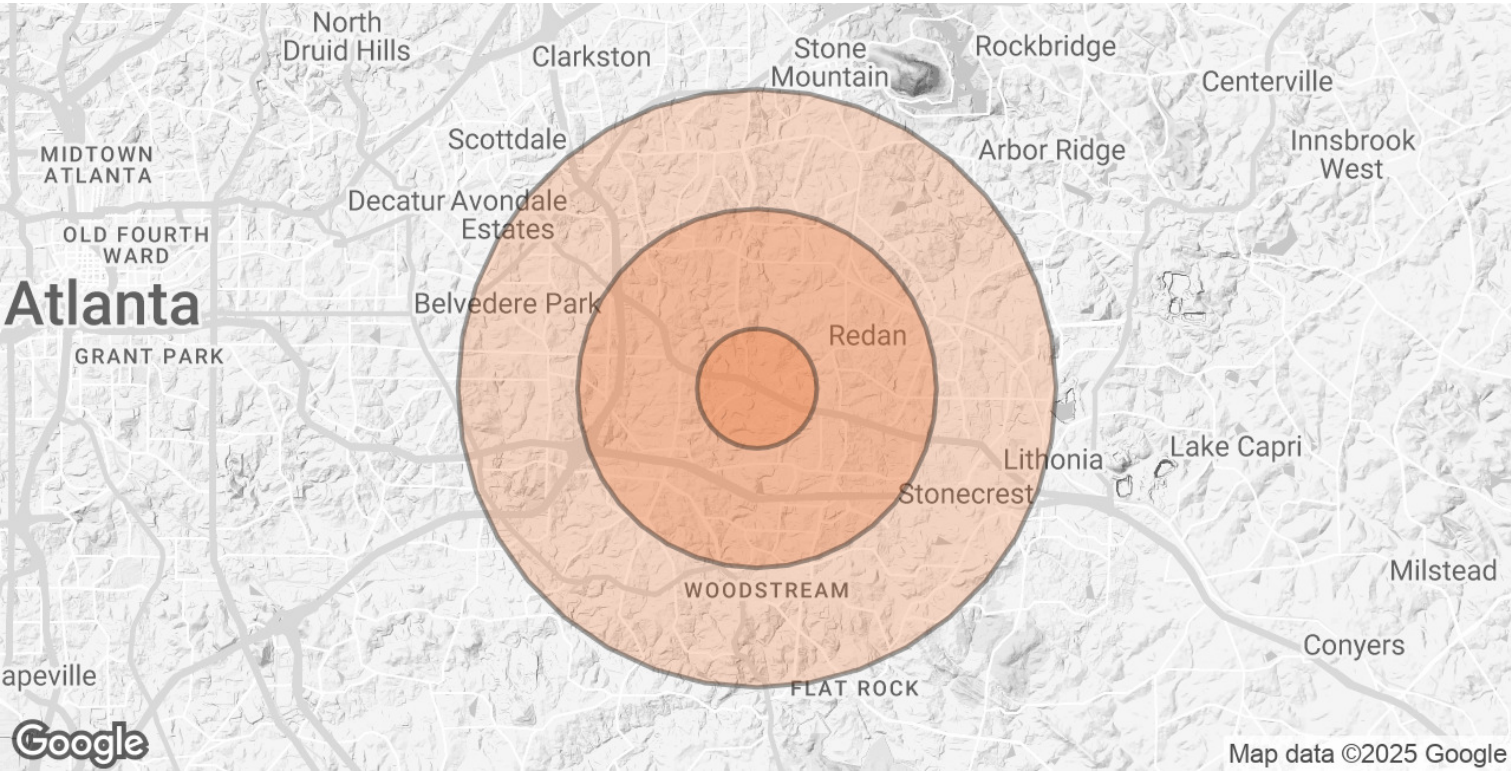
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,154	88,839	218,316
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,876	33,175	81,233
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$83,030	\$77,038	\$79,273
AVERAGE HOUSE VALUE	\$256,571	\$243,960	\$263,171

Demographics data derived from AlphaMap

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AERIAL MAP



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ADVISOR BIO



MATT LEVIN, CCIM

matt.levin@crye-leike.com

Direct: **770.209.1700** |

Cell: **678.467.9658**

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PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to joining Crye-Leike Commercial, Matt was a multi-year recipient of the Partner Circle Award, SVN Real Estate Service's highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt 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).

Matt 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.

Matt 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 30 years Valerie and daughter Camille. Matt 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."

**CRYE-LEIKE COMMERCIAL **
5940 Bethelview Rpad
Cumming, GA 30040
770.209.1700

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