

*FOR LEASE*



# NEW Glenwood Rd BP

3843 Glenwood Road  
Decatur, GA 30032



Matthew  
Williams

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Section 1

# Property Information

# Property Summary

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## 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 - 20.04 SF/yr (MG)
Number of Units:	3
Available SF:	1,165 - 4,395 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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# Complete Highlights

FOR LEASE



## PROPERTY HIGHLIGHTS

- High visibility location
- Ample parking
- Modern construction
- Flexible layout
- Excellent signage opportunities
- Strong nearby residential communities
- Convenient access to major roadways
- Versatile space for retail, dining, or service businesses
- Strategic location for maximum exposure
- Endless potential for retail success



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# Additional Photos

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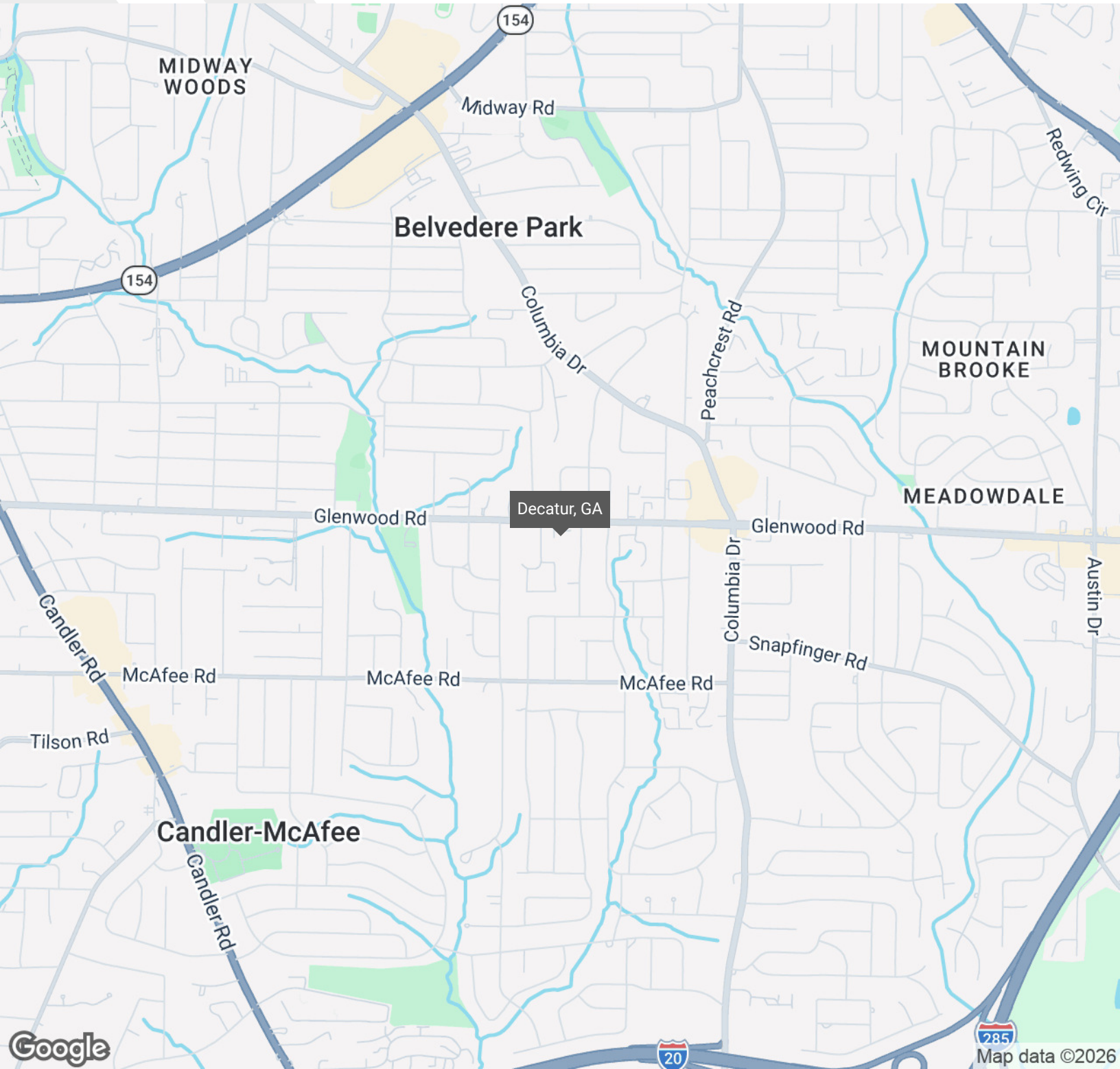


