

FOR LEASE

4072 Glenwood Rd SE, Decatur, GA 30032



OAKHURST
REALTY
PARTNERS

7,807 SF Retail/Flex Building

**2,250 -
7,807 SF**

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4072

For more information, please contact: Steve Wohl | swohl@oakrep.com | (404) 371-4422

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OVERVIEW

4072 Glenwood Road is a highly visible commercial opportunity along one of Southeast Atlanta's most active retail corridors. Located in DeKalb County and zoned C-2 (General Commercial), the property features a freestanding commercial building of approximately 7,807 square feet situated on a ± 0.93 -acre lot with prominent frontage on Glenwood Road.

The site benefits from strong daily traffic counts, excellent curb appeal, and convenient access to I-20 and I-285, providing connectivity to Downtown Atlanta, Decatur, East Atlanta, and surrounding neighborhoods. Formerly occupied by a national retail tenant, the building offers a flexible layout suitable for a wide range of commercial users, including retail, restaurant, medical, office, and service-oriented businesses.

The C-2 zoning designation allows broad commercial uses and supports both owner-user and investor strategies. Surrounded by established residential communities and ongoing redevelopment activity, the property is well positioned for repositioning, redevelopment, or long-term commercial investment within the Atlanta metropolitan area.



HIGHLIGHTS

- Extremely well located single tenant building in Decatur
- Landlord will consider leasing to multiple tenants/uses as small as 2,250 SF
- Located at the intersection of Columbia Drive and Glenwood Road with 22,000 VPD
- 7,807 SF building on 0.93 acres
- Zoned C-2 (General Commercial) - [Click Here](#) for permitted uses
- Close proximity to City of Decatur and Avondale Estates
- Within a few miles of East Lake Golf Club
- Convenient access to I-285 and I-20

