

FOR SALE



4001 Glenwood Rd - CSTORE/Restaurant/Retail Development

4001 Glenwood Road
Decatur, GA 30032



Matthew
Williams

770.262.8091

matthew.williams@expcommercial.com
www.expcommercial.com

Table of Contents

FOR SALE

TABLE OF CONTENTS

| | |
|---------------------------|----|
| PROPERTY INFORMATION | 3 |
| PROPERTY SUMMARY | 4 |
| COMPLETE HIGHLIGHTS | 5 |
| ADDITIONAL PHOTOS | 6 |
| LOCATION INFORMATION | 7 |
| REGIONAL MAP | 8 |
| AERIAL MAP | 9 |
| SALE COMPARABLES | 10 |
| SALE COMPS MAP & SUMMARY | 11 |
| DEMOGRAPHICS | 12 |
| DEMOGRAPHICS MAP & REPORT | 13 |
| ADVISOR BIO 1 | 14 |

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from eXp Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

Matthew Williams

770.262.8091

matthew.williams@expcommercial.com



Section 1

Property Information



Property Summary

FOR SALE



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 4001 Glenwood Road, Decatur, GA, 30032. This prime property boasts a 3,000 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.

OFFERING SUMMARY

| | |
|------------------|------------|
| Sale Price: | \$425,000 |
| Number of Units: | 1 |
| Lot Size: | 0.28 Acres |
| Building Size: | 3,000 SF |
| NOI: | \$0.00 |
| Cap Rate: | 0.0% |

| 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 |

Matthew Williams

770.262.8091

matthew.williams@expcommercial.com



Complete Highlights

FOR SALE



PROPERTY HIGHLIGHTS

- 100% Vacant – Immediate Possession
- Former Grocery/C-Store – Retail-Ready Infrastructure
- Decatur/East Atlanta Submarket – 4.4% Strip Vacancy
- High-Traffic Glenwood Road Corridor
- Demographics: Dense, underserved trade area with strong daytime and pass-through traffic on one of DeKalb's primary east-west commercial spines
- TAD Investment: Candler Crossing is part of the Southwest DeKalb Tax Allocation District – one of five TADs established by Decide DeKalb to catalyze redevelopment along key corridors – and county leadership has called it "the first of a series of economic development initiatives underway across South DeKalb."
- Immediate Catalyst: The \$28.9M Candler Crossing development is underway at Candler Road and Glenwood Road, anchored by a full-service Publix grocery store with 11,200 SF of multi-tenant retail, a walking trail, plaza, and renovated MARTA stop. Construction begins spring 2026 with initial occupancy October 2027, expected to create at least 100 construction jobs and 183 permanent positions.
- Condition: Vacant, as-is – blank canvas for full redevelopment or light renovation play
- Repositioning Use Cases
 - Owner-operator retail or QSR pad
 - C-store reactivation (existing use history)
 - Medical / dental / personal services buildout
- Hold-and-redevelop as corridor values rise with Candler Crossing delivery (2027)

Matthew Williams

770.262.8091

matthew.williams@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Matthew Williams