Section 2

# Location Information

# Regional Map

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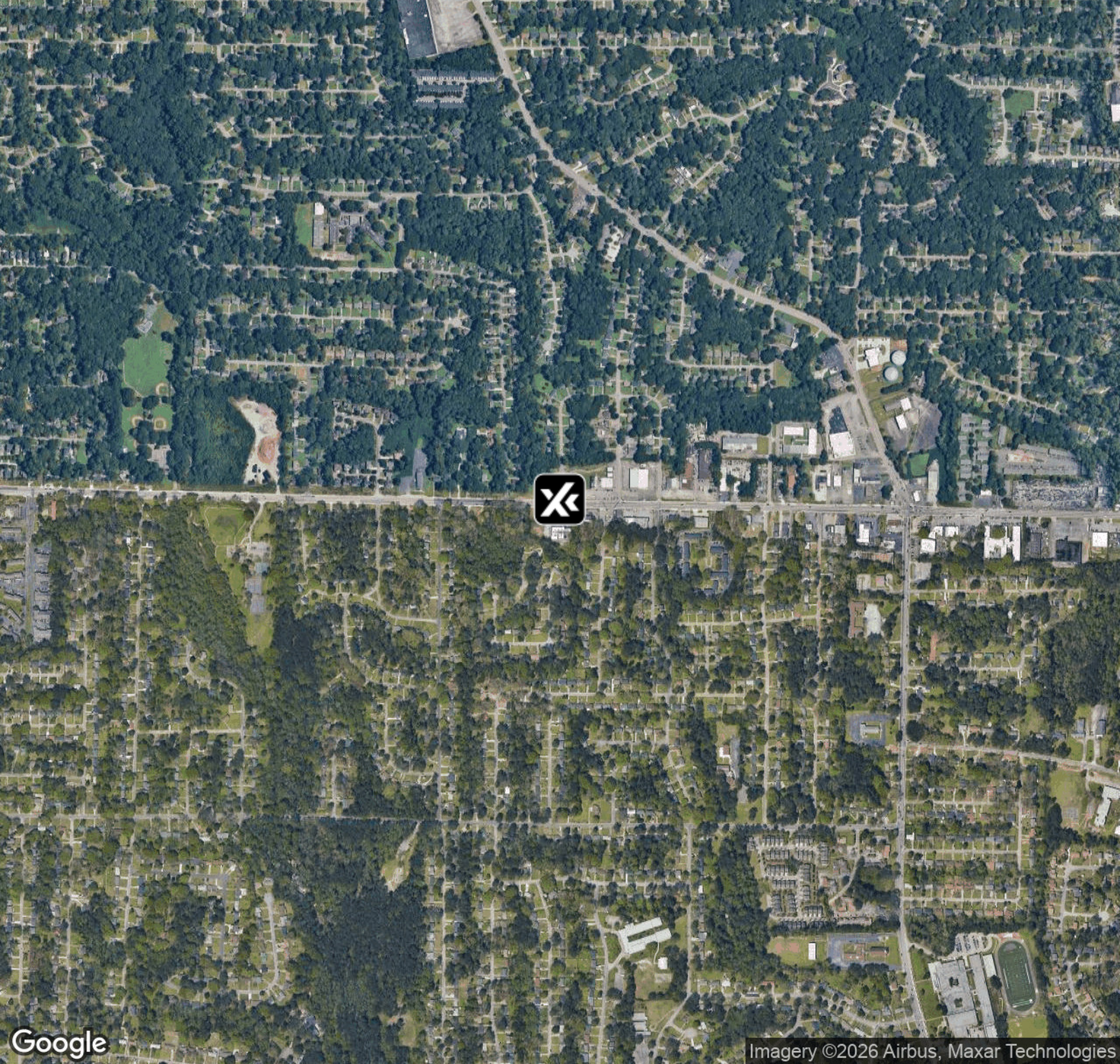
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# Aerial Map

