

FOR LEASE



NEW Glenwood Rd BP

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Decatur, GA 30032



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Table of Contents

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
ADDITIONAL PHOTOS	5
LOCATION INFORMATION	6
AERIAL MAP	7
DEMOGRAPHICS	8
DEMOGRAPHICS MAP & REPORT	9
ADVISOR BIO 1	10

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Section 1

Property Information

Property Summary

FOR LEASE



PROPERTY DESCRIPTION

Embrace the potential of this prime commercial space on Glenwood Road, Decatur, GA. Boasting a strategic location and high visibility, this property offers ample parking and excellent signage opportunities for maximum exposure. Its flexible layout and modern construction provide the perfect canvas for a variety of retail, dining, or service businesses to flourish. With strong nearby residential communities and convenient access to major roadways, this attractive leasing opportunity is poised for success. Take advantage of this versatile space and make a lasting impression on the thriving Decatur market. Elevate your business to new heights at 3843 Glenwood Road, where opportunity meets endless potential.

PROPERTY HIGHLIGHTS

- High visibility location
- Ample parking
- Modern construction
- Flexible layout
- Excellent signage opportunities

OFFERING SUMMARY

Lease Rate:	\$1.23 - 1.67 SF/yr (MG)
Number of Units:	3
Available SF:	1,465 SF
Lot Size:	2.77 Acres
Building Size:	13,756 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	983	3,605	13,927
Total Population	3,250	10,530	37,037
Average HH Income	\$93,789	\$87,830	\$84,920

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Additional Photos

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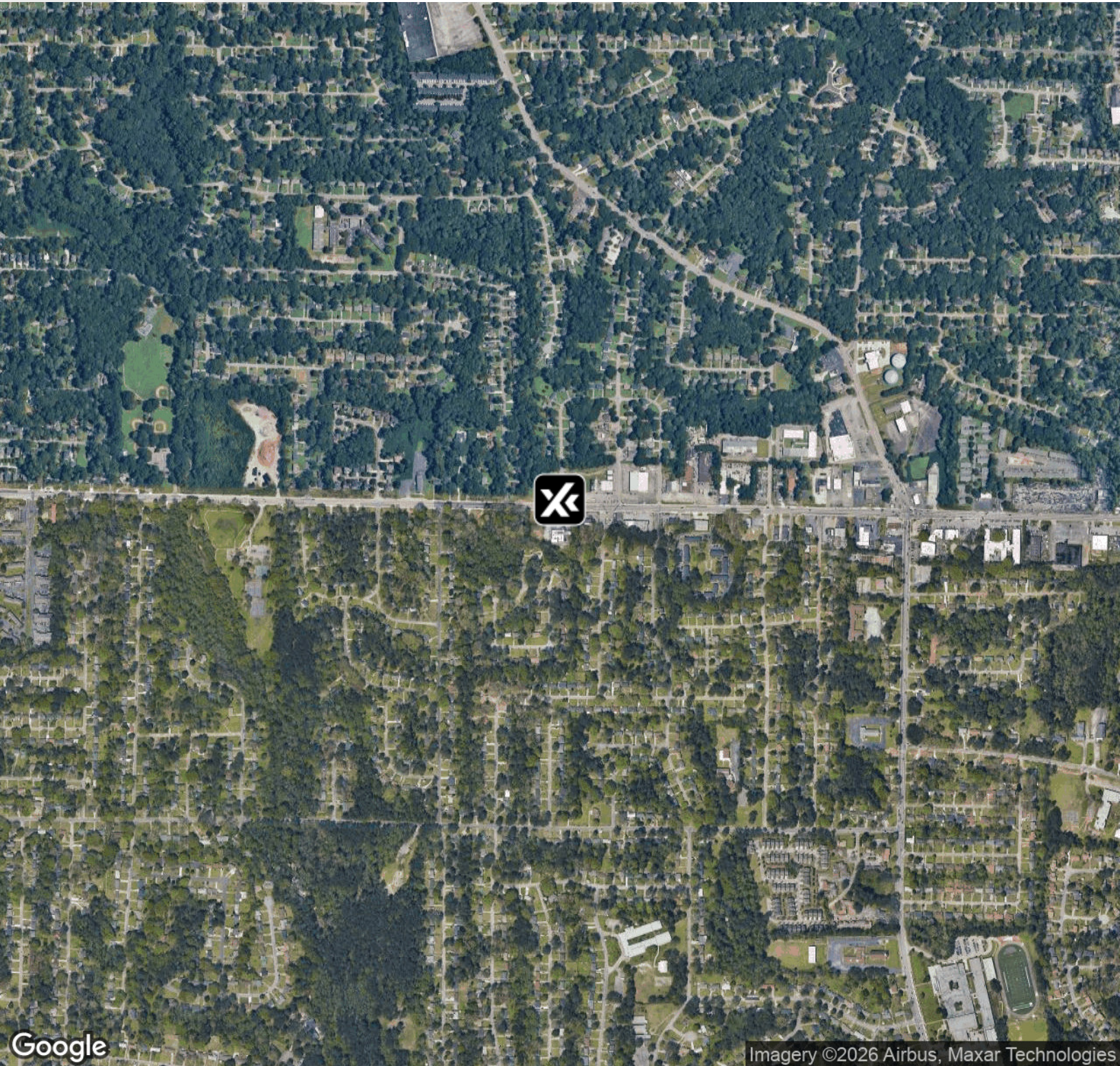


