



Memorial Dr

Indian Creek Dr

INCOME PRODUCING LAUNDRY FACILITY | ±4,408 SF

Signalized Corner Development Site | ±0.85 AC

4722 Memorial Drive | Decatur | GA 30032



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01

THE OPPORTUNITY

±4,408 SF freestanding retail building on a ±0.854 AC hard corner at Memorial Drive and North Indian Creek Drive in Decatur. The property operates as Star Coin Laundry, an established, income-producing laundromat with 42,600 vehicles per day passing the front door.

The corner also invites a look at redevelopment. C-1 zoning, 114 feet of frontage on Memorial Drive, 145 feet on North Indian Creek Drive, and access from both roads are the physical ingredients a convenience store and fuel concept would need. **A conceptual site plan has been prepared showing a ±1,468 SF convenience store and gas station addition, pump islands under canopy on the north and south sides, and underground fuel storage tanks.** The concept has not been submitted for approval. Buyers should verify feasibility independently.

Buy the cash flow or study the corner. Owner-operators get a running business on day one. Developers get a signalized hard corner on one of DeKalb County's highest-volume commercial corridors.

- ±4,408 SF freestanding retail on ±0.854 acres
- Hard corner at Memorial Dr and N Indian Creek Dr
- 42,600 VPD on Memorial Dr, 7,840 VPD on N Indian Creek Dr
- 114 ft frontage on Memorial Dr, 145 ft on N Indian Creek Dr
- Operating laundromat with established income
- C-1 zoning, DeKalb County
- Conceptual gas station and convenience store site plan available, subject to zoning and permitting approval
- Two points of ingress and egress
- 40 surface parking spaces



4722
MEMORIAL DRIVE
DECATUR, GA 30032



±4,408 SF
±0.85 AC



\$1,995,000
SALE PRICE



40
PARKING





01

PROPERTY INFORMATION

ADDRESS 4722 MEMORIAL DR, DECATUR, GA 30032

BUILDING SIZE ±4,408 SF | ±0.85 AC

YEAR BUILT 1978

OF FLOORS 1

COUNTY DEKALB

PRICING GUIDANCE \$1,995,000

PARCEL # 18 012 02 021

ZONING C-1

PARKING 40

TRAFFIC COUNTS MEMORIAL DR: 42,600 VPD | INDIAN CREEK DR: 7,840 VPD

PERMITTED USES RETAIL, LAUNDROMAT, RESTAURANT, OFFICE, REDEVELOPMENT



HIGH VISIBILITY

Prominent frontage along Memorial Drive, a well-traveled east-west commercial corridor serving Decatur and eastern DeKalb County.



PRIME LOCATION

Strategically located in the Decatur market, surrounded by established residential neighborhoods, retail, restaurants, medical services and other daily-needs businesses.



EXCELLENT ACCESS

Convenient access along Memorial Drive with strong connectivity to I-285, Columbia Drive and nearby Decatur and Atlanta communities.

