

2310 Lawrenceville Hwy

2310 Lawrenceville Highway Decatur, GA 30033



FOR SALE

Joe Benes
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BellStreet

For Sale

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Property Description

Motivated seller with owner financing an option under the right terms, ready to part with this prime location on Lawrenceville Hwy in Decatur. Ready to be repurposed or redeveloped. Heavy daytime traffic with room to develop a drive thru on this .55 acre lot with approx. 30k VPD!. Directly across from The Home Depot and highly visible from the road! This would be a great location for a medical office conversion, professional office conversion, or any retail use.

Property Highlights

- Motivated Seller!
- High visibility!
- C-Store, Medical office conversion!
- Solid brick construction in white box shape!
- Lawrenceville Hwy & N Valley Brook Rd SW +/- 37,730 CPD

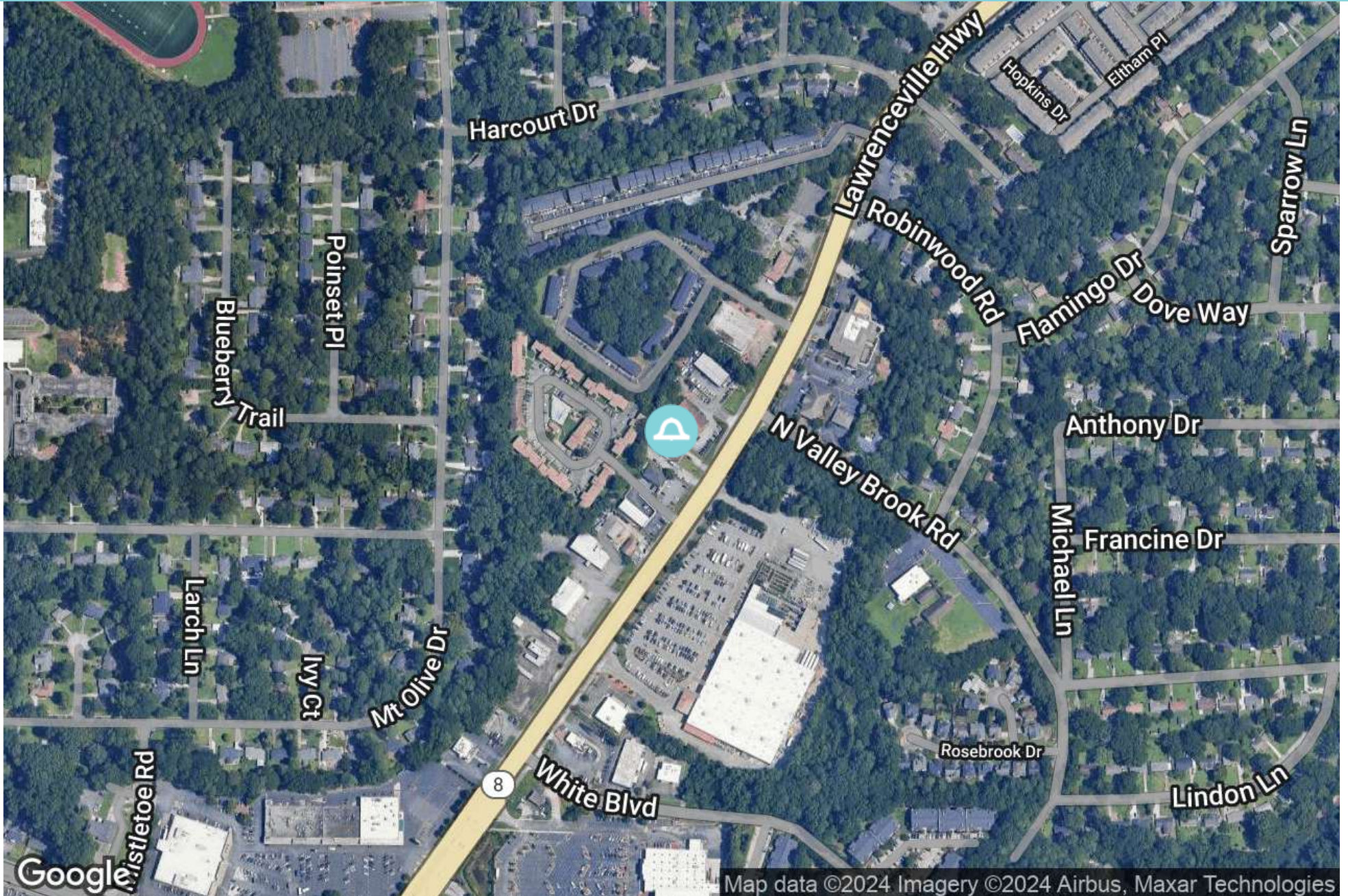
Offering Summary

Sale Price:	\$775,000
Lot Size:	0.55 Acres
Building Size:	3,102 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,438	40,574	108,929
Total Population	9,441	94,058	273,568
Average HH Income	\$63,655	\$70,928	\$72,037