770.262.8091

matthew.williams@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

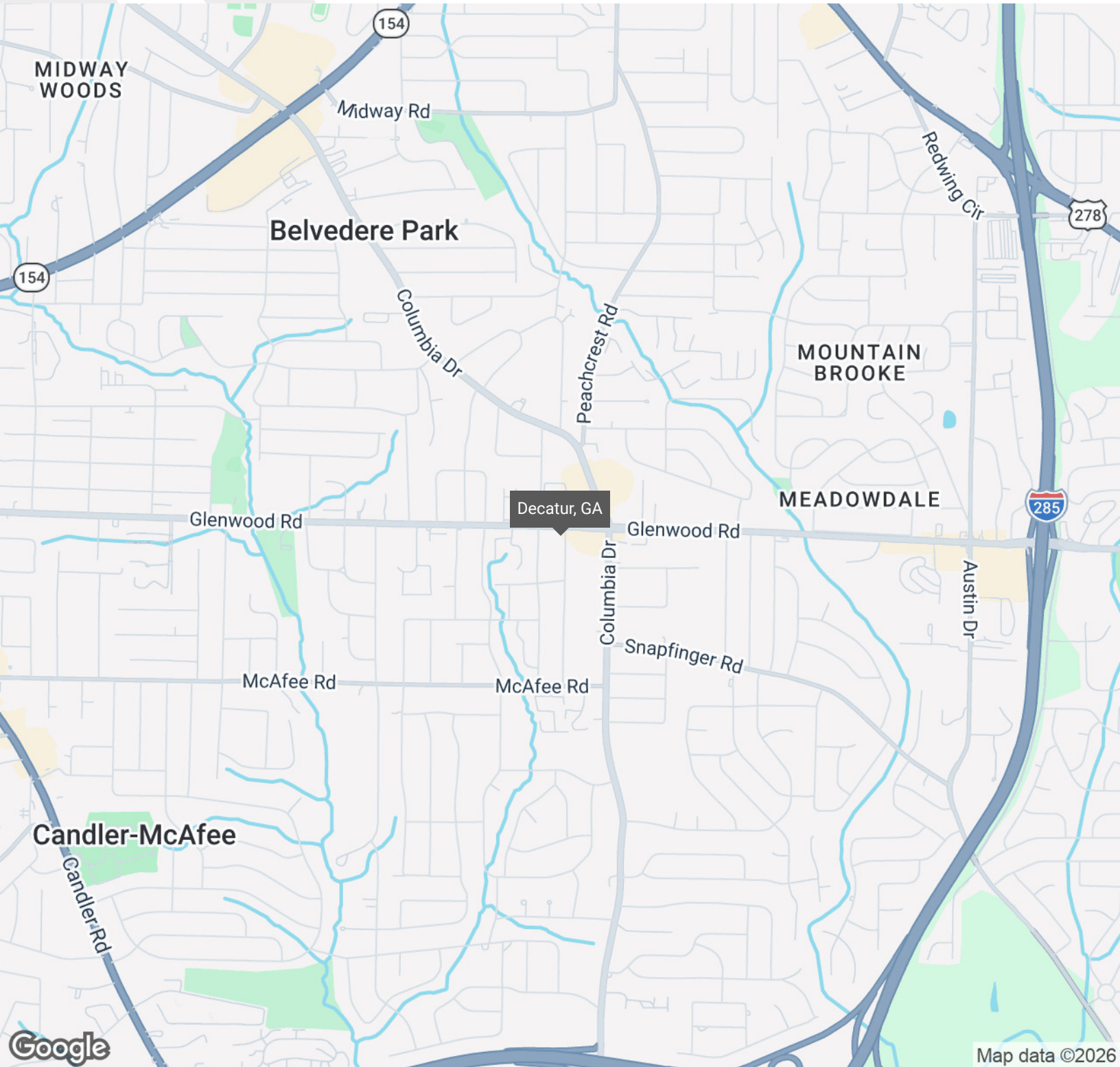
Section 2

Location Information



Regional Map

FOR SALE



Matthew Williams

770.262.8091

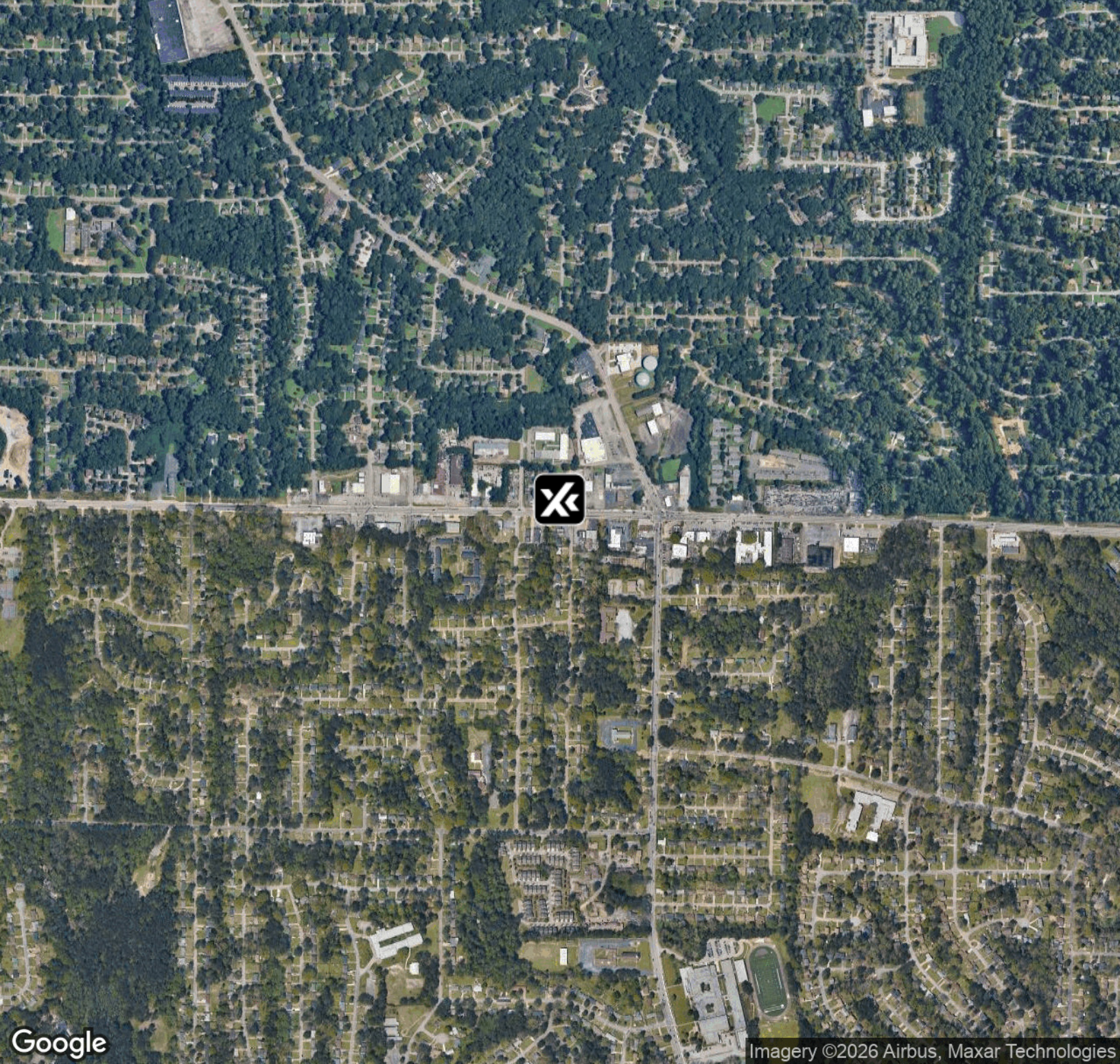
matthew.williams@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Aerial Map

FOR SALE



Google

Imagery ©2026 Airbus, Maxar Technologies

Matthew Williams

770.262.8091
matthew.williams@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