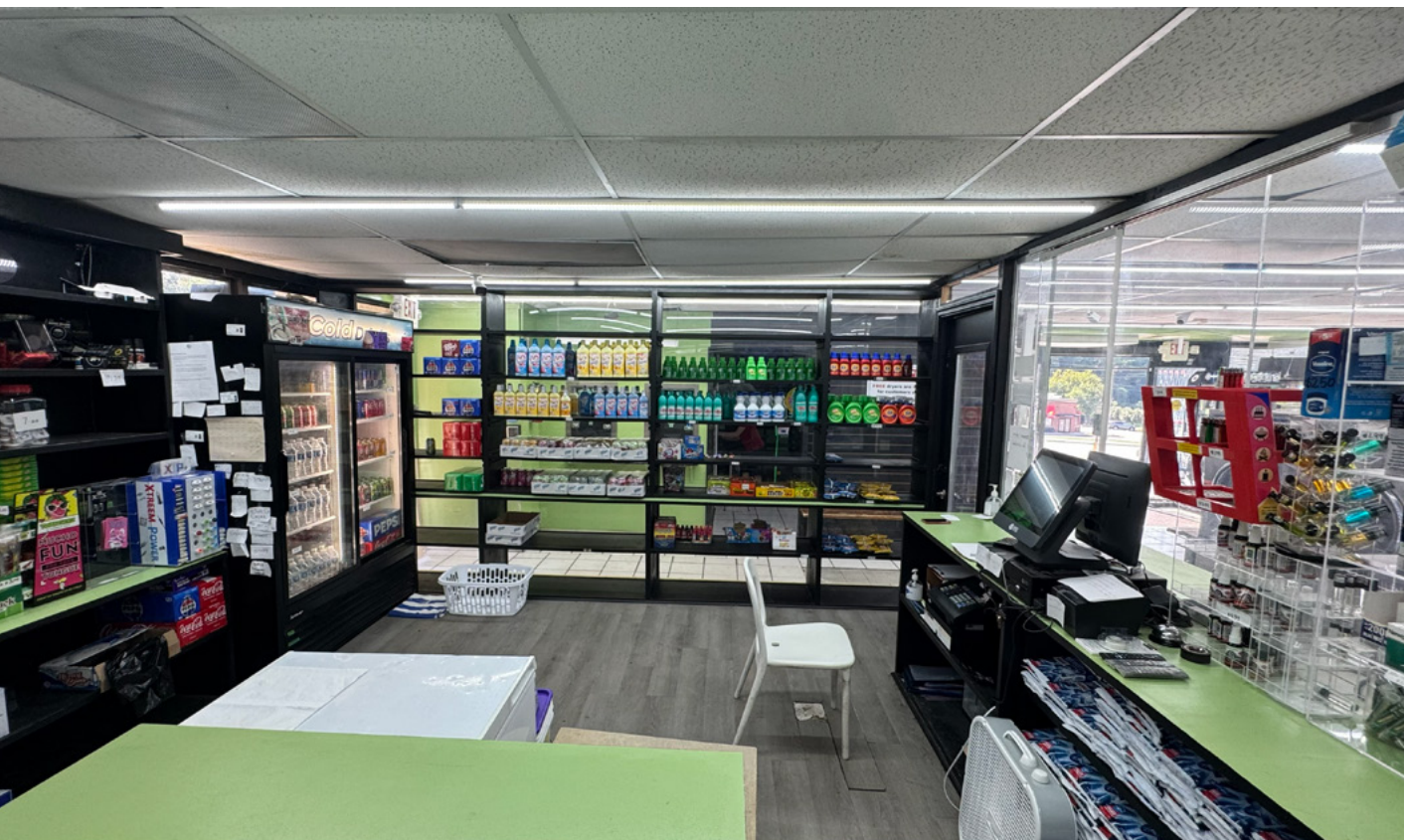


STRONG RETAIL CORRIDOR

Positioned along an established commercial corridor with nearby national and local retailers, restaurants, grocery stores and service-oriented businesses, generating consistent consumer traffic throughout the area.

