

# FOR LEASE OR SALE US Post Office & Strip Mall Outparcel



## Decatur Retail – 9,180 SF

### Atlanta MSA

2500 Snapfinger Rd  
Decatur, GA 30034  
*Vacating Family Dollar*

*Andrew Ziffer*  
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678-521-2540  
November 2025

# Property Overview

## Property Description

USAGE	Single-Tenant Retail
BUILDING SIZE	9,180 SF
LOT SIZE	0.88 acres
PARKING	40
YEAR BUILT	2010
ZONING	C-1 (Commercial)
AVAILABILITY	Vacant or Deliverable Upon Lease / Sale
POTENTIAL USES	Retail, Grocery, Medical, Redevelopment
ROAD FRONTAGE	±314 feet

## Investment Highlights

- ✓ Prime Signalized Corner Location. Positioned at the intersection of Snapfinger Rd and Wesley Chapel Rd, with 25,000+ vehicles per day and direct access to I-20 and I-285.
- ✓ High-Density Southeast DeKalb Market. Serves a population of 150,000+ within a 5-mile radius, with strong demand for everyday retail and essential services.
- ✓ Redevelopment or Re-Tenanting Opportunity. Flexible 9,180 SF freestanding building with excellent visibility — ideal for grocers, discount retailers, healthcare users, or community services. Location is a US Post Office and strip mall outparcel.
- ✓ Established Retail Trade Area. Surrounded by Kroger, Walgreens, AutoZone, and schools, with steady traffic from nearby residential and institutional users.
- ✓ Modern Site Infrastructure. Built in 2010 with ample parking, monument signage, and a rear loading dock.
- ✓ Vacant & Ready for Occupancy. Available for lease, owner-user purchase, or repositioning — free of tenant restrictions.
- ✓ Limited Grocery/Discount Retail Competition. Prior grocery use offers a backfill opportunity in a retail-scarce corridor.
- ✓ Superior Regional Access. Just minutes from I-20, I-285, and key arterials linking to Decatur, South DeKalb, and Downtown Atlanta.
- ✓ Essential Retail Format. Layout supports food, medical, or discount retail — high-utility asset in an underserved trade area.





# Property Description & Area Overview

This site is located in **unincorporated South DeKalb County**, within a rapidly evolving corridor marked by active reinvestment and redevelopment. It lies near the **high-traffic intersection of Snapfinger Road and Wesley Chapel Road**, one of the region's most established retail nodes.

## Area & Market Highlights:

- **Population:** 153,000+ within a 5-mile radius
- **Median Household Income (5-mi):** \$56,000+
- **Nearby Employers:** DeKalb Medical Center, Emory Hillandale Hospital, Georgia Piedmont Tech, DeKalb County Government
- **Nearby Schools:** Towers High School, Chapel Hill Middle, Columbia High (all within 2 miles)
- **Retail Anchors Nearby:** Walgreens, AutoZone, Boost Mobile, Pizza Hut, Dollar General, Kroger
- **Connectivity:** Just 2 miles to I-20 and under 4 miles to I-285

## Regional Development Highlights:

- **Wesley Chapel Towne Center Revitalization** – New community retail and neighborhood services underway
- **Corridor Improvements** – Enhanced lighting, safety features, and walkability funded through the SNAP program (Southwest Neighborhood Access Plan)
- **Strong MARTA Access** – Proximity to multiple bus routes and connectivity to Panola Rd and Candler Rd corridors

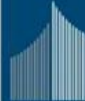


## Opportunity Summary

This offering represents a rare chance to acquire a **freestanding retail building with solid bones**, generous parking, and flexibility in a **high-need area** of Metro Atlanta. The building is well-suited for:

- Neighborhood grocers or ethnic markets
- Discount retail
- Urgent care or medical
- Community services
- Owner-occupant or investment resale

Whether you're seeking a new flagship location, a backfill for an active trade area, or a redevelopment play, **2500 Snapfinger Rd** provides location, scale, and versatility that are hard to replicate.



# Location Description – Decatur | DeKalb County | Metro Atlanta MSA

## Dynamic Growth in the Southeast's Powerhouse Market

Decatur is a vibrant and historic city in **DeKalb County**, a core component of the **Atlanta MSA**, the nation's **8th-largest economy**. The area continues to see population growth and reinvestment, driven by its strong transportation network, educational institutions, and healthcare anchors.

## Prime Accessibility & Traffic

Located at the intersection of **Snapfinger Road and Wesley Chapel Road**, the property sees **25,000+ VPD** and sits just:

- 2 miles from **Interstate 20**
- 4 miles from **Interstate 285**
- 15 minutes from **Downtown Atlanta**

This prime frontage allows easy access for both local consumers and regional commuters.

