



**DECATUR
WAREHOUSE**

795 GLENDALE RD, CLARKSTON, GA 30021

10,600 SF VACANT WAREHOUSE

OFFERING MEMORANDUM

TABLE OF CONTENTS

PROPERTY SUMMARY

- 03. Property Overview
- 04. Location Maps
- 05. Exterior Photos
- 06. Surrounding Development
- 07. Permitted Uses
- 08. Survey
- 09. Exterior
- 10. Area Demographics
- 11. Contact Us

YOUR PARTNER FOR **EXTRAORDINARY** RESULTS

www.riseproperty.com

RISE PROPERTY GROUP DISCLAIMER

Confidentiality and Restricted Use Agreement This Confidential Offering Memorandum (“COM”) is provided by Seller, solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Seller

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by Seller for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Seller has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/ or financial information contained herein are qualified in their entirety by reference to the actual documents and/ or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Seller.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Seller relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Seller, all or any part of this COM or the Information; (3) upon request by Seller at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Seller all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Seller shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

PROPERTY OVERVIEW

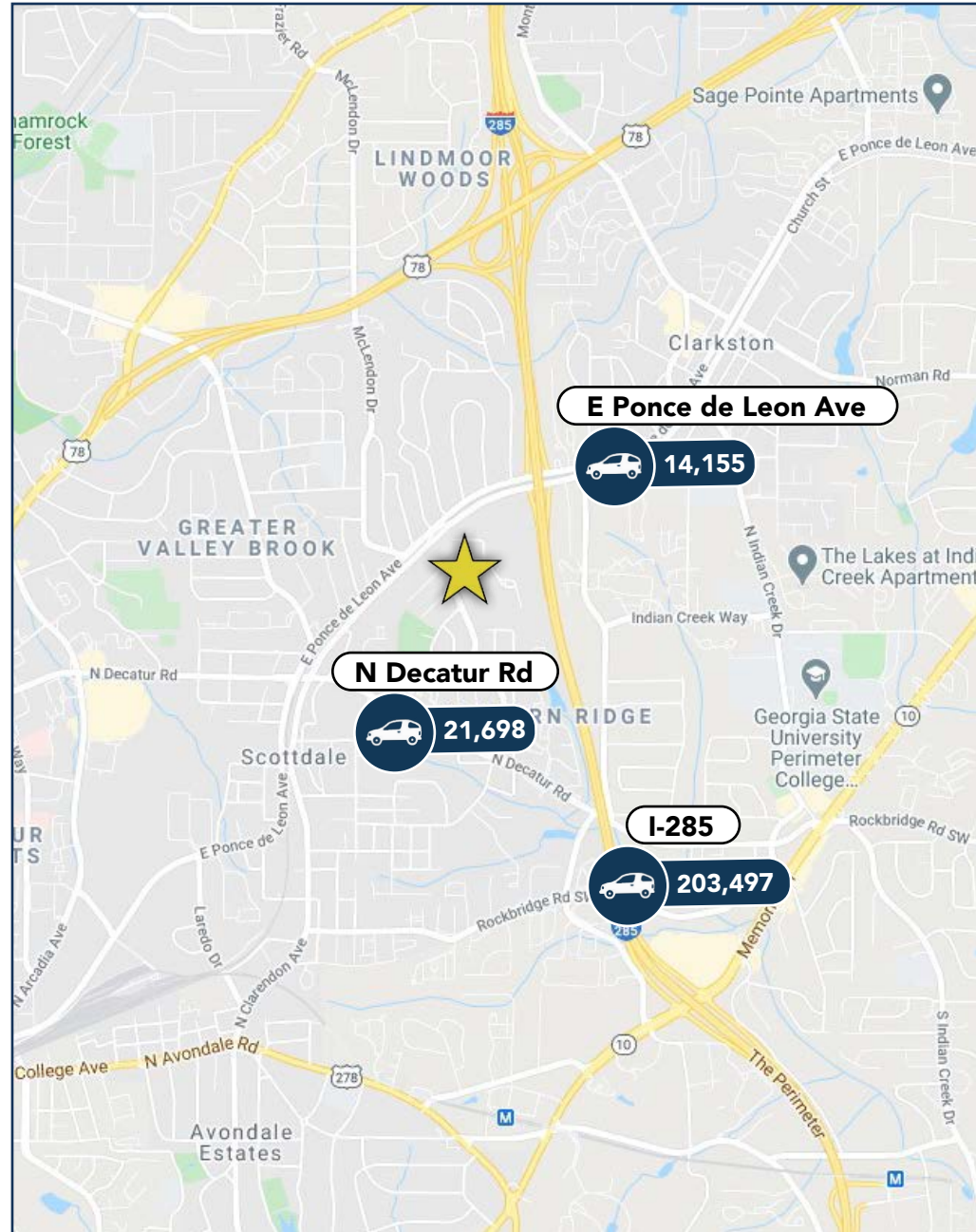
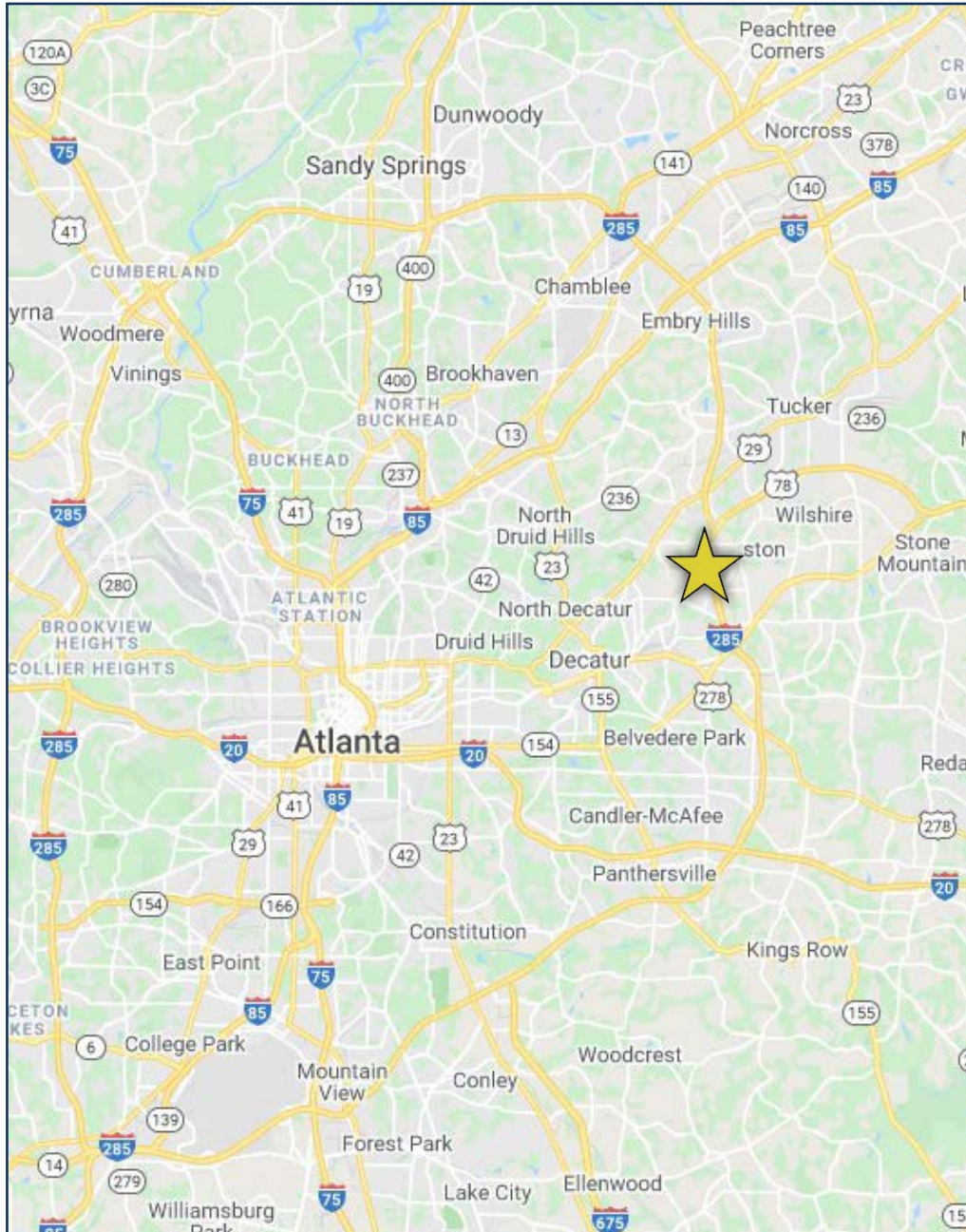
BUILDING SPECIFICATIONS

- 10,600 SF VACANT WAREHOUSE
- 1.80 ACRES
- CONCRETE BLOCK CONSTRUCTION
- TPO ROOF
- THREE FLOOR DRAINS
- 1 DRIVE-IN DOOR | 1 DOCK-HIGH DOOR
- 12' CLEAR HEIGHT
- PURCHASER MUST INSTALL NEW HVAC/ELECTRIC/PLUMBING