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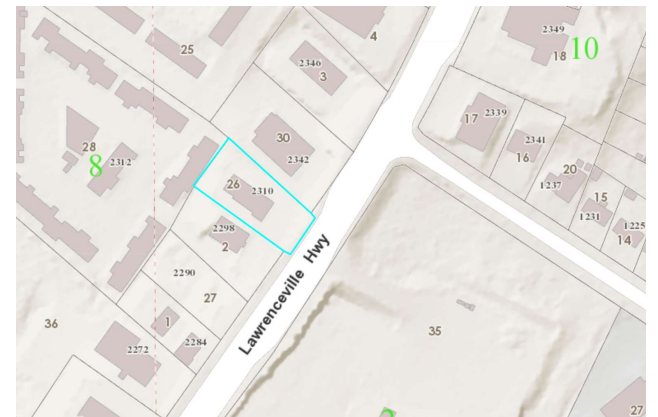
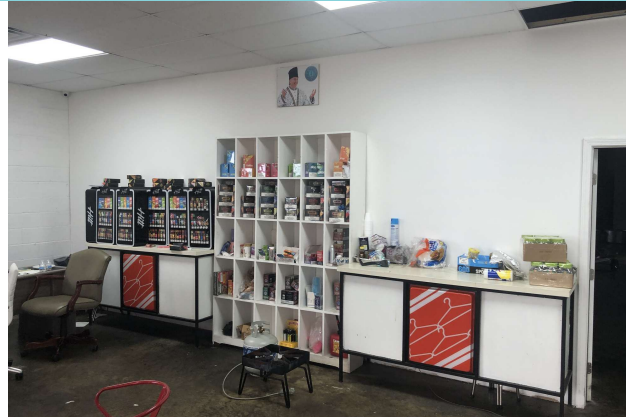
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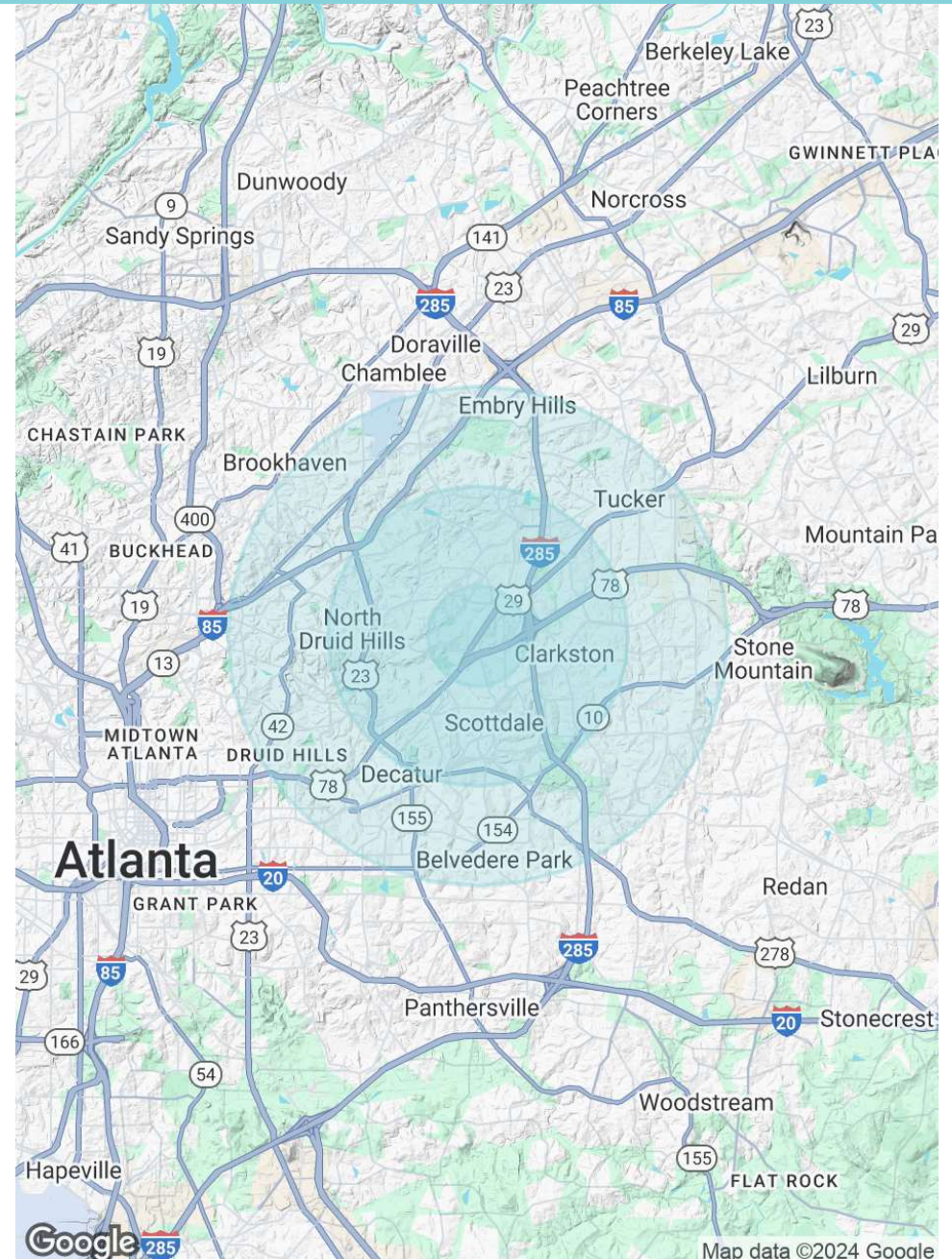
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,441	94,058	273,568
Average Age	36.3	36.0	34.7
Average Age (Male)	34.3	34.5	34.0
Average Age (Female)	37.6	37.6	35.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,438	40,574	108,929
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$63,655	\$70,928	\$72,037
Average House Value	\$251,024	\$305,076	\$301,996

2020 American Community Survey (ACS)



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Joe Benes

Director

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Professional Background

I provide my valued commercial real estate clients with proactive, aggressive and strategic leasing and sales services. I have transitioned my focus into Atlanta's industrial, office & retail acquisition & sales from simply a general asset class, it is where my passion is and it is an area I have studied the most and I am interested in the fast paced and competitive environment!

At BellStreet Commercial Real Estate I am dedicated to providing our clients with the most comprehensive real estate services with the highest level of professionalism and integrity. Our clients come to us for our deep local knowledge. I understand that our success at BellStreet are the direct result of creating successful outcomes for our clients. I strive to build lasting relationships with our clients and partners by engaging our individual initiative with team collaboration. My commitment to integrity in all we do guides our vision and shapes our strategies. I help BellStreet Commercial Real Estate deliver first-class, results-orientated, development, commercial investment brokerage along with property management services.

BellStreet

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