

# 4011 Glenwood Rd

4011 Glenwood Rd Decatur, GA 30032



FOR SALE

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BellStreet



# For Sale

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## Property Description

BellStreet is proud to bring you this great retail location on Glenwood Dr in Decatur GA! This is a great corner lot on approx. .4 acres of very flat land, in the path of redevelopment in this area of Decatur. There is a long standing month to month tenant in place currently.

## Property Highlights

- Great corner lot!
- Plenty of parking!
- Month to Month tenant
- Path of Dekalb redevelopment project

## Offering Summary

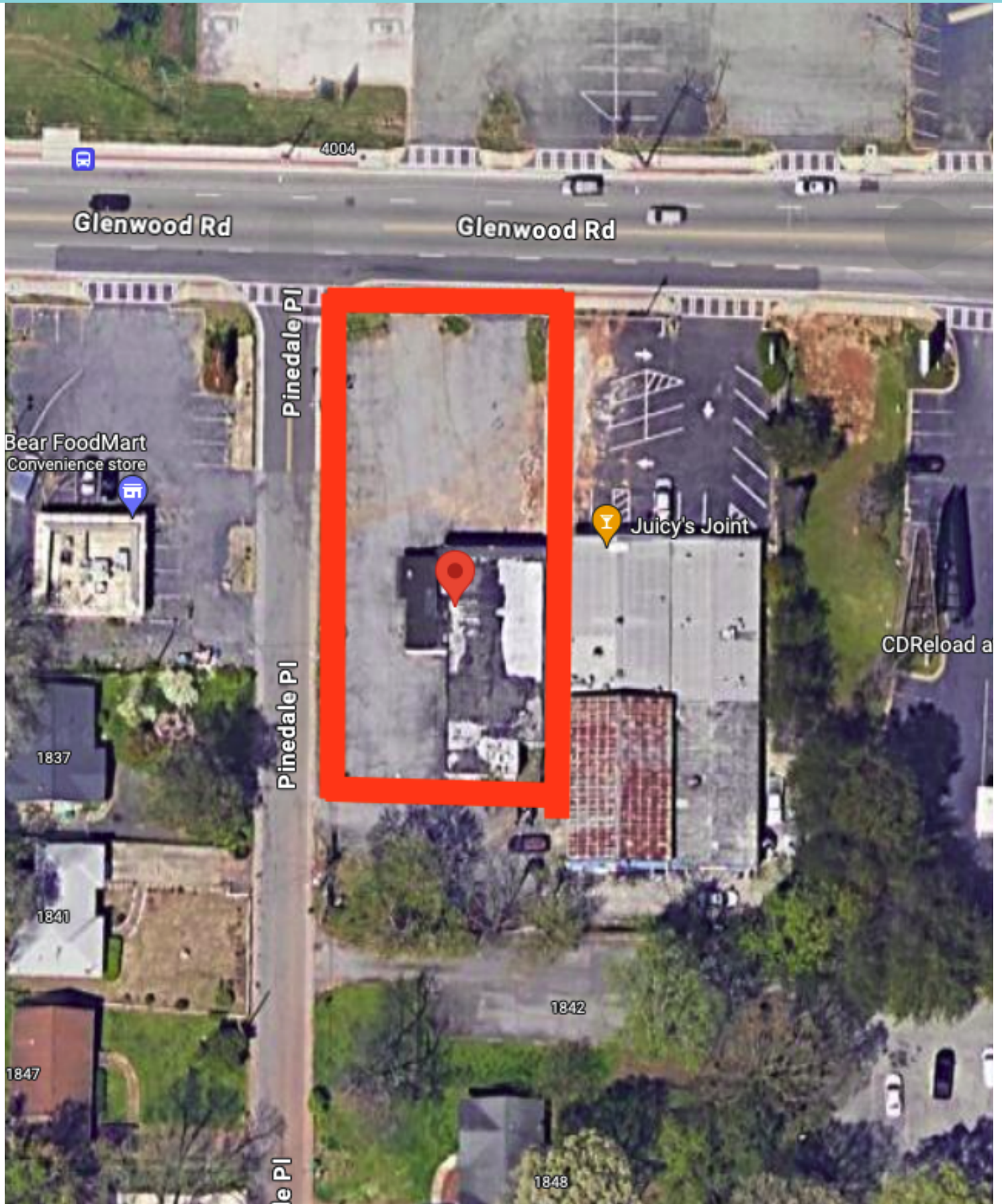
Sale Price:	\$375,000
Number of Units:	1
Lot Size:	18,534 SF
Building Size:	3,735 SF
NOI:	\$16,800.00
Cap Rate:	3.95%