SALE HIGHLIGHTS

- OWNER-USER CAPABILITIES
- POTENTIAL INCOME-PRODUCING ASSET
- EXCEPTIONAL ACCESSIBILITY
 - » LESS THAN ½ MILE FROM I-285
 - » IMMEDIATE PROXIMITY TO PONCE DE LEON AND N. DECATUR RD.
 - » WITHIN WALKING DISTANCE OF STONE MOUNTAIN TRAIL

LOCATION MAP



PROPERTY PHOTOS

↩ YOUR VIRTUAL TOUR IS ONE-CLICK AWAY



Use your phone to scan this QR code to view the tour!



SURROUNDING DEVELOPMENT



THE
PROVIDENCE
GROUP

GREEN BRICK
PARTNERS

60-unit Townhome Community
Delivered 2020/2021
Mid \$300's - Low \$400's

PERMITTED USES



Auto Sales/Service/Rental/Repair/
Paint & Body Shop



Manufacturing & Assembly



R&D Testing Facility



Building & Equipment Supply/Repair



Trade Shop



General Repair Store (Cameras,
Jewelry, Shoes, Etc.)



Self-Storage



Professional Offices (Medical,
Legal, General Business, Etc.)



Restaurant/Bar



Liquor Store



Entertainment Venue

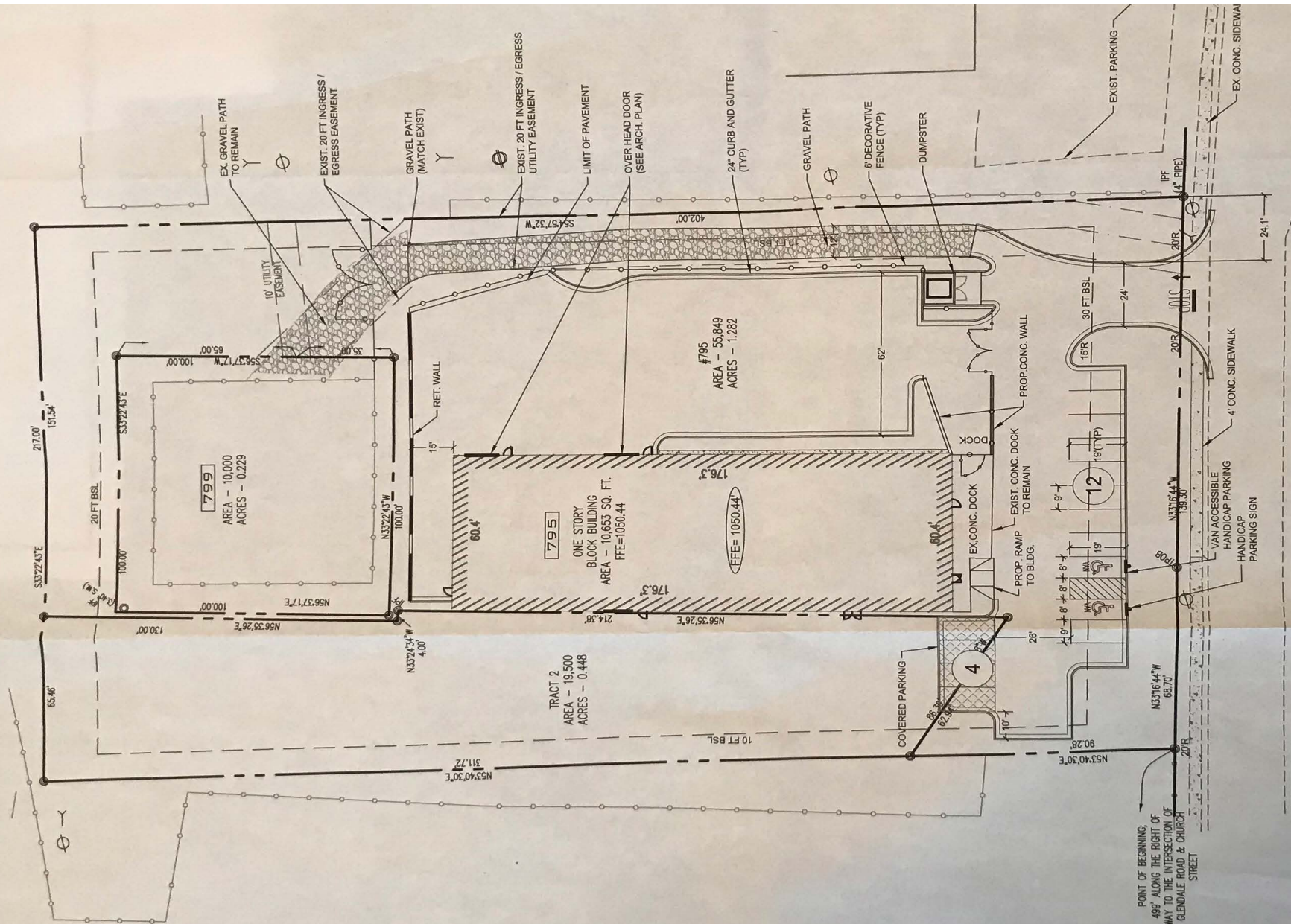


Religious Facility



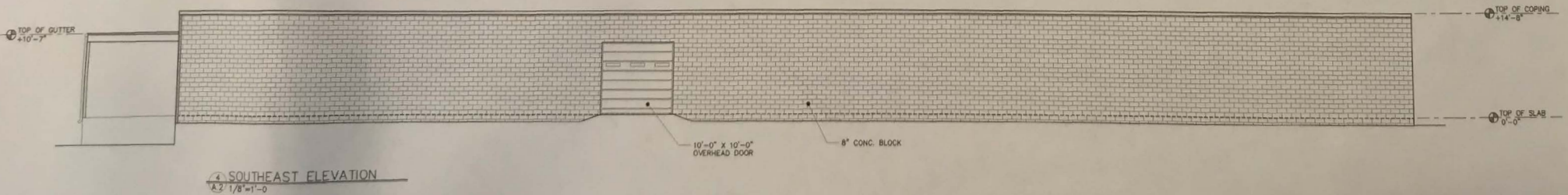
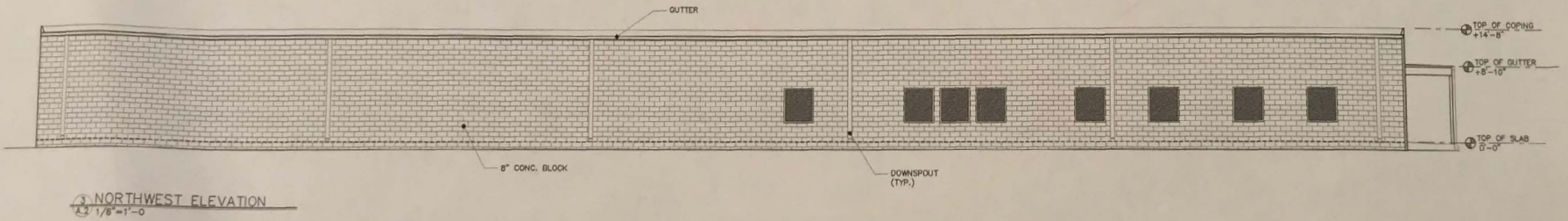
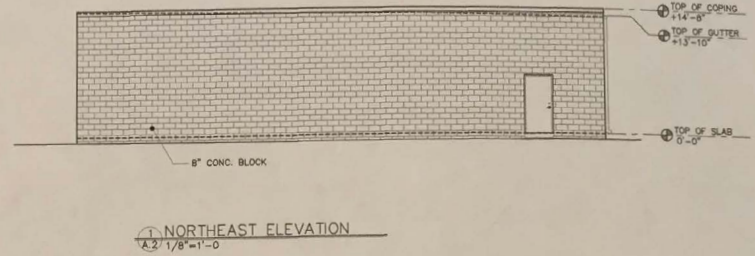
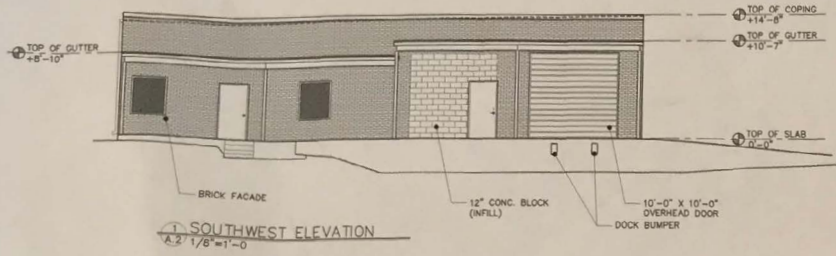
Use your phone to scan
this QR code to view the
permitted uses sheet

SURVEY



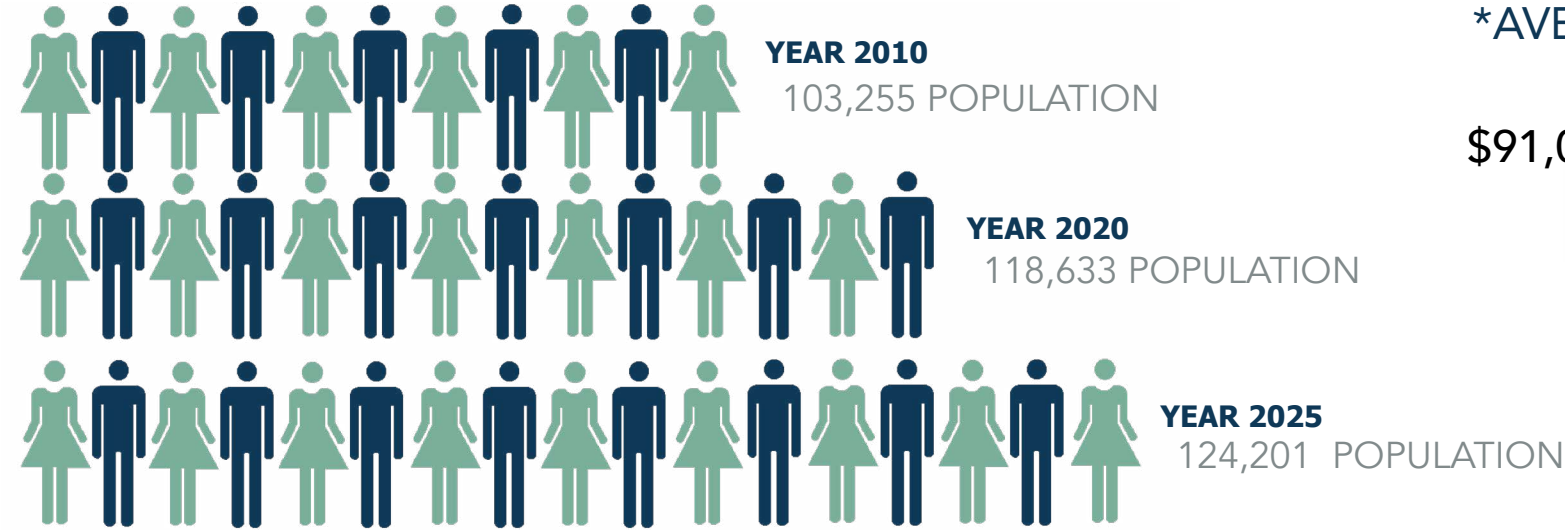
GLENDALE ROAD
AKA GLENDALE DRIVE 40' R/W
SPEED LIMIT: 25 MPH

EXTERIOR



AREA DEMOGRAPHICS

POPULATION: 3 MILE RADIUS



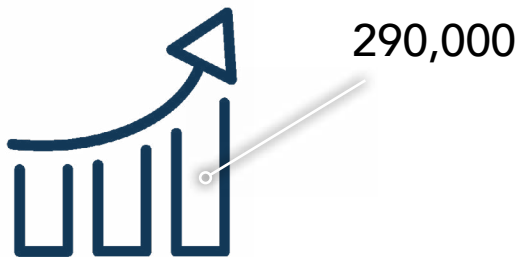
*AVERAGE HH INCOME

\$91,000



*TOTAL CONSUMER SPENDING OF APPROX. \$2.8 B

*TOTAL CURRENT RESIDENTS



*WITHIN 5-MILE OF SUBJECT PROPERTY

POPULATION	1 MILE	3 MILES	5 MILES
2025 Projection	15,481	124,201	298,792
2020 Population	14,691	118,633	287,389
2010 Population	12,224	103,255	262,007
GROWTH 2020-2025	1.1%	0.9%	0.8%
GROWTH 2010-2020	2.0%	1.5%	1.0%
HOUSEHOLDS			
2025 Projection	5,602	50,141	120,306
2020 Estimate	5,321	47,926	115,852
2010 Census	4,435	41,669	105,787
2020 AVG HOUSEHOLD INCOME	\$61,857	\$83,719	\$90,745

Contact Us



JOEY GALANTI

Associate

404.542.6368

joey@riseprop.com



BECCA FREEDMAN

Marketing Coordinator

678.978.1082

becca@riseprop.com

BUILDING RELATIONSHIPS. EXECUTING DEALS.

Every property is unique. It takes proper skills and expertise to understand the nuances of valuing, marketing, and executing commercial real estate transactions. At Rise Property Group, we provide a standard of excellence to our clients, driven by our principled approach. Our four guiding principles are: relationships, integrity, hustle, and innovation.