

DECATUR OFFICE FOR SALE | 1463 Church Street

1463 Church St, Decatur, GA 30030



Property Description

1463 Church Street offers a rare combination of immediate usability and long-term upside in one of metro Atlanta's strongest intown corridors. Situated on 16,005 SF of OI-zoned land in Unincorporated DeKalb County, the property features a two-story building with five private offices, two flex spaces, a reception lounge, full bath, kitchen, front and rear porches, and a detached shed - all set on a deep, landscaped lot with meaningful outdoor space suited for expansion, parking, or outdoor programming.

This property represents exceptional land value steps from Emory University, Emory Healthcare, and downtown Decatur. Average household incomes exceed \$150,000 within one mile and average home values approach \$650,000 — a submarket that consistently supports professional and institutional demand. High daily traffic counts along Church Street, ADA-accessible entry, and proximity to national retail and medical anchors round out a fundamentally strong location. Ownership is motivated and structured for a timely close. *May consider owner financing!*

Property Highlights

- Two-story building with 4 private offices + 2 flex spaces
- Front lounge/reception area
- ADA-accessible entry
- Detached shed + expansive rear yard
- High Traffic Corridor: 20,000 - 25,000 VPD (GDOT)

OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	16,005 SF
Building Size:	1,162 SF

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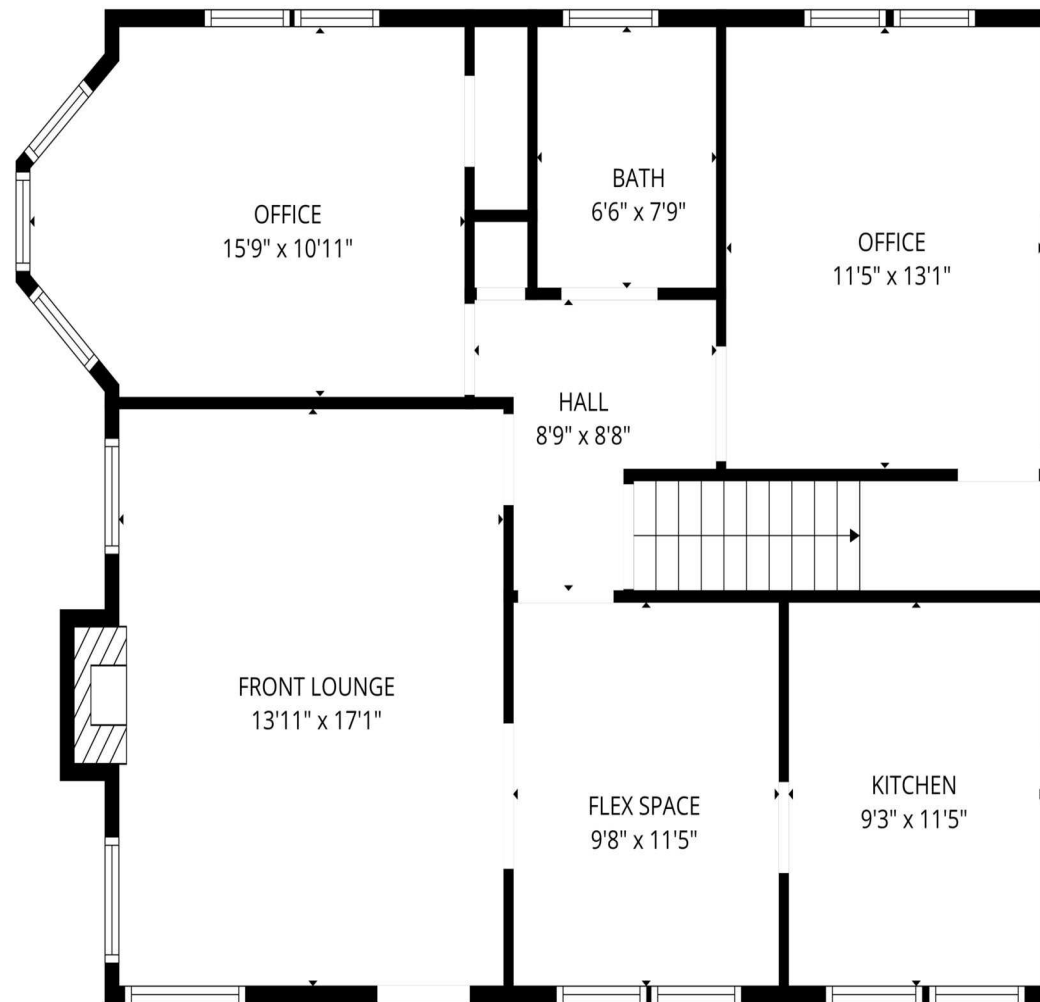
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FLOOR PLAN - FIRST LEVEL

1463 Church St, Decatur, GA 30030



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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