

**1554 CHURCH ST.  
DECATUR, GA 30033**

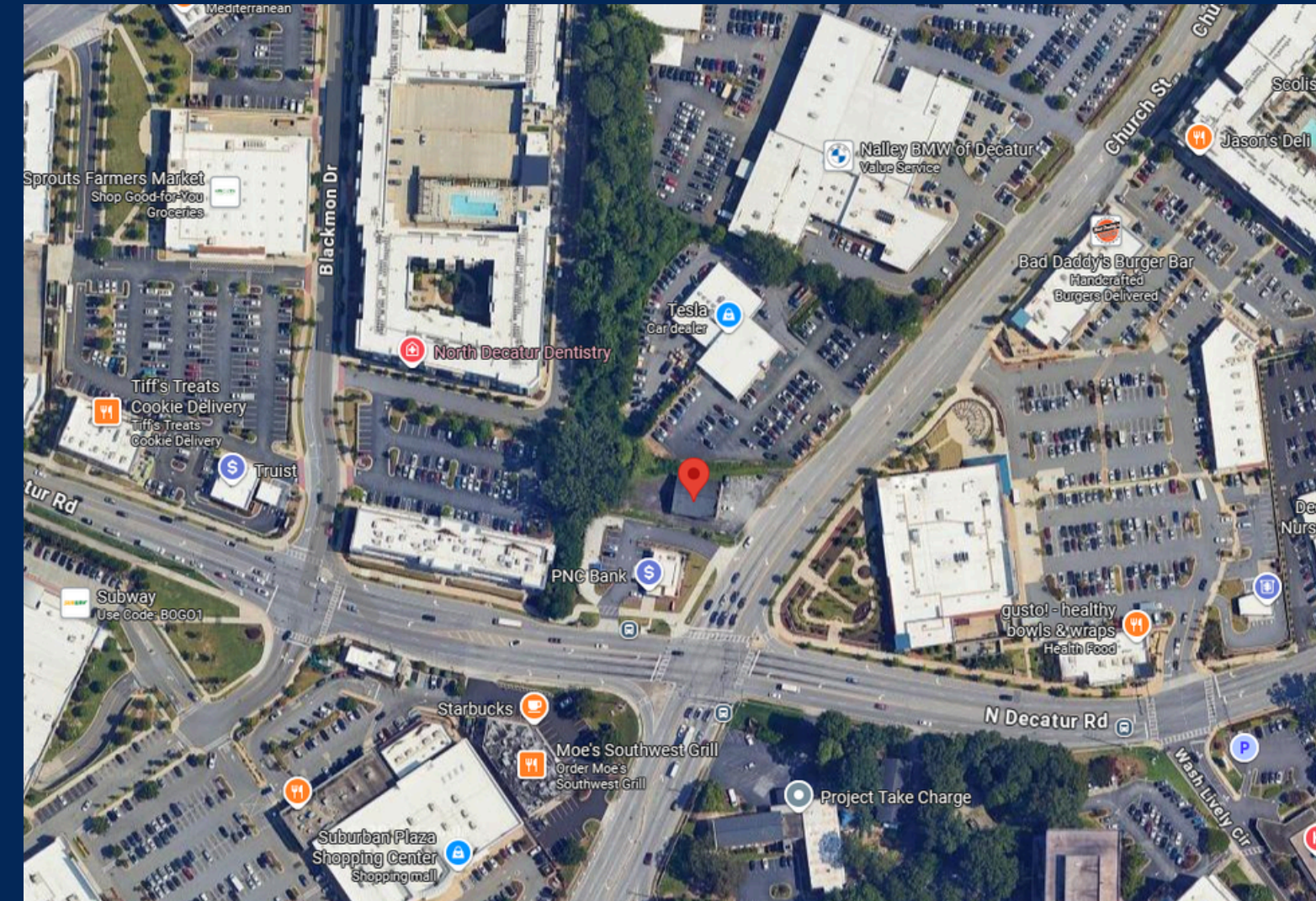


# NNN GROUND LEASE OPPORTUNITY

.48-acre corner in thriving Decatur trade area  
Existing freestanding 3,000 SF building  
25 parking spaces 170' Church St frontage

## C-2 Zoning (General Commercial)

Broad retail/medical/service potential



## Minutes from Lulah Hills development

Mega mixed-use now underway (former North DeKalb Mall) is right around the corner.



