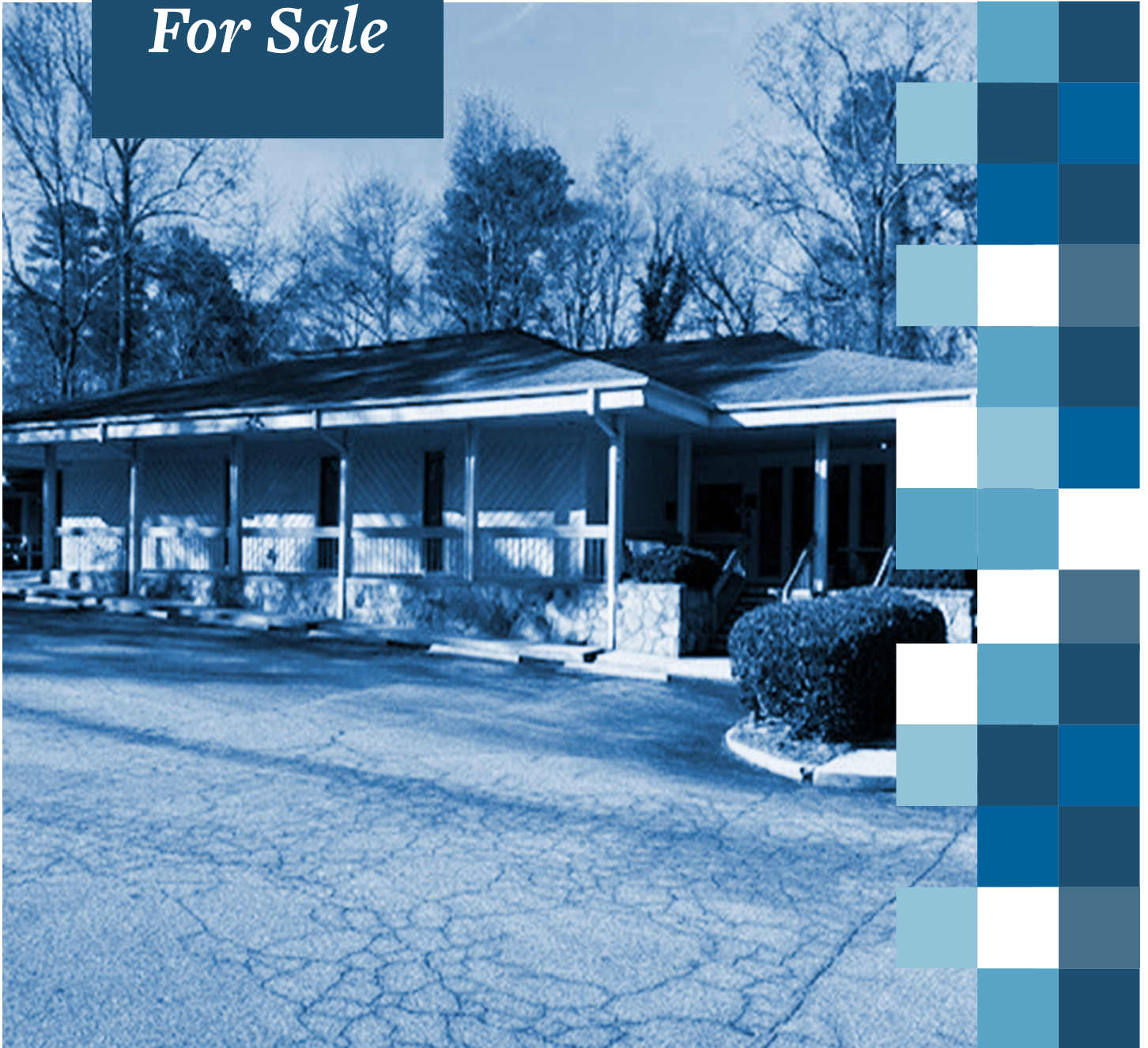


*Building
For Sale*

Meadows & Ohly



370 Winn Way

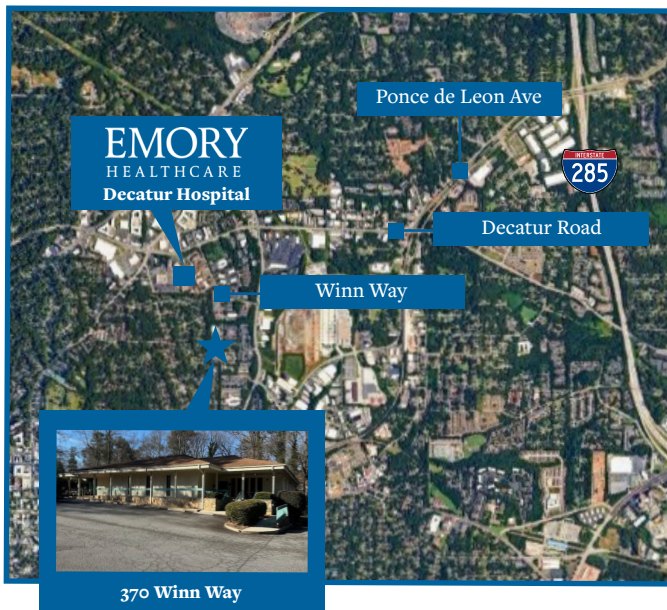
370 Winn Way | Decatur, GA

EXECUTIVE SUMMARY

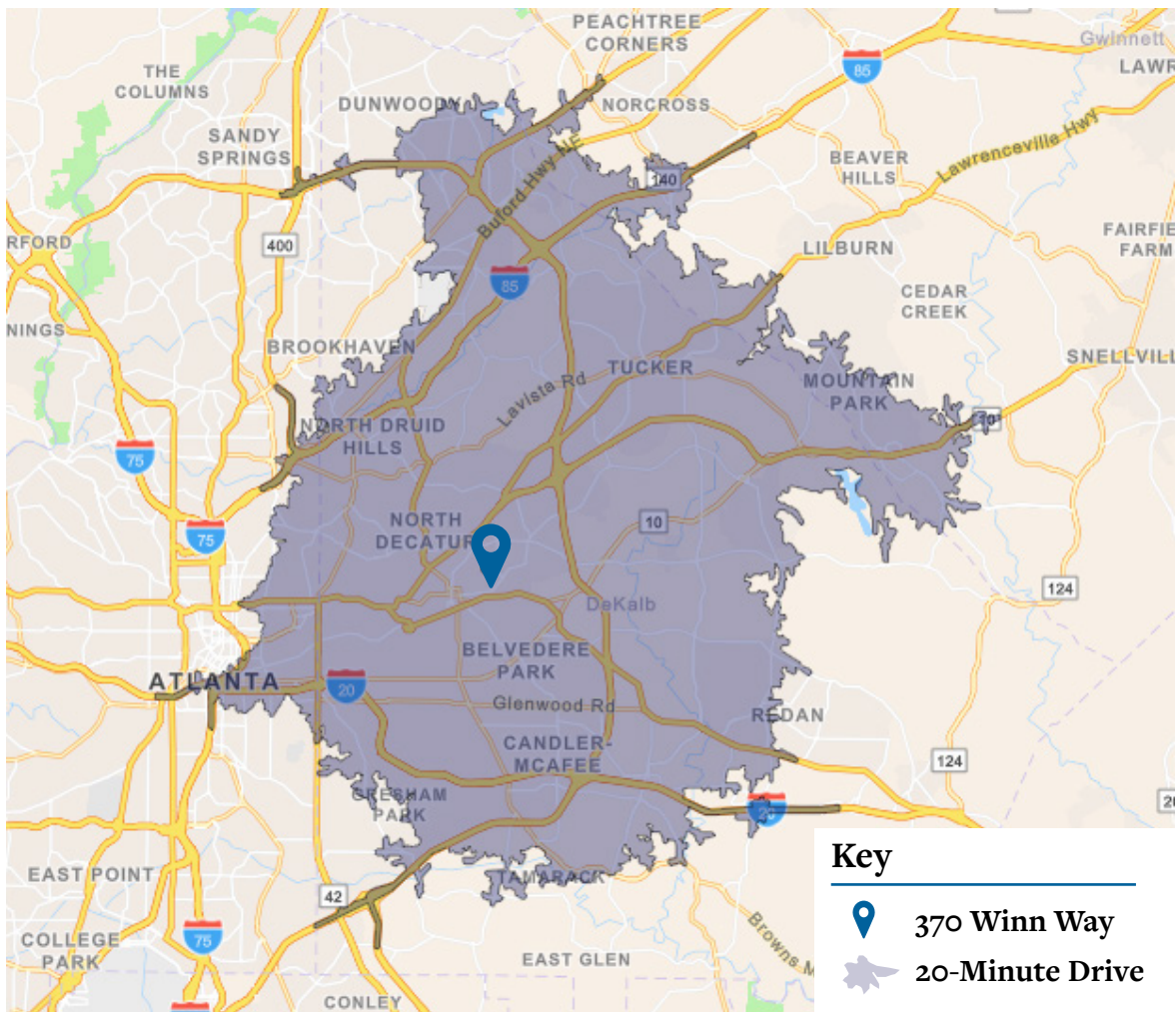
370 Winn Way

370 Winn Way is a 13,000 SF +/- office/medical office building situated on approximately 1 acre in Decatur, GA. This building is located in a highly established medical and retail corridor just 0.5 miles from Emory Decatur Hospital. With nearby access to I-285 and direct access to Winn Way, 370 Winn Way is an ideal opportunity for an owner/user or investor.

- Two-story 13,000 SF +/- Office/Medical Office Building
- 4.6/1000 Parking Ratio with On-Grade Parking
- Approximately 20,000 VPD Visibility on Winn Way
- Monument Signage and Building Signage Opportunity
- Convenient Location to Emory Decatur Hospital



DEMOGRAPHICS



20-Minute Drive Time Radius

	<i>Population</i> 624,940		<i>Median Age</i> 36.0
	<i>Median Household Income</i> \$79,560		<i>Median Home Value</i> \$396,188
	<i>Population Growth Rate</i> 0.54%		<i>Average Household Size</i> 2.37
	<i>Private Insurance (%)</i> 56 %		

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For more information on the 370 Winn Way opportunity, please contact:

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