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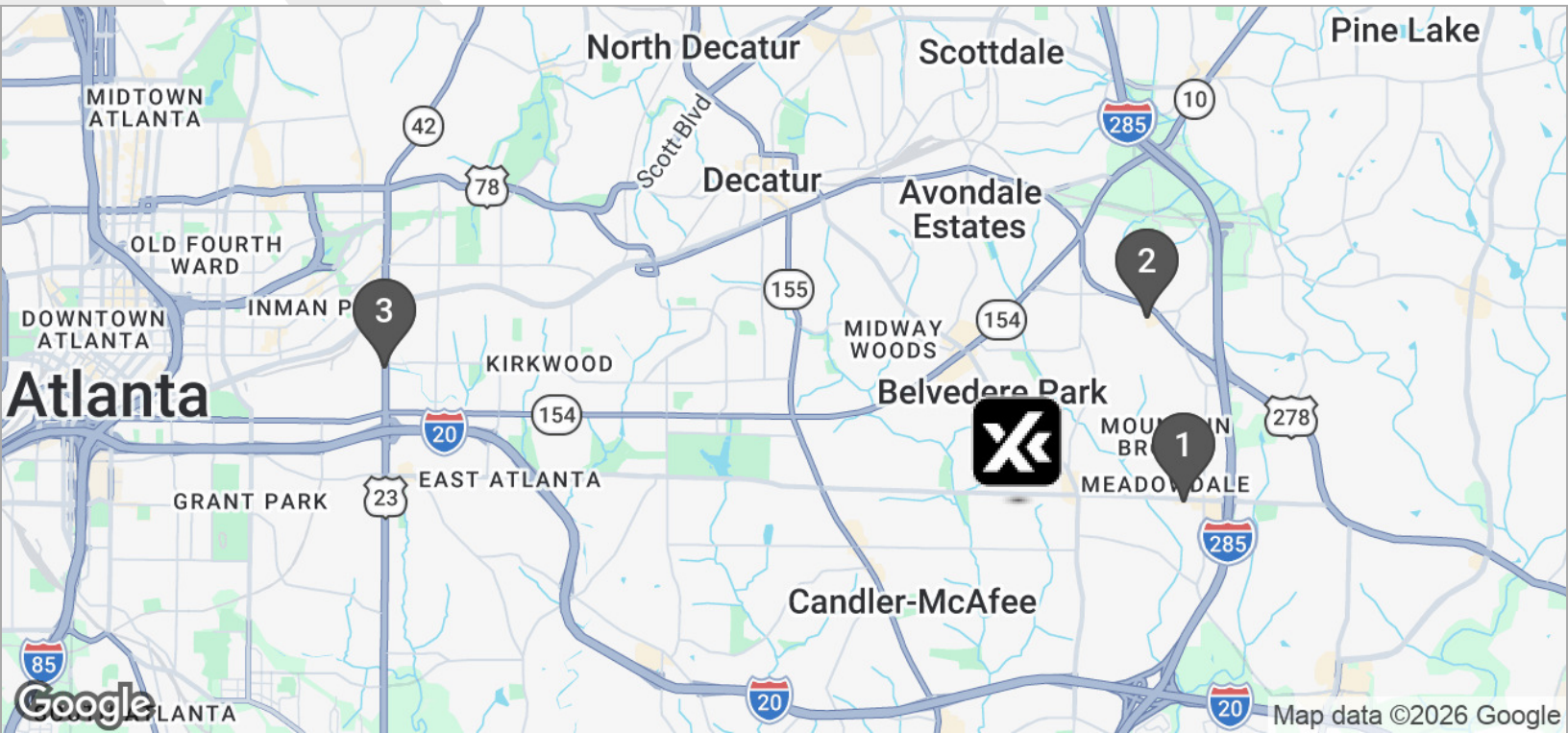