# LOCATION ADVANTAGE

1554 Church Street Decatur, GA 30033

## INCOME & POPULATION DENSITY

Decatur/North DeKalb submarket with strong incomes and densely populated multi-family housing. (ZIP 30033)

## PRIME LOCATION

Direct access to Church St / N. Decatur Rd / Scott Blvd corridors. Between Tesla & PNC bank surrounded by Whole Foods, Sprouts, LA Fitness and Starbucks within walking distance.

## NEIGHBORING MEDICAL PRESENCE

Near major drivers: Emory University (Druid Hills campus) and Children's Healthcare of Atlanta (Arthur M. Blank Hospital, North Druid Hills campus)



# VERIBAS

Commercial Division

## Site Area

+-.48 AC | 3,000 SF

Rebuilt in 2012

## Parking Spaces

18 spaces

6/1,000 SF

## Frontage

170'

on Church Street



Use fit: Retail, medical, service, neighborhood goods, office & more (per C-2)



# LULAH HILLS MOMENTUM



1554 CHURCH STREET

## Retail/Restaurant Space

320,000 SF of total retail and restaurant space creating a live work play environment minutes away from subject property.

## Housing

1,700 Apartments & 100 Townhomes that will create a large increase in spending activity.

## National Tenants Nearby

Anchored by Publix with nearby Whole Foods, Sprouts, Walmart, LA Fitness, & Starbucks.

## Total Size

2,500,000 SF of mixed use development to compliment already re-developed North Decatur area.

**VERIBAS**  
Commercial Division





1554 CHURCH STREET

# WHAT IS LULAH HILLS?

73-acre mixed-use shopping destination in Atlanta's North DeKalb County is the evolution of community, designed to inspire all who visit. Encompassing 2.5 million square feet—including 320,000 square feet of retail and restaurant space, 1,700 for-rent multifamily units, 100 townhomes and a PATH Foundation greenway trail connecting Lulach Hills to Emory University—there's something for everyone here.



# Healthcare/Education Demand Drivers



## Emory Decatur Hospital & University

Property is situated across from Emory Decatur Hospital. A top regional employment & visitor hub with 451 bed facility and 2,898 staff.

2.5 miles from Emory University (14,769 students)

## CHOA Arthur M. Blank Hospital

New flagship 446-bed pediatric hospital on a multi-building campus (opened 2024-25), amplifying daily traffic and daytime population in the corridor