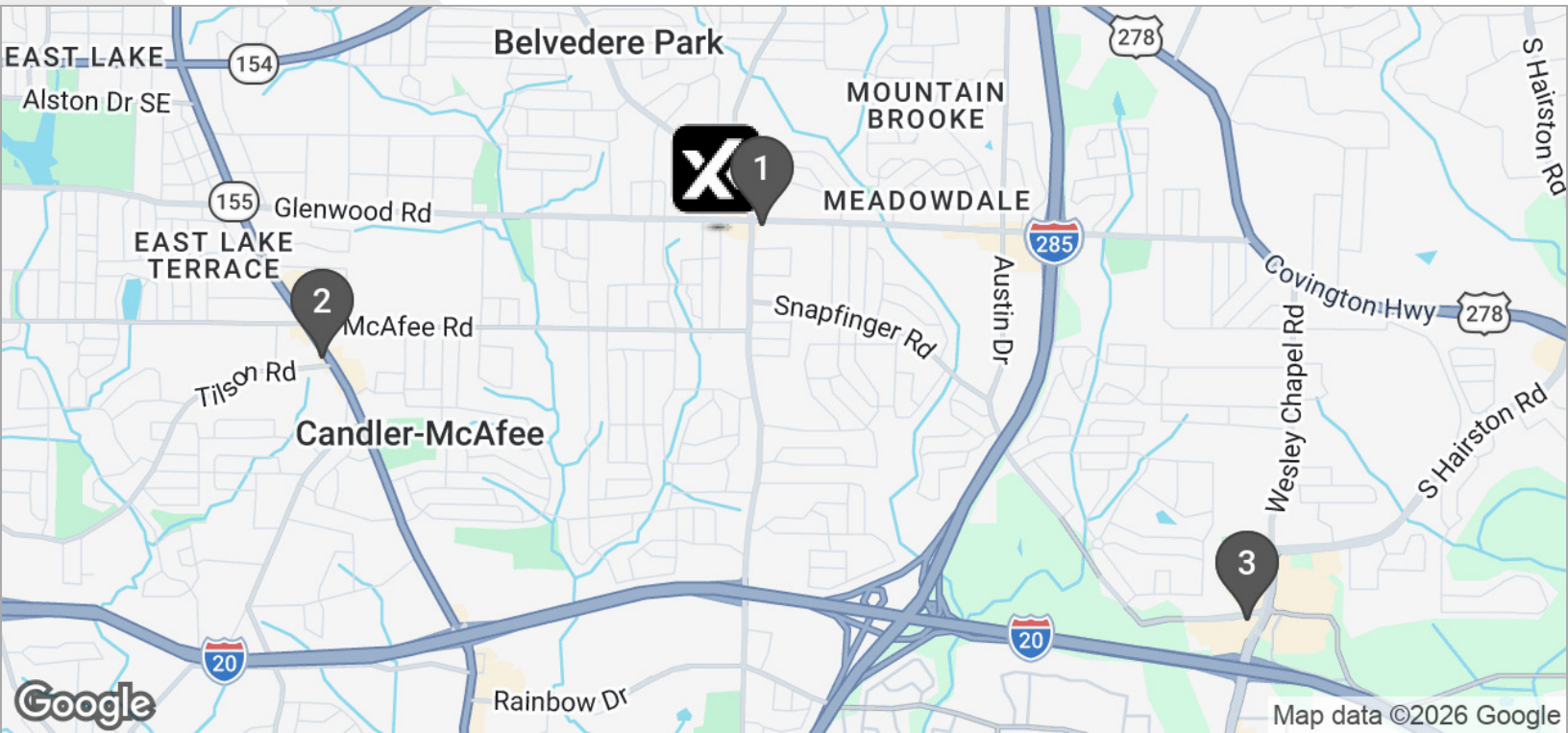
Section 3

Sale Comparables



Sale Comps Map & Summary

FOR SALE



| | NAME/ADDRESS | PRICE | BLDG SIZE | LOT SIZE | NO. UNITS |
|---|---|--------------------|-----------------|-------------------|-----------|
| ★ | 4001 Glenwood Rd - CSTORE/Restaurant/Retail Development 4001 Glenwood Road Decatur, GA 30032 | \$425,000 | 3,000 SF | 0.28 Acres | 1 |
| 1 | Glenwood Retail 4071 Glenwood Rd Decatur, GA 30032 | \$2,200,000 | 1,756 SF | 0.09 Acres | 3 |
| 2 | Candler Retail 2091 Candler Rd Decatur, GA 30032 | \$510,000 | 1,960 SF | - | - |
| 3 | China Cafeteria 4231 Snapfinger Woods Dr Decatur, GA 30035 | \$450,000 | 2,985 SF | 1.18 Acres | - |
| | AVERAGES | \$1,053,333 | 2,234 SF | 0.64 ACRES | 3 |