## Established Residential Density

More than **150,000 residents** live within a 5-mile radius, supported by strong demand for neighborhood-serving retail and essential services.



## Surrounded by National Brands

Nearby retailers and service providers include:

- **Kroger**
- **Walgreens**
- **AutoZone**
- **Dollar General**
- **Pizza Hut**

The surrounding area also includes schools, churches, medical clinics, and apartment communities that generate daily traffic.

## Top Regional Employers Within 30 Miles

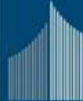
-  **Emory University & Healthcare** – Georgia's largest employer (40,000+ employees)
-  **Centers for Disease Control (CDC)** – National HQ in DeKalb
-  **DeKalb County Government & School District** – 25,000+ combined employees
-  **Kroger Southeast Distribution Center** – Key logistics hub
-  **Porsche Cars North America HQ** – Located near Hartsfield-Jackson Airport

## Ongoing Reinvestment & Development

The property sits within an area benefiting from public and private investment:

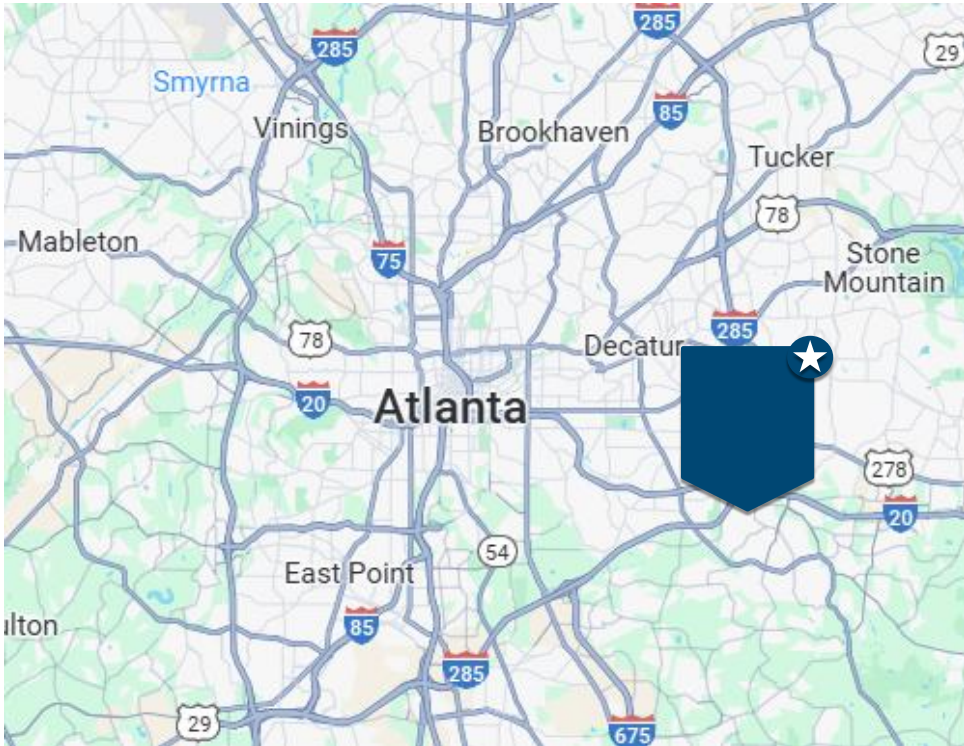
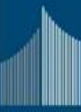
## Strategic Location for Retail & Redevelopment

With strong traffic, population density, and regional connectivity, **2500 Snapfinger Road** is a rare opportunity to backfill or reposition a retail building in a high-need, underserved trade area of Metro Atlanta.





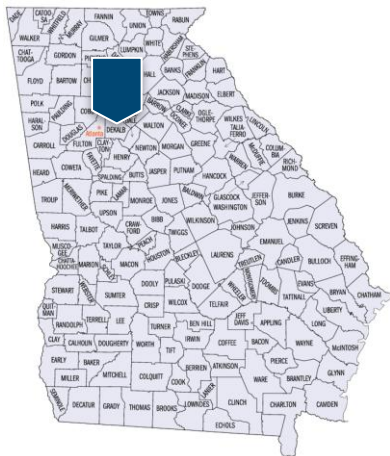
# Location Description & Demographics



	2 miles	5 miles	10 miles
2020 Population	34,661	212,347	714,616
2024 Population	33,235	211,114	722,807
2029 Population Projection	32,892	210,526	728,570
Household Growth 2020-2024	-0.5%	0.1%	0.7%
Household Growth 2024-2029	-0.2%	0%	0.2%
Median Age	41.1	39.1	37.6

	2 miles	5 miles	10 miles
Income			
Avg Household Income	\$75,151	\$72,673	\$94,256
Median Household Income	\$60,261	\$57,462	\$68,484