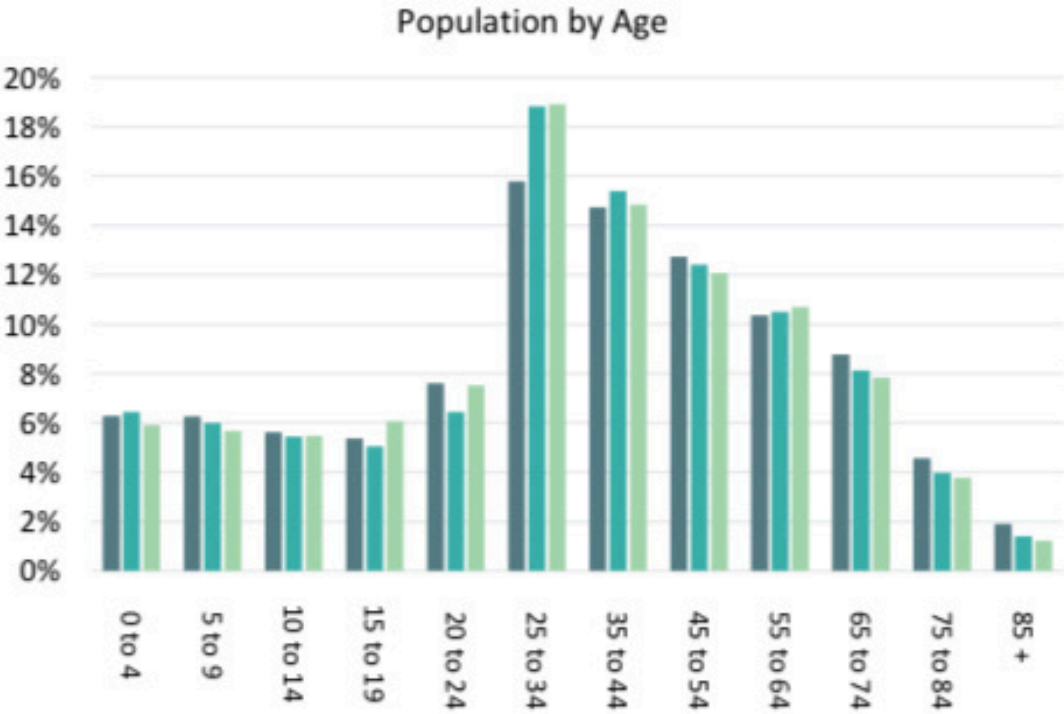
## Traffic & Access

The property has a signalized hard-corner location at the four-way intersection of North Decatur Road and Church Street, with visibility and access to 47,120 vehicles per day in front of the site. The property also benefits from its proximity to Interstate 285 (200,000 AADT) and Scott Boulevard (75,100 AADT), significantly increasing traffic to the site.