Matthew Williams

770.262.8091

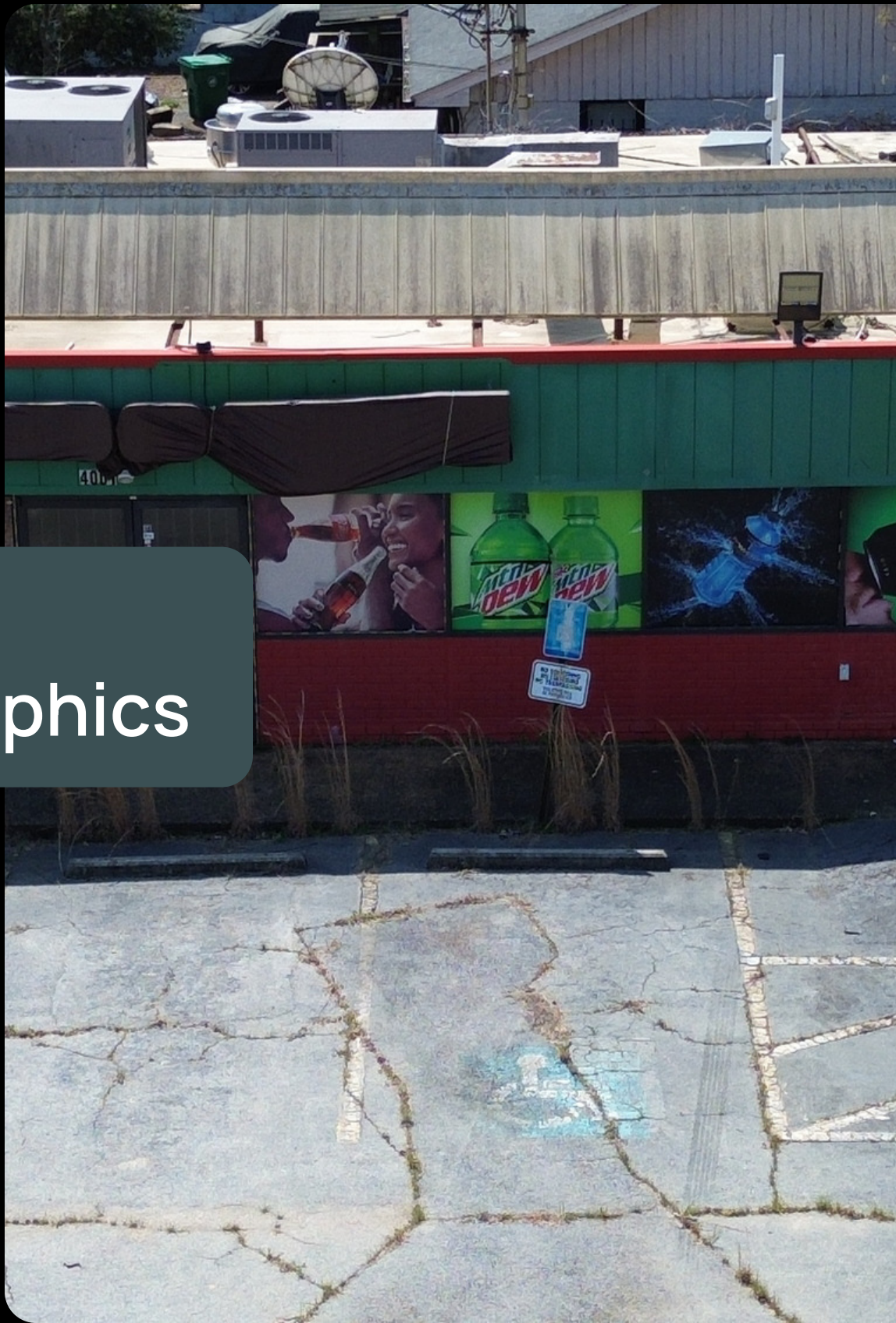
matthew.williams@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