	2 miles	5 miles	10 miles
Housing			
Median Home Value	\$196,724	\$198,832	\$265,170
Median Year Built	1980	1982	1983





# Financial Overview

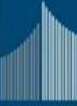
## FOR RENT

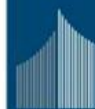
ASKING RENT	\$137,700
ASKING RENT PER SF	\$15.00
SIZE	9,180 sf



## FOR SALE

PRICE	Bring All Offers
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AVAILABILITY	PROPERTY	SUBMARKET 2-4 STAR	SUBMARKET
Market Asking Rent/SF	\$15.00	\$18.24	\$18.21
Vacancy Rate	100%	2.5%	2.4%
Vacant SF	9.1K	291K	292K
Availability Rate	100%	2.8%	2.7%
Available SF Direct	9.1K	313K	314K
Available SF Sublet	0	16.8K	16.8K
Available SF Total	9.1K	327K	328K
Months on Market	0.2	8.3	8.2

INVENTORY	PROPERTY	SUBMARKET 2-4 STAR	SUBMARKET
Existing Buildings	1	1,029	1,126
Inventory SF	9.1K	11.8M	12.2M
Average Building SF	-	11.5K	10.9K
Under Construction SF	-	0	0
12 Mo Delivered SF	-	11.4K	11.4K