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Retail/Show Room Area



Rear Utility / Receiving



Rear Loading Dock Area



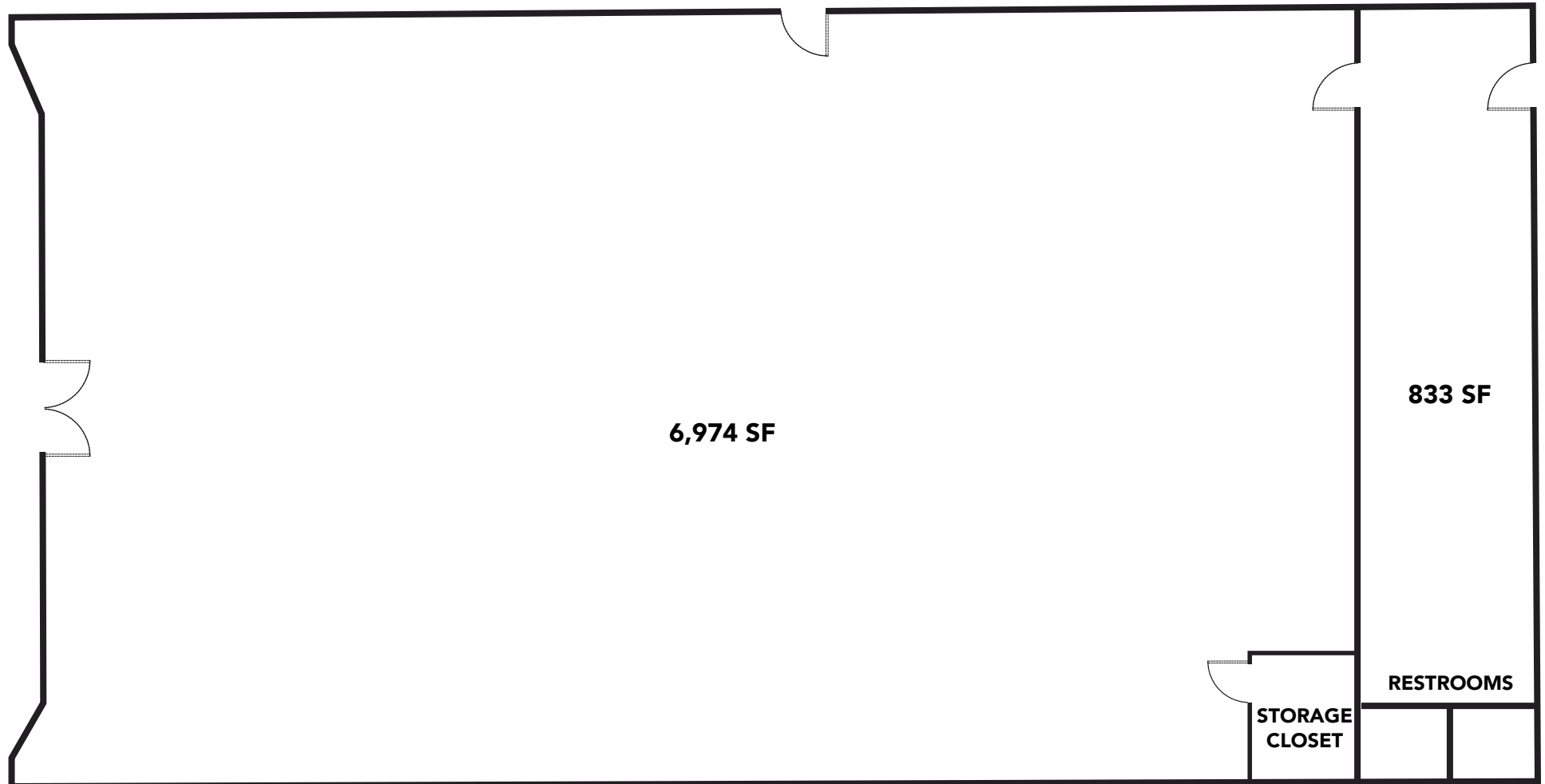
Retail/Show Room Area

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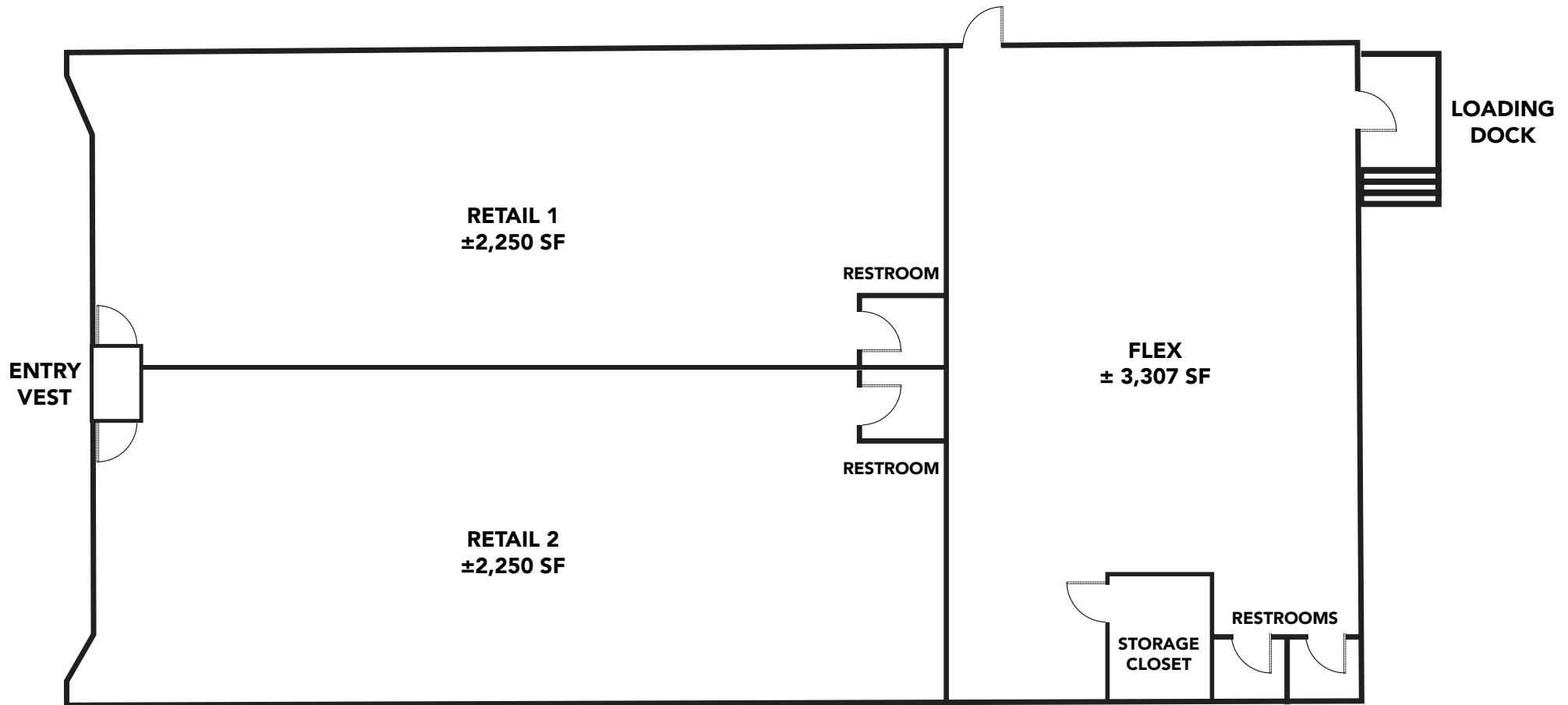
**Existing Plan
(Not to Scale)**

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**Multi-Tenant Concept Plan
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