Section 2

Location Information

Aerial Map

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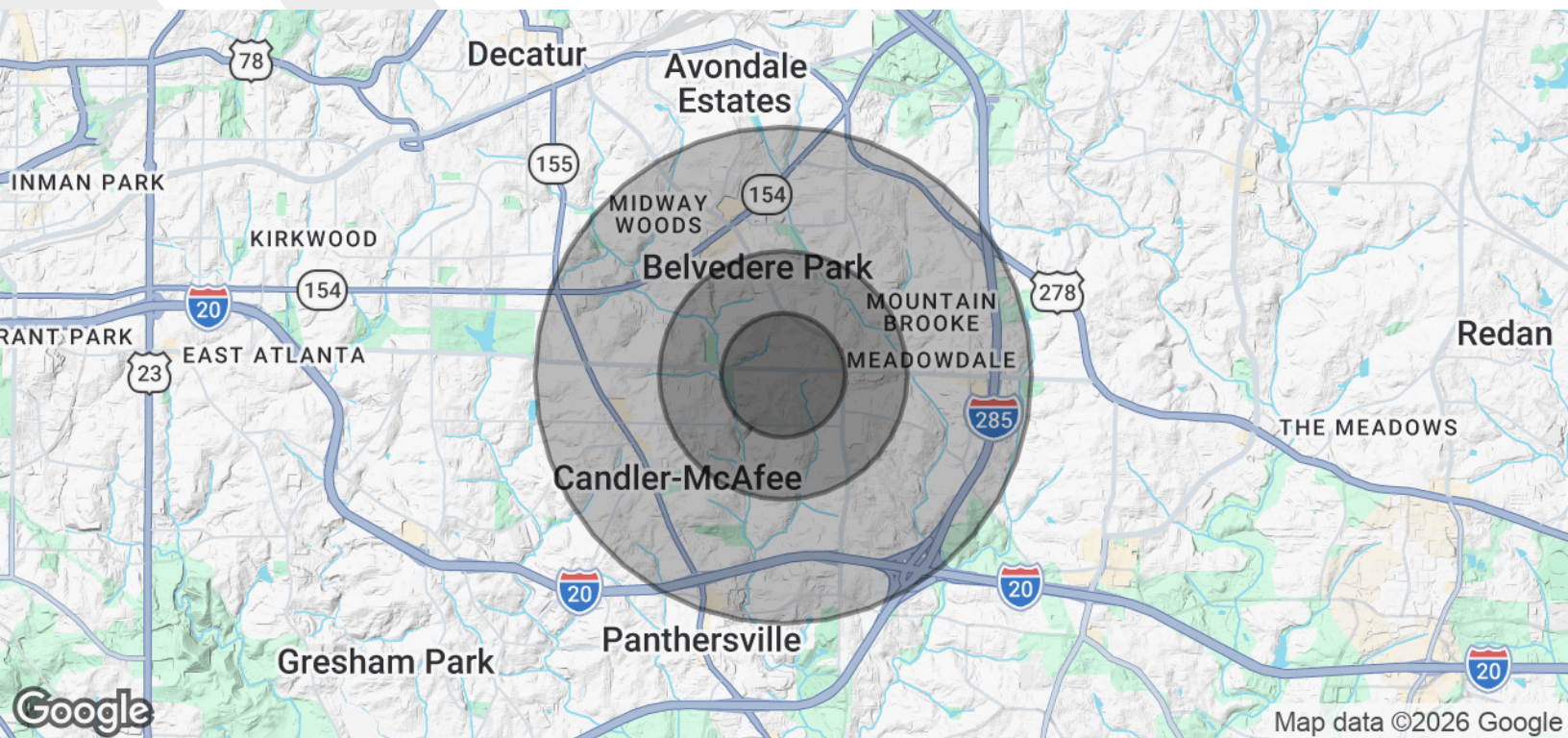


Section 3

Demographics

Demographics Map & Report

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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	3,250	10,530	37,037
Average Age	35.7	40.3	39.8
Average Age (Male)	34.5	38.4	39.9
Average Age (Female)	36.1	43.2	42.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	983	3,605	13,927
# of Persons per HH	3.3	2.9	2.7
Average HH Income	\$93,789	\$87,830	\$84,920
Average House Value	\$251,461	\$252,276	\$292,821

2023 American Community Survey (ACS)

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Advisor Bio 1

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