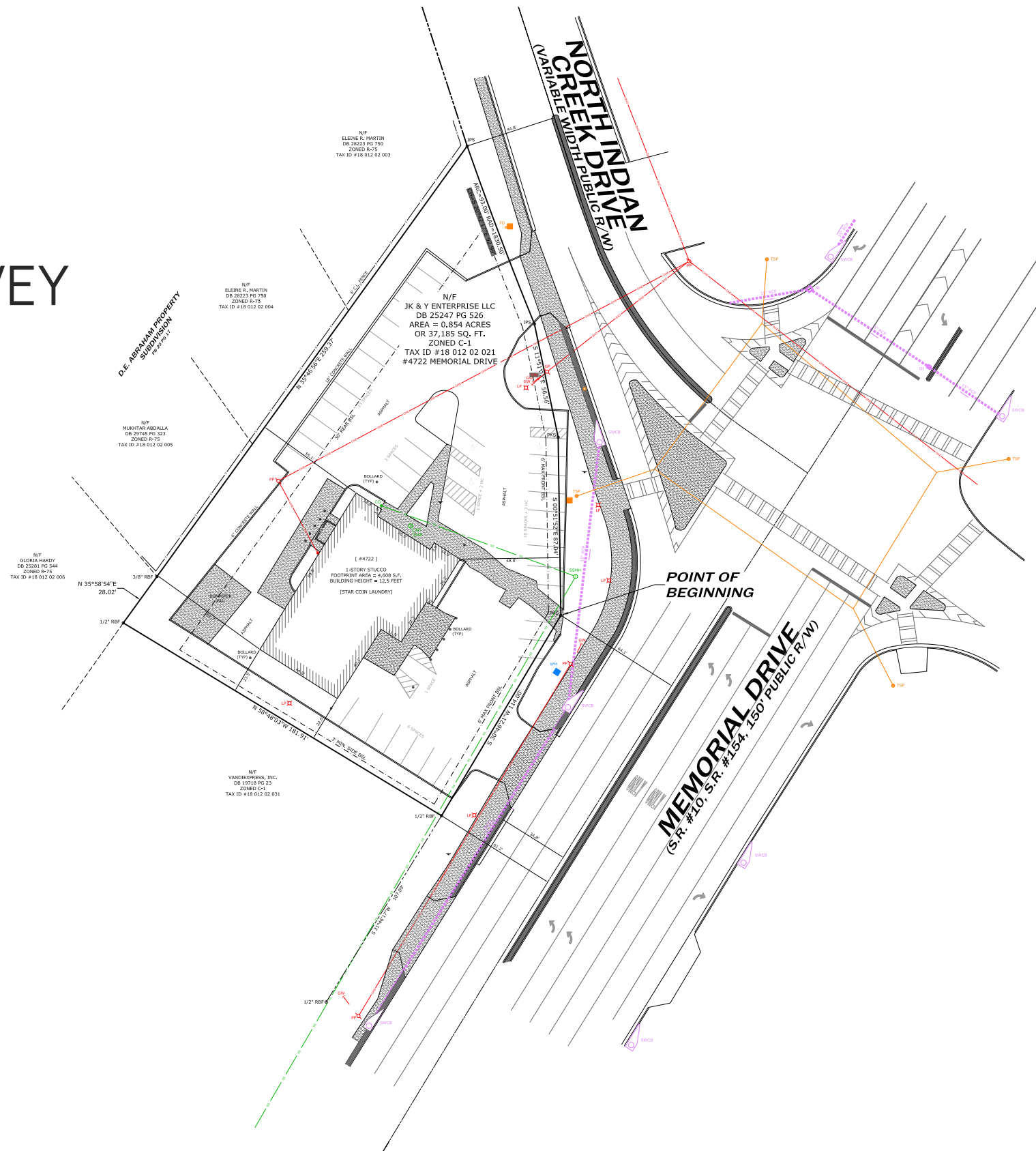




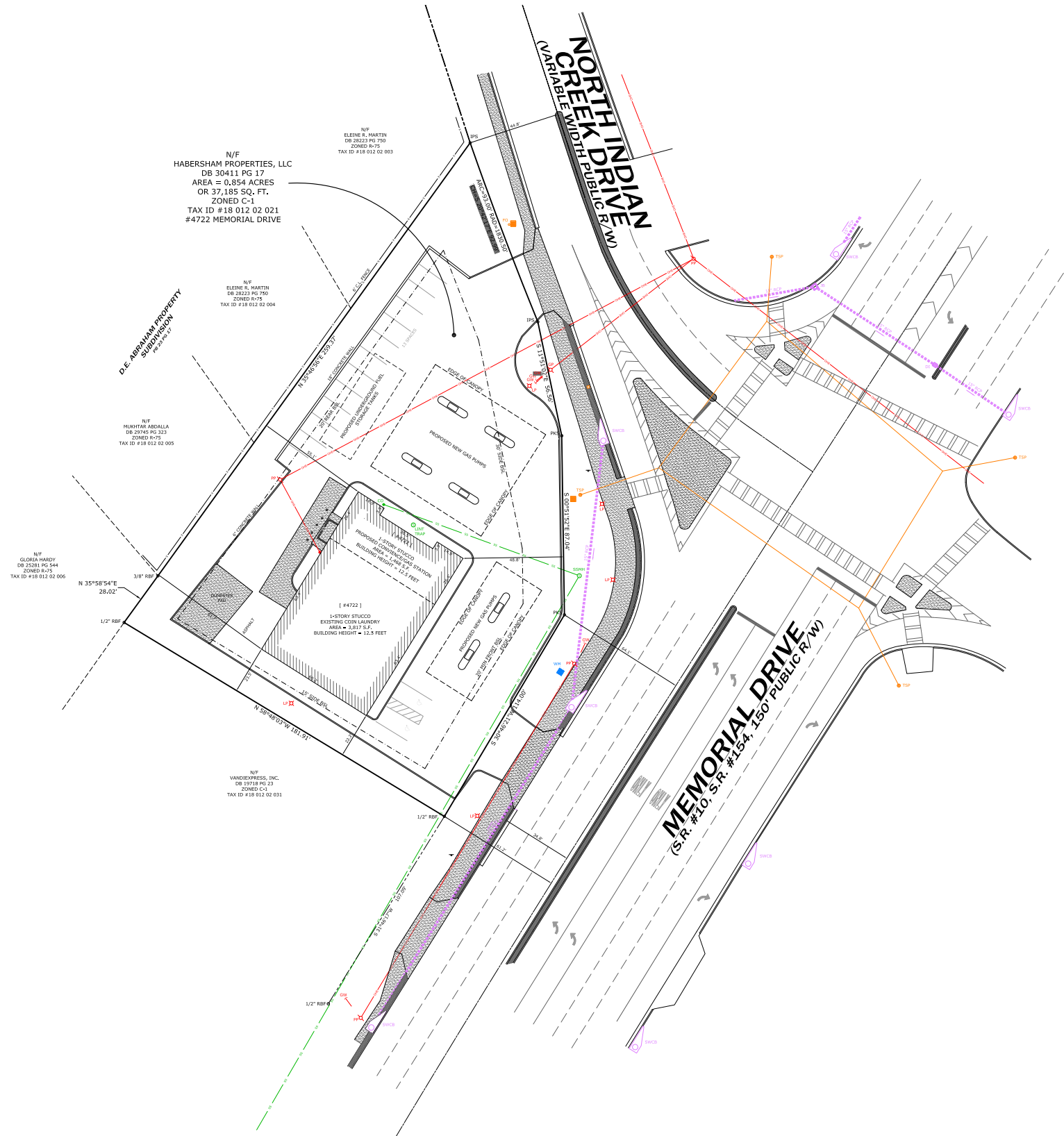


02

ALTA/ BOUNDARY SURVEY



This rendering has not been approved or permitted.



02

NEARBY AMENITIES

FOOD & BEVERAGE

Sidque Cafe	0.1 mi
Dunkin'	0.1 mi
Waffle House	0.2 mi
Wendy's	0.3 mi
Burger King	0.3 mi
Applebee's	0.4 mi
Dijla Cafe	0.4 mi
KFC	0.7 mi
Subway	1.3 mi
Southern Kitchen & B-B-Q	1.3 mi
McDonald's	1.5 mi
IHOP	1.6 mi
Caribbean Chicken & Fish	1.7 mi
Pizza Hut	2.2 mi
Captain D's	3.0 mi
Red Lobster	3.3 mi
Taco Bell	3.3 mi
Opo Coffee	3.5 mi
9292 Korean BBQ	3.5 mi
Chick-fil-A	3.6 mi
Raging Burrito	3.7 mi
Grindhouse Killer Burgers	3.7 mi
Real Tacos	3.7 mi
Bellwood Coffee	3.7 mi
Taqueria del Sol	3.8 mi

STORES/RETAIL

College Plaza Center	0.1 mi
Advance Auto Parts	0.1 mi
HM Asian Market	0.2 mi
Walmart Supercenter	2.0 mi
ALDI	2.1 mi
DeKalb Farmers Market	3.5 mi

LANDMARKS/ATTRACTIONS

Avondale Estates	2.5 mi
Decatur Legacy Park	3.0 mi
Downtown Decatur	3.5 mi
Decatur Square	3.5 mi
DeKalb History Center	3.5 mi
Fernbank Museum	5.0 mi

GOVERNMENT/TRANSIT/CIVIC

Kensington MARTA Station	0.7
DeKalb County Government	0.8
I-285	1.5
Fire & Rescue Station 7	2.3

