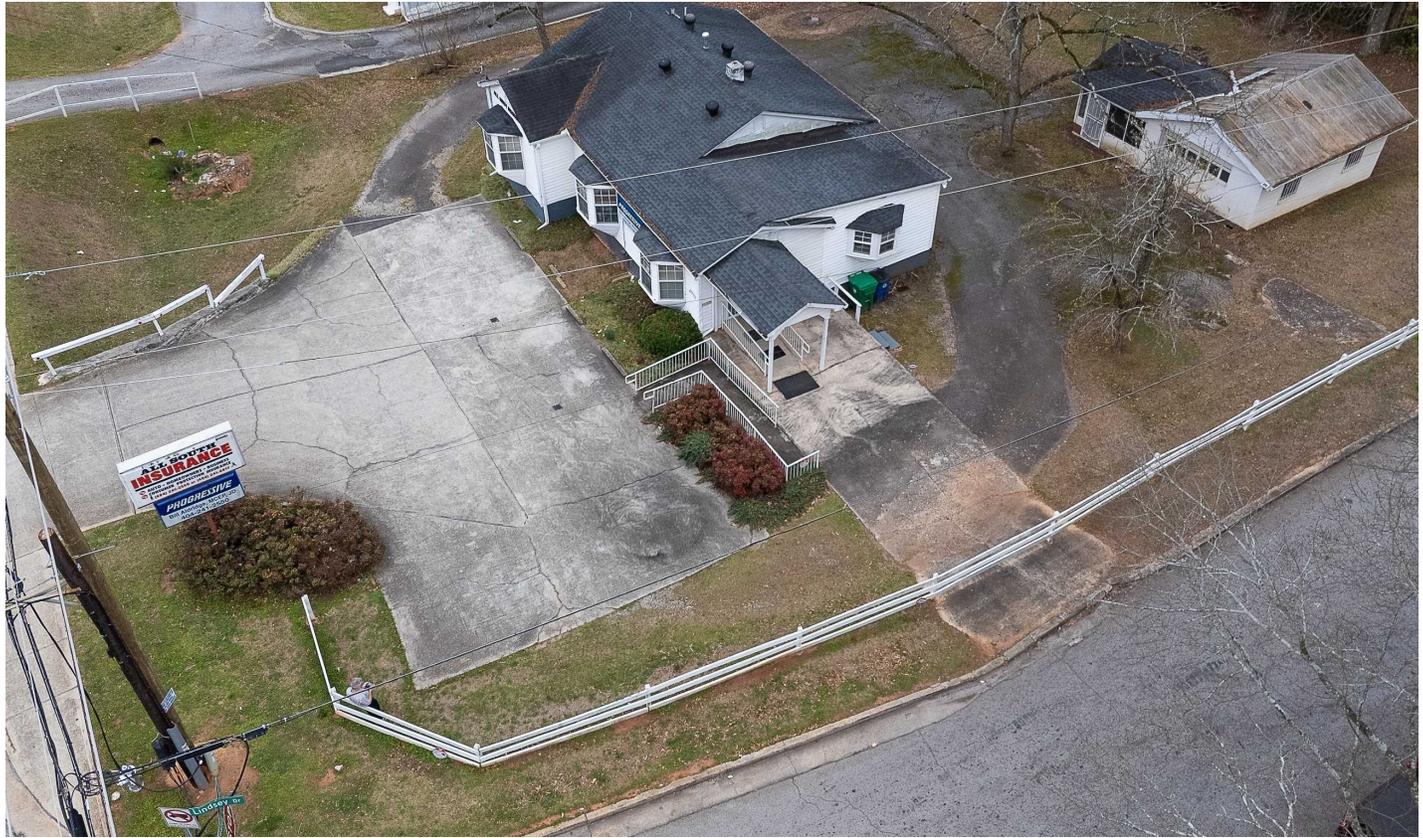


# PROPERTY SUMMARY

2001 WESLEY CHAPEL ROAD | DECATUR, GA 30035



## Property Summary

Price:	\$329,000
Building SF:	1,048
Price / SF:	\$313.93
Rentable SF:	1,048
Occupancy:	Occupied
Floors:	1
Lot Size:	0 SF
Signage:	Pylon Sign
Year Built:	1950
Renovated:	2011
Building Class:	C
Access:	Yes
Parking:	8
Parking Ratio:	7.63
Zoning:	O/I

## Property Overview

2001 Wesley Chapel Rd presents a rare opportunity to acquire a freestanding professional office building located on a prominent corner lot in the Decatur area of DeKalb County. The property sits on approximately 0.40 acres and features excellent street visibility, convenient access, and ample on-site parking.

The building contains approximately 1,048 square feet and offers a functional layout suitable for a variety of professional users. The site also includes a detached garage/storage building that provides additional flexibility for storage, workspace, or future operational needs.

## Location Overview

The property is located along Wesley Chapel Road in the Decatur area of DeKalb County, a well-established commercial corridor serving the surrounding residential communities. The location provides convenient access to major thoroughfares including I-20, Columbia Drive, and Flat Shoals Parkway, allowing for efficient connectivity throughout the greater Atlanta metropolitan area.

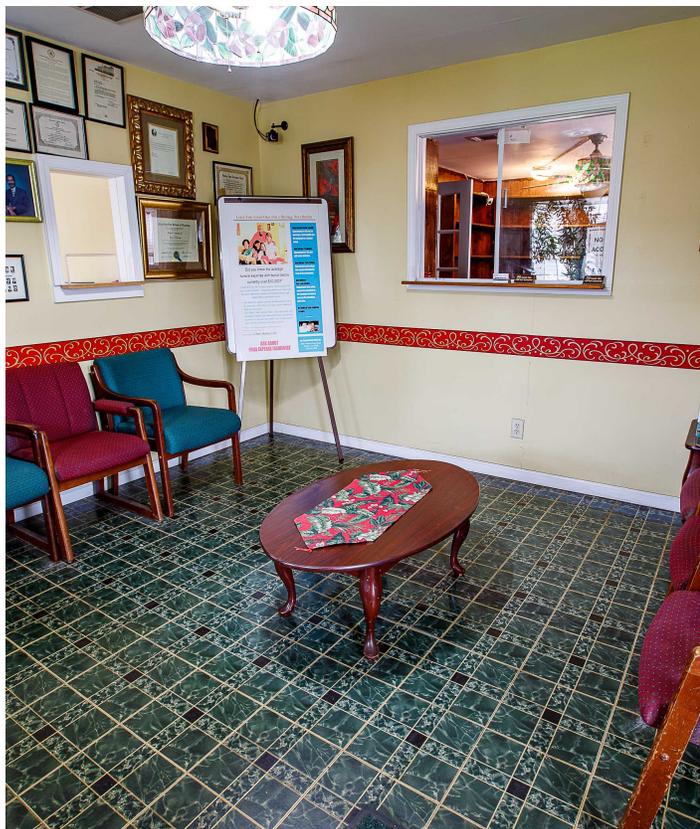
The immediate area consists of a mix of neighborhood retail, professional offices, service businesses, and residential development, creating a steady flow of local traffic and strong demand for professional services. The site's corner positioning along

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# PROPERTY PHOTOS

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# DISCLAIMER

2001 WESLEY CHAPEL ROAD



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*PRESENTED BY:*

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