# Demographic Profile

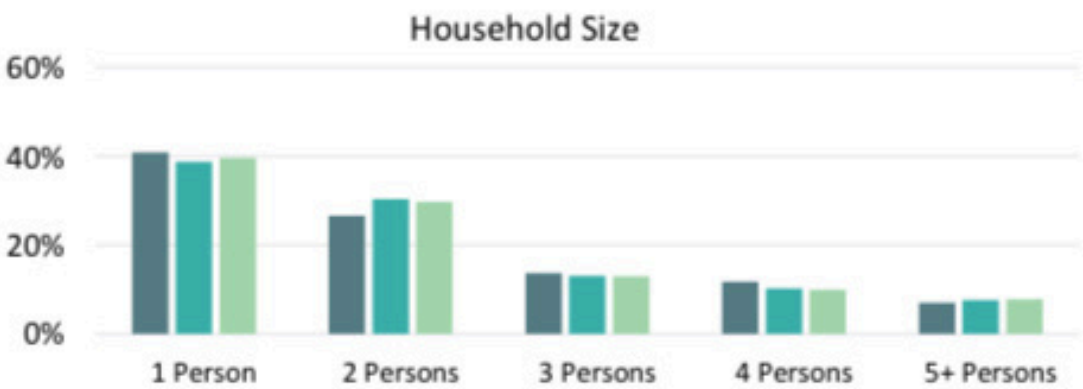
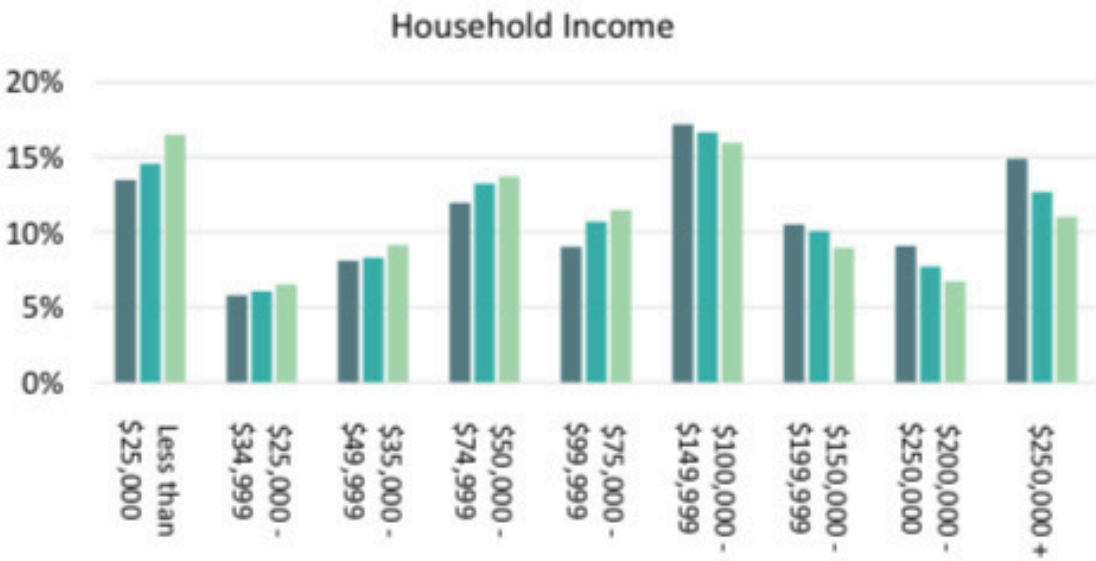
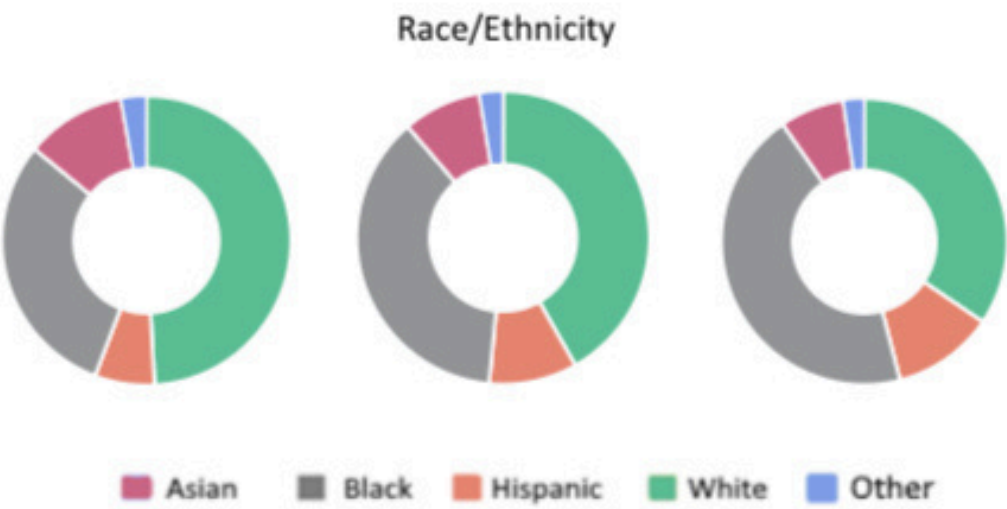
	3 Miles		5 Miles		10 Miles	
Current						
2024 Population	117,249	---	342,431	---	1,149,523	---
2029 Projected Population	119,711	---	345,838	---	1,174,151	---
Pop Growth (%)	2.1%	---	1.0%	---	2.1%	---
2024 Households	48,619	---	148,093	---	495,941	---
2029 Projected Households	49,516	---	149,202	---	508,877	---
HH Growth (%)	1.8%	---	0.7%	---	2.6%	---
Daytime Population	105,174	---	282,196	---	1,227,806	---
Average Business Travelers	1,583	---	5,311	---	33,659	---
Average Leisure Travelers	70	---	388	---	8,178	---
Average Migrant Workers	0	---	0	---	599	---
Group Quarters Pop	70	---	388	---	8,178	---
Pop in Family Households	75,846	---	230,765	---	773,300	---
Pop Non-Family Households	33,253	---	102,480	---	334,059	---
Total Population by Age						
Median Age (2024)	37.4		36.2		35.8	
Ages by Year						
0 to 4	7,358	6.3%	22,075	6.4%	67,808	5.9%
5 to 9	7,341	6.3%	20,547	6.0%	65,274	5.7%
10 to 14	6,598	5.6%	18,614	5.4%	63,038	5.5%
15 to 19	6,299	5.4%	17,298	5.1%	69,702	6.1%
20 to 24	8,906	7.6%	22,087	6.5%	86,331	7.5%
25 to 34	18,515	15.8%	64,474	18.8%	217,357	18.9%
35 to 44	17,276	14.7%	52,719	15.4%	170,621	14.8%
45 to 54	14,933	12.7%	42,492	12.4%	138,785	12.1%
55 to 64	12,148	10.4%	35,921	10.5%	123,017	10.7%
65 to 74	10,285	8.8%	27,785	8.1%	90,165	7.8%
75 to 84	5,351	4.6%	13,613	4.0%	43,451	3.8%
85 +	2,238	1.9%	4,806	1.4%	13,974	1.2%