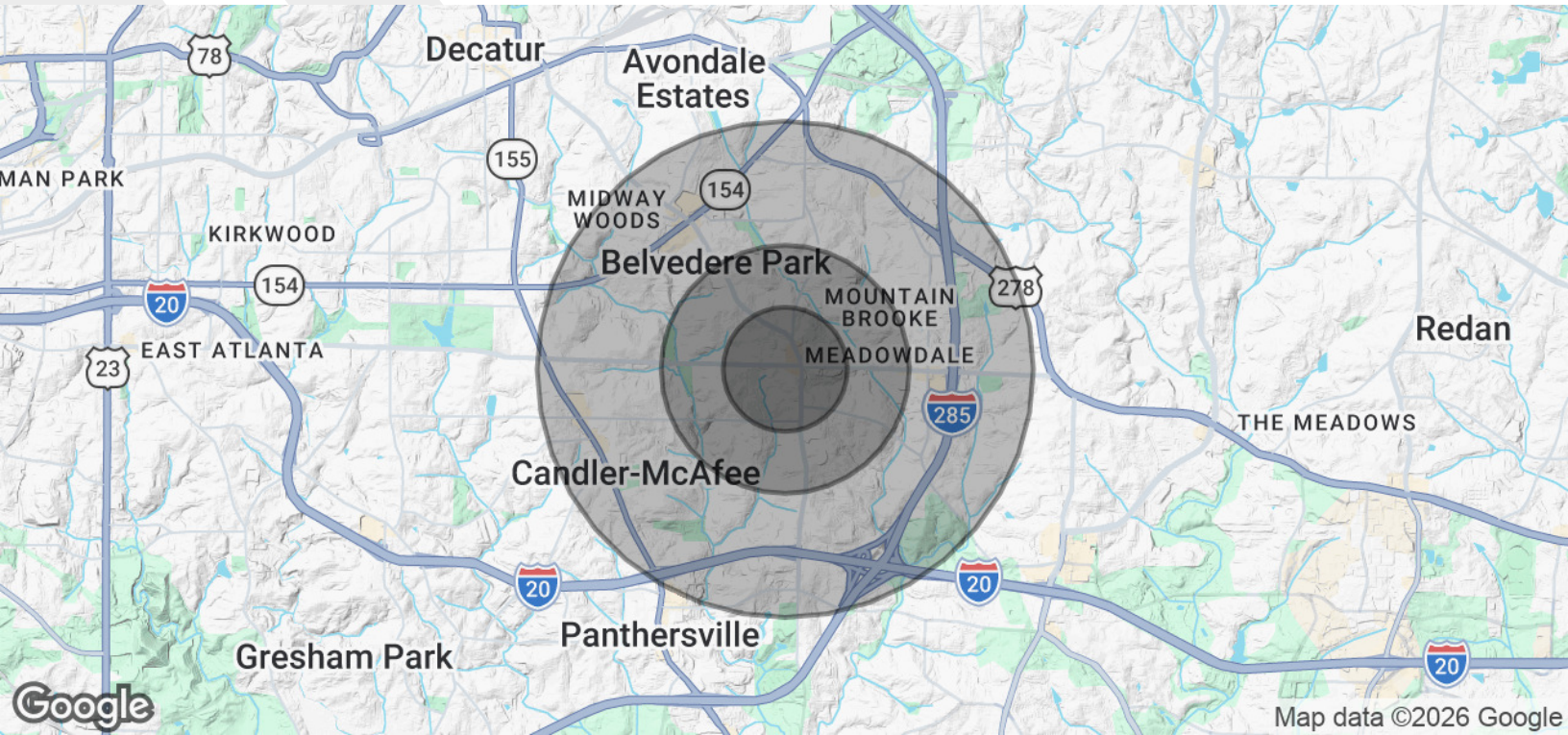
Section 4

Demographics



Demographics Map & Report

FOR SALE



| 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)

Matthew Williams

770.262.8091

matthew.williams@expcommercial.com



Advisor Bio 1

FOR SALE



MATTHEW WILLIAMS

Advisor

matthew.williams@expcommercial.com

Direct: **770.262.8091**

GA #442807

eXp Commercial

Promenade II 1230 Peachtree St NE Suite 1900
Atlanta, GA 30309

Matthew Williams

770.262.8091

matthew.williams@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.