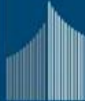








# Building Photos



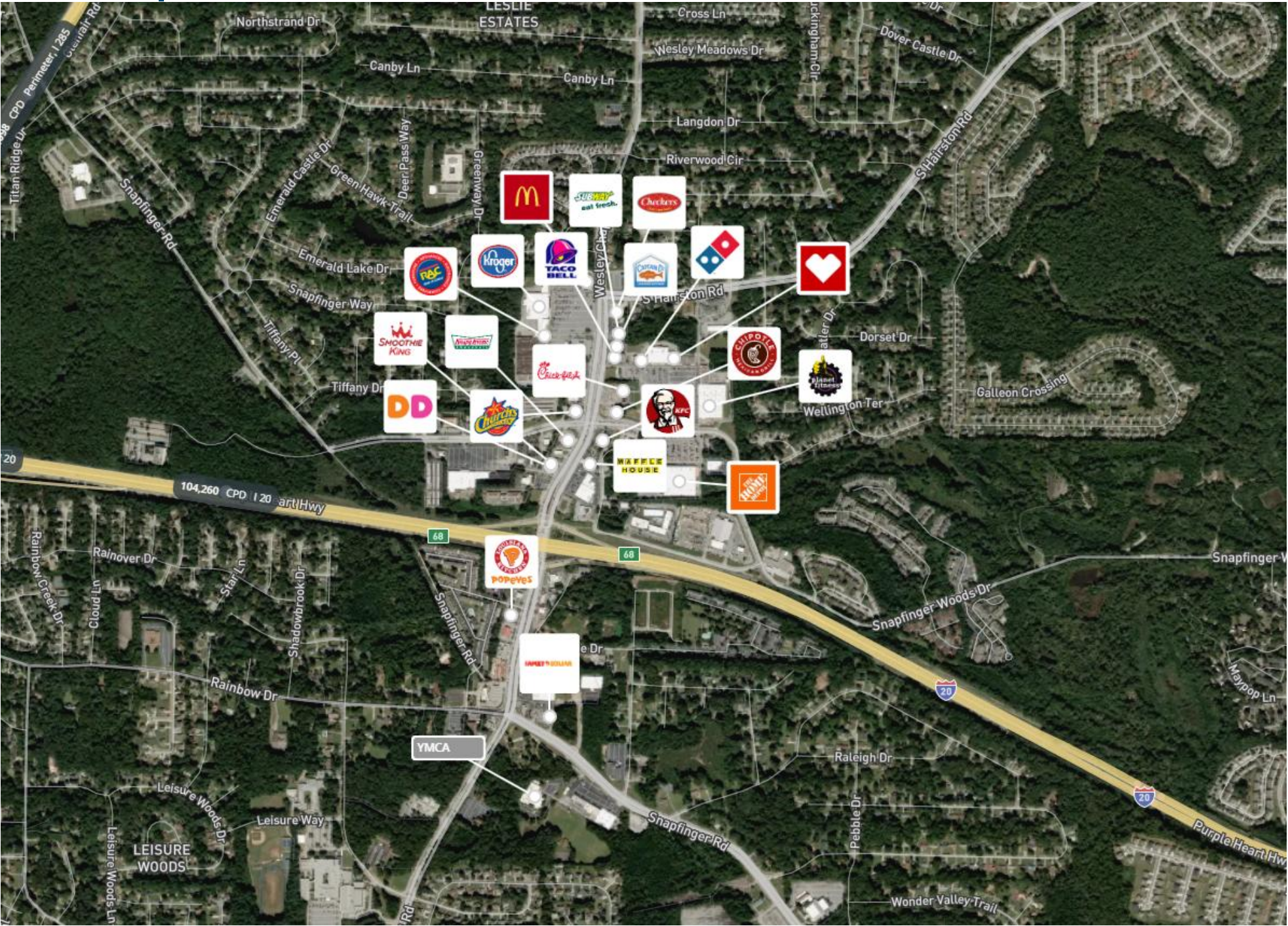


# Aerial Photos



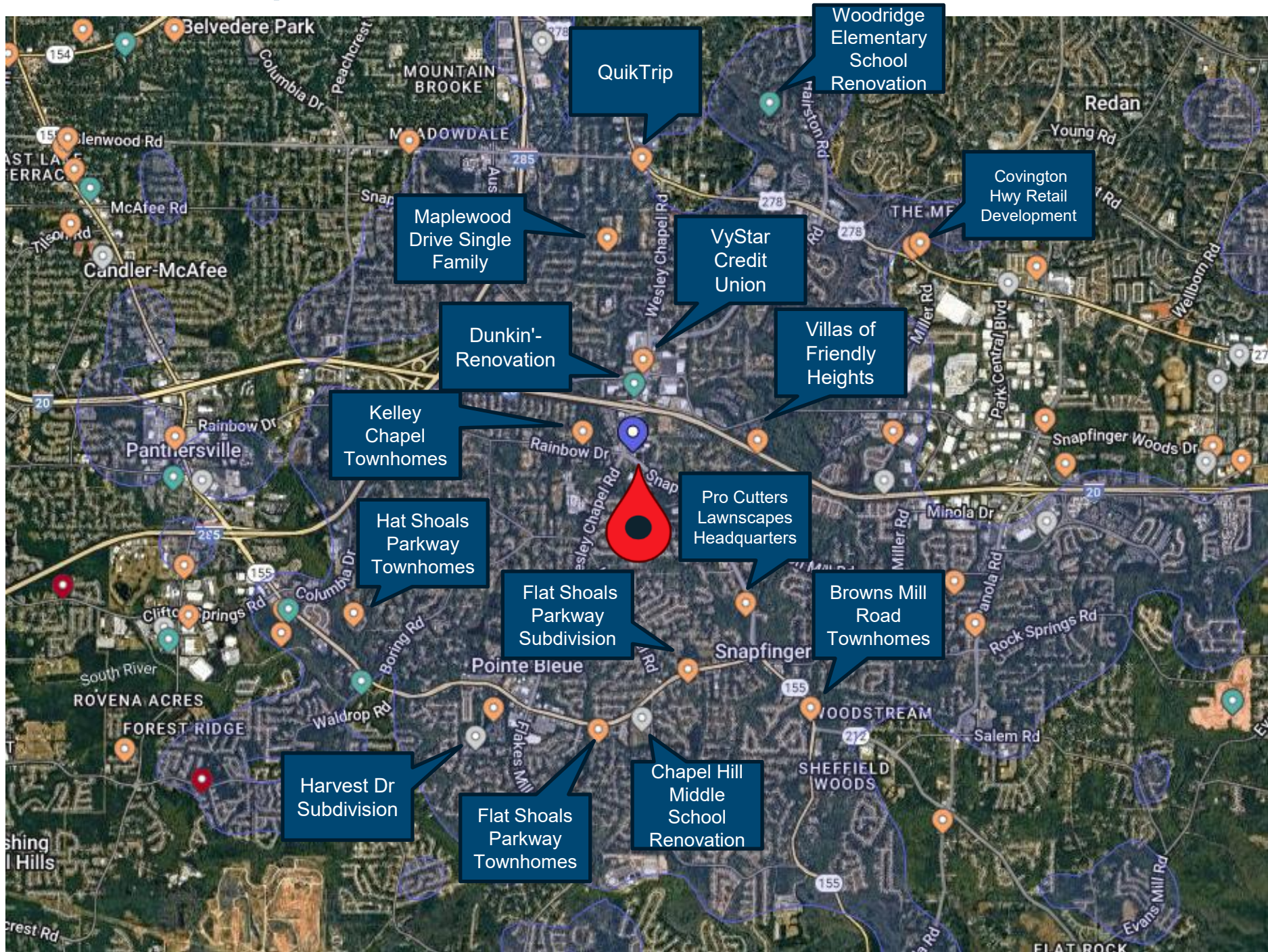


# Area Map





# Planned Development







**ANDREW ZIFFER**

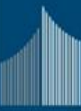
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