# Demographic Profile

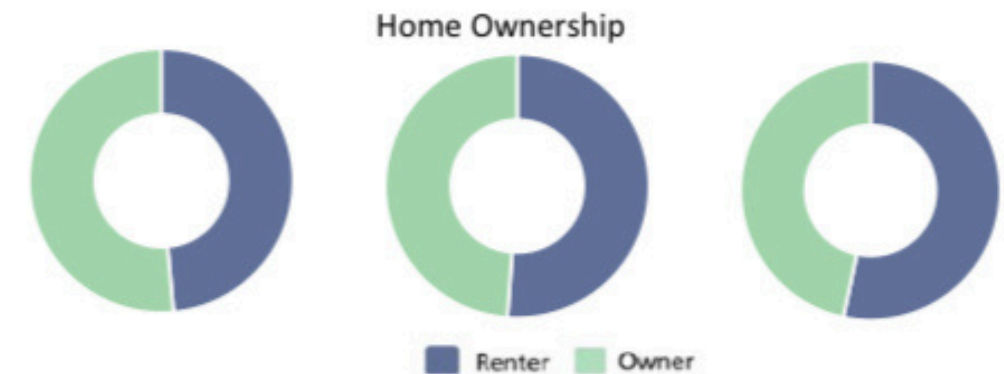
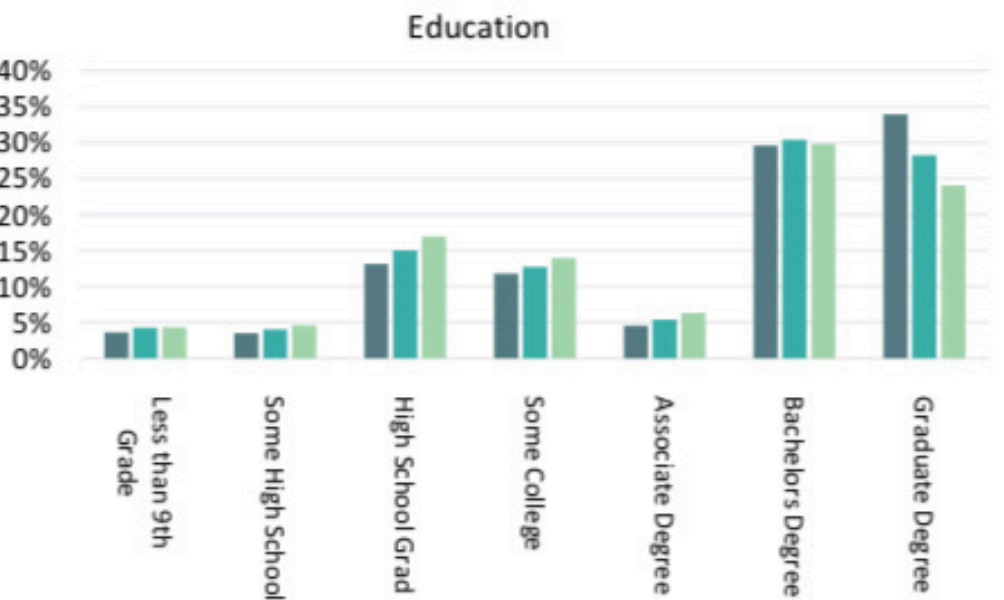
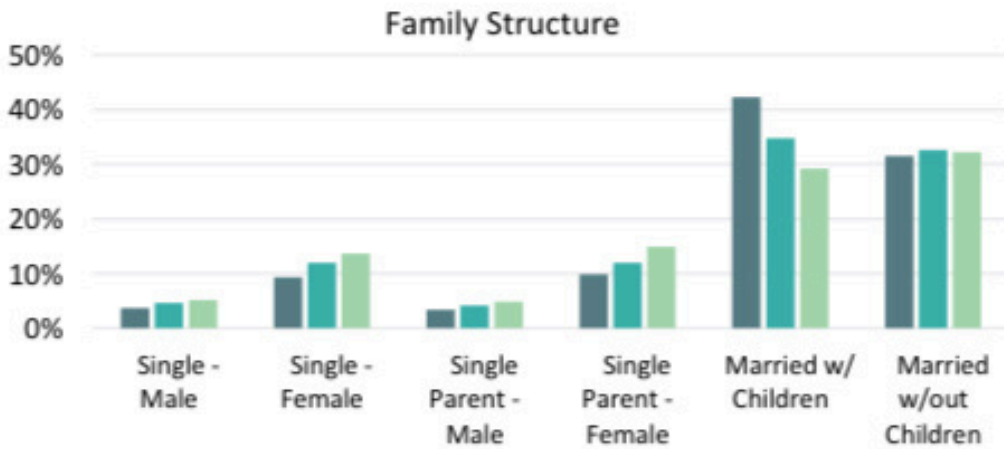
	3 Miles		5 Miles		10 Miles	
Population by Race/Ethnicity (2024)						
White, Non-Hispanic	57,573	49.1%	143,159	41.8%	396,322	34.5%
Hispanic	7,835	6.7%	33,317	9.7%	132,342	11.5%
Black, Non-Hispanic	35,346	30.1%	127,295	37.2%	509,690	44.3%
Asian, Non-Hispanic	13,157	11.2%	29,715	8.7%	83,730	7.3%
Other	3,337	2.8%	8,944	2.6%	27,439	2.4%
Language at Home (2024)						
Spanish Linguistically Isolated	139	0.3%	1,852	1.3%	9,575	1.9%
Spanish Not Isolated	2,506	5.2%	8,085	5.5%	29,650	6.0%
Asian Linguistically Isolated	598	1.2%	1,412	1.0%	5,052	1.0%
Asian Not isolated	1,706	3.5%	4,357	2.9%	15,360	3.1%
Household Income (2024)						
Per Capita Income	\$66,889	---	\$62,934	---	\$59,651	---
Average HH Income	\$160,516	---	\$145,190	---	\$137,838	---