5 MILES APPROXIMATE FROM THE PROPERTY



296K+

Residents
within 5 miles



12K+

Employees
within 5 miles



10+

Major Shopping
Destinations



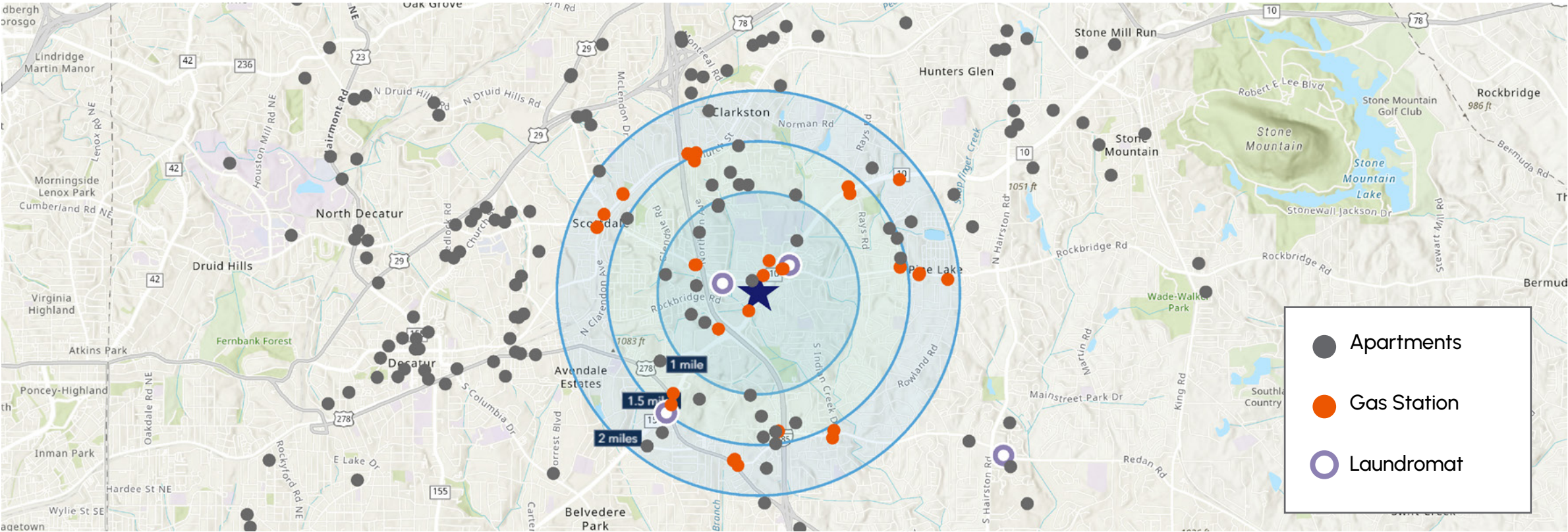
ACCESS

Holcomb Bridge Rd, Old Alabama Rd,
Nesbit Ferry, GA-400 & Peachtree Pkwy

02

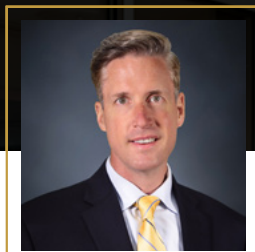
DEMOGRAPHICS

	 Population	 # of Household	 Avg. Household Size	 Median Age	 Avg. Household Income	 Median Disposable Income
1—Mile	12,371	4,199	2.6	37	\$62,627	\$50,785
1.5—Miles	34,979	12,349	1.5	34.6	\$61,318	\$50,604
2—Miles	54,804	19,905	2.7	35.4	\$63,857	\$52,333



03

TEAM PROFILES



Andy Lundsberg

Partner, Bull Realty
404-876-1640 x 107
Andy@BullRealty.com

Andy Lundsberg has more than 20 years of sales, marketing, and commercial real estate experience, specializing in the acquisition and disposition of multifamily and boutique retail/office properties throughout Metro Atlanta. A consistent top producer at Bull Realty for the past eight years, he closes more than \$100 million in transactions annually and is a perennial member of the Atlanta Commercial Board of Realtors Million Dollar Club.

Before entering commercial real estate, Andy held leadership roles in sales and marketing with Coca-Cola and the healthcare industry.

A graduate with honors from Indiana University Kelley School of Business, he studied abroad and lived in Spain, where he became conversational in Spanish.

His diverse business background and international experience provide clients with strategic insight and a proven track record of delivering exceptional results.



Michael Wess, CCIM

Partner, Bull Realty
404-876-1640 x 150
MWess@BullRealty.com

Michael Wess joined Bull Realty in 2016 after graduating with highest honors from the University of Georgia Terry College of Business, where he earned degrees in real estate, finance, and international business. He quickly established himself as a top-performing broker, becoming a Partner in 2018 after closing more than \$25 million in transactions. Since partnering with Andy Lundsberg, the team has completed nearly 250 transactions totaling more than \$500 million and now averages over \$100 million in annual sales.

An Associate Broker and CCIM Institute Designee, Michael is recognized for achieving record-setting sales and successfully closing complex transactions. Outside of real estate, he supports Big Brothers Big Sisters, enjoys endurance challenges, and spends his free time exploring Atlanta with family and friends.



Jake Strange

Commercial Real Estate Advisor
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Jake@BullRealty.com

Jake, an Atlanta native, began his commercial real estate career in 2019 after witnessing the city's rapid growth. Specializing in intown investment sales, he advises clients on acquisitions and dispositions across Metro Atlanta, combining capital markets expertise with a hands-on approach to maximize value. Backed by Bull Realty, Jake is committed to delivering transparent, results-driven brokerage services and building long-term client relationships.

In addition to brokerage, Jake is an active real estate investor and developer, providing him with a unique owner's perspective when advising clients on acquisitions, dispositions, and value-add opportunities. Outside of real estate, he is passionate about wildlife conservation and land stewardship, supporting sustainable forestry, habitat restoration, and responsible land use throughout Georgia and Alabama.



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.



BULL REALTY



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BUSINESS



LICENSED
IN
8
SOUTHEAST
STATES



ATL
HEADQUARTERS

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Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access, and investor relationships across the U.S. and internationally.

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JOIN OUR TEAM - HERE

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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03

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

Any proposed fuel use is subject to DeKalb County zoning approval, applicable permitting, and GDOT access review. Prospective purchasers should independently verify the feasibility of any such use.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.