

FOR SALE



4001 Glenwood Rd - CSTORE/Restaurant/Retail Development

4001 Glenwood Road
Decatur, GA 30032



Matthew Williams

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Property Summary

4001 Glenwood Road, Decatur, GA 30032

FOR SALE



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 4001 Glenwood Road, Decatur, GA, 30032. This prime property boasts a 1,567 SF building with 1 unit, ideal for retail or free-standing building development. Zoned C1, the property offers versatility for a range of retail ventures. Located in the sought-after Decatur area, this site enjoys high visibility and accessibility, making it a strategic choice for retail and commercial investment. Take advantage of this versatile space to create a standout retail destination in a dynamic and growing community, positioning your investment for success in the thriving Decatur market.

PROPERTY HIGHLIGHTS

- 100% Vacant — Immediate Possession
- Former Grocery/C-Store — Retail-Ready Infrastructure
- Decatur/East Atlanta Submarket — 4.4% Strip Vacancy

OFFERING SUMMARY

Sale Price:	\$425,000
Number of Units:	1
Lot Size:	0.28 Acres
Building Size:	1,567 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	930	3,545	13,607
Total Population	3,078	10,916	36,504
Average HH Income	\$87,319	\$85,195	\$80,102

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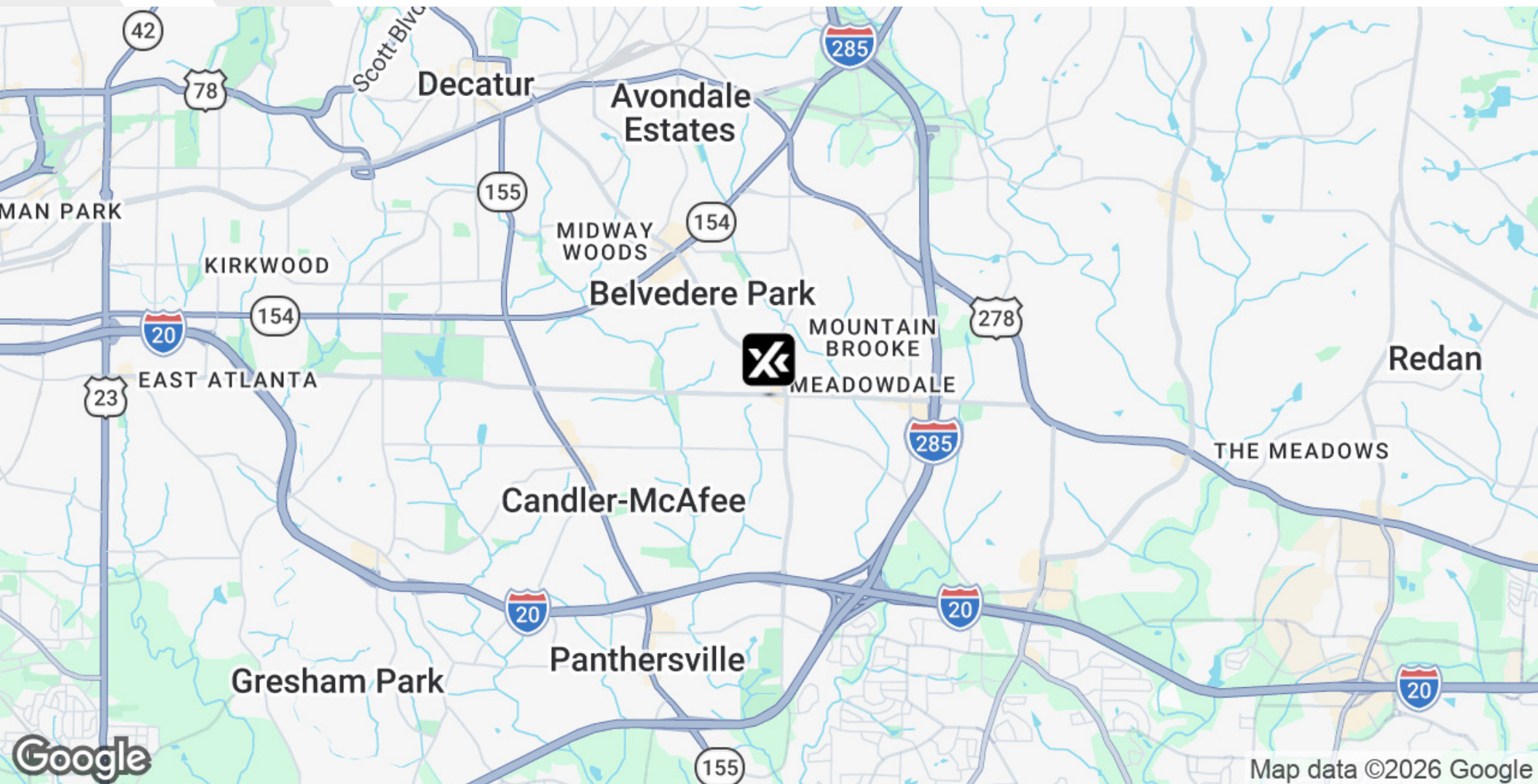