Median HH Income	\$114,945	---	\$103,973	---	\$96,864	---
Less than \$25,000	6,551	13.5%	21,571	14.6%	81,740	16.5%
\$25,000 - \$34,999	2,820	5.8%	8,984	6.1%	32,318	6.5%
\$35,000 - \$49,999	3,933	8.1%	12,302	8.3%	45,369	9.1%
\$50,000 - \$74,999	5,818	12.0%	19,626	13.3%	68,011	13.7%
\$75,000 - \$99,999	4,382	9.0%	15,828	10.7%	56,953	11.5%
\$100,000 - \$149,999	8,358	17.2%	24,655	16.6%	79,117	16.0%
\$150,000 - \$199,999	5,109	10.5%	14,932	10.1%	44,416	9.0%
\$200,000 - \$250,000	4,411	9.1%	11,433	7.7%	33,319	6.7%
\$250,000 +	7,237	14.9%	18,762	12.7%	54,698	11.0%
Avg Family Income	\$219,540		\$186,187		\$174,616	
Avg Non-Family Income	\$108,075		\$102,258		\$96,047	
Household Size (2024)						
1 Person	19,870	40.9%	57,320	38.7%	196,634	39.6%
2 Persons	12,957	26.6%	44,982	30.4%	147,296	29.7%
3 Persons	6,654	13.7%	19,372	13.1%	64,268	13.0%
4 Persons	5,740	11.8%	15,148	10.2%	49,118	9.9%
5+ Persons	3,398	7.0%	11,272	7.6%	38,625	7.8%