Section 3

# Lease Comparables

# Lease Comps Map & Summary

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	NAME/ADDRESS	LEASE RATE
★	<b>NEW Glenwood Rd BP</b> 3843 Glenwood Road Decatur, GA 30032	-
1	<b>Austin Plaza - Glenwood Rd</b> 4421 Glenwood Rd Decatur, GA 30032	\$20.04 /SF/yr
2	<b>Pendley Hills Shopping Center</b> 3881-3913 Covington Hwy Decatur, GA 30032	\$21.00 /SF/yr
3	<b>Moreland Texaco</b> 29 Moreland Ave SE Atlanta, GA 30316	\$15.00 /SF/yr
	<b>AVERAGES</b>	<b>\$18.68 /SF/YR</b>

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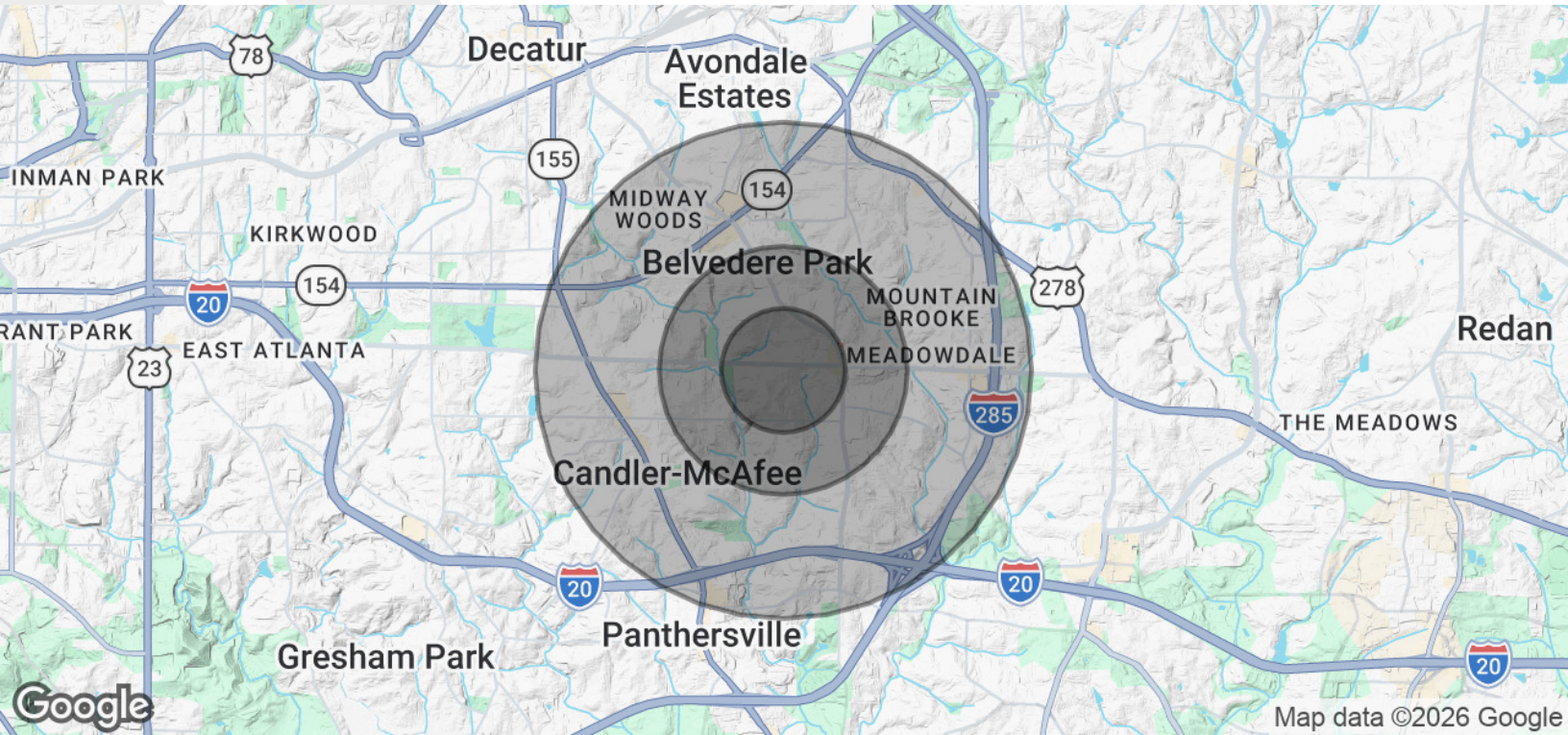
Section 4

# 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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