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Location Map

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Additional Photos

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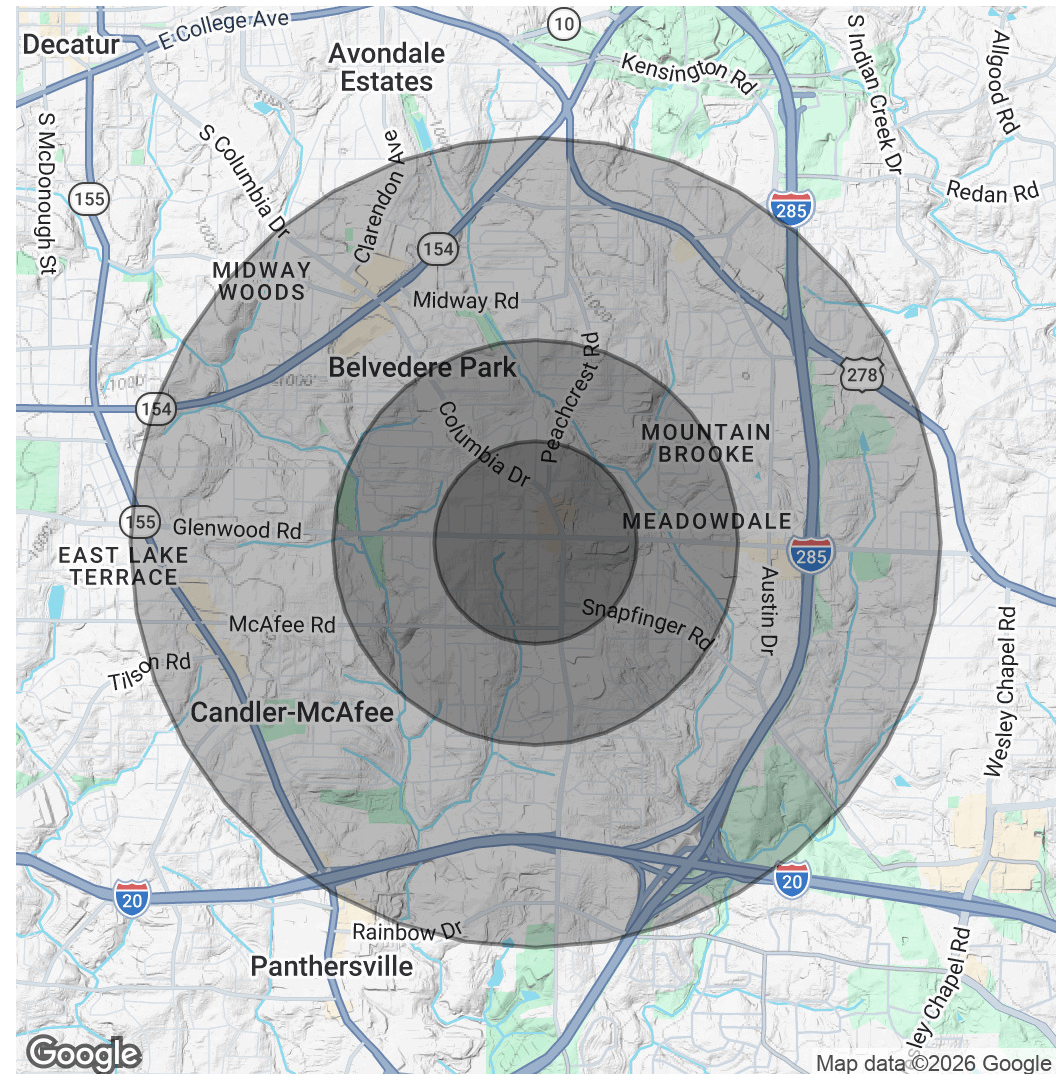
Demographics Map & Report

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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	3,078	10,916	36,504
Average Age	35.9	39.1	39.9
Average Age (Male)	33.8	36.7	39.8
Average Age (Female)	38.6	41.4	42.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	930	3,545	13,607
# of Persons per HH	3.3	3.1	2.7
Average HH Income	\$87,319	\$85,195	\$80,102
Average House Value	\$229,949	\$237,533	\$269,651

2023 American Community Survey (ACS)



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Advisor Bio 1

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