# Demographic Profile

	3 Miles		5 Miles		10 Miles	
Family Structure (2024)	23,635		72,662		244,673	
Single - Male	869	3.7%	3,338	4.6%	12,650	5.2%
Single - Female	2,201	9.3%	8,663	11.9%	33,472	13.7%
Single Parent - Male	794	3.4%	3,006	4.1%	11,870	4.9%
Single Parent - Female	2,335	9.9%	8,707	12.0%	36,419	14.9%
Married w/ Children	9,981	42.2%	25,265	34.8%	71,500	29.2%
Married w/out Children	7,455	31.5%	23,683	32.6%	78,762	32.2%
Education (2024)	80,746		241,810		797,370	
Less than 9th Grade	2,922	3.6%	10,220	4.2%	34,525	4.3%
Some High School	2,804	3.5%	9,751	4.0%	36,788	4.6%
High School Grad	10,611	13.1%	36,345	15.0%	135,265	17.0%
Some College	9,492	11.8%	30,676	12.7%	111,063	13.9%
Associate Degree	3,651	4.5%	13,052	5.4%	50,463	6.3%
Bachelors Degree	23,886	29.6%	73,498	30.4%	237,602	29.8%
Graduate Degree	27,380	33.9%	68,266	28.2%	191,664	24.0%
Home Ownership (2024)	76,759		238,133		812,732	
Housing Units Occupied	48,619	63.3%	148,093	62.2%	495,941	61.0%
Housing Units Vacant	4,549	5.9%	14,214	6.0%	52,079	6.4%
Occupied Units Renter	23,591	30.7%	75,825	31.8%	264,712	32.6%
Occupied Units Owner	25,028	32.6%	72,268	30.3%	231,229	28.5%
Unemployment Rate (2024)		2.0%		2.5%		2.7%
Employment, Pop 16+ (2024)	105,174		282,196		1,227,806	
Armed Services	64	0.1%	174	0.1%	821	0.1%
Civilian	64,284	61.1%	203,884	72.2%	677,450	55.2%
Employed	62,397	59.3%	196,977	69.8%	652,325	53.1%
Unemployed	1,887	1.8%	6,907	2.4%	25,125	2.0%
Not in Labor Force	30,264	28.8%	73,465	26.0%	262,325	21.4%
Businesses						
Establishments	7,274	---	23,088	---	102,344	---
Employees (FTEs)	53,684	---	148,293	---	770,224	---





# Zoning & Development Potential (C-2)



## C-2 General Commercial

Intended for general business (retail/services), restaurant shopping centers, offices, gas stations, and certain limited light-industrial/service uses

## Dimensional controls

(Setbacks, height, etc.) governed by Table 2.24 in the DeKalb Zoning Ordinance (project-specific due diligence required)ns, lectures, speeches, and more.

## Drive-thru

May require SLUP / context review depending on character area; Town Center areas trend toward higher-intensity mixed use (recent staff guidance)



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# RECENT GROUND LEASE IN AREA



## NEIGHBORING PNC BANK

20 YEAR NNN  
10% Rental Increases Every Five (5) Years  
2,875 SF .59 Acres  
\$195,000/yr



# Contact details

For bookings and viewings



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