Demographics	1 Mile	5 Miles	10 Miles
Total Households	4,693	110,928	413,973
Total Population	12,023	267,738	930,655
Average HH Income	\$56,538	\$72,277	\$83,789



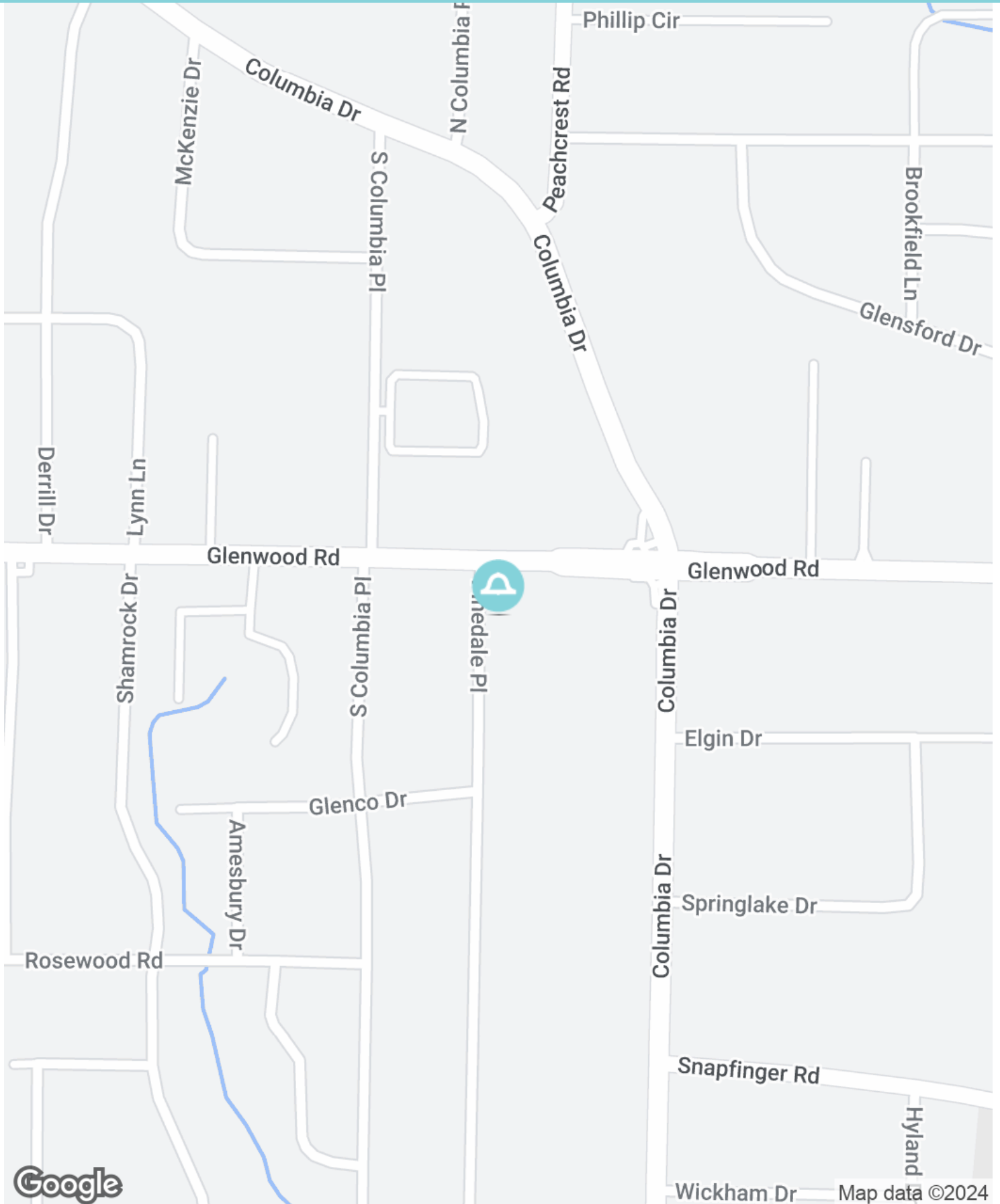
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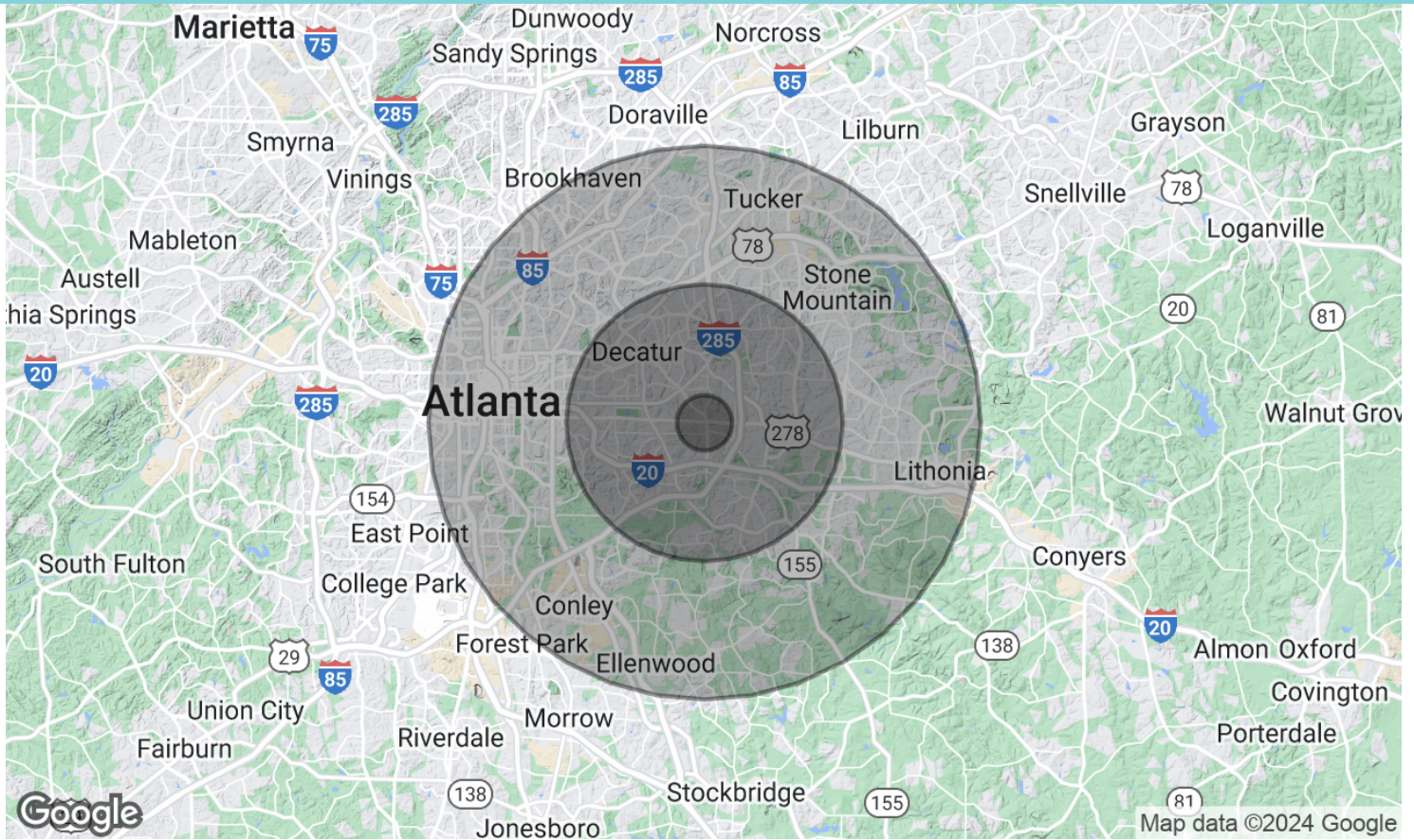
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## Population

	1 Mile	5 Miles	10 Miles
Total Population	12,023	267,738	930,655
Average Age	38.9	37.2	36.1
Average Age (Male)	37.6	35.0	34.7
Average Age (Female)	39.9	39.4	37.3

## Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	4,693	110,928	413,973
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$56,538	\$72,277	\$83,789
Average House Value	\$142,087	\$221,417	\$252,110

\* Demographic data derived from 2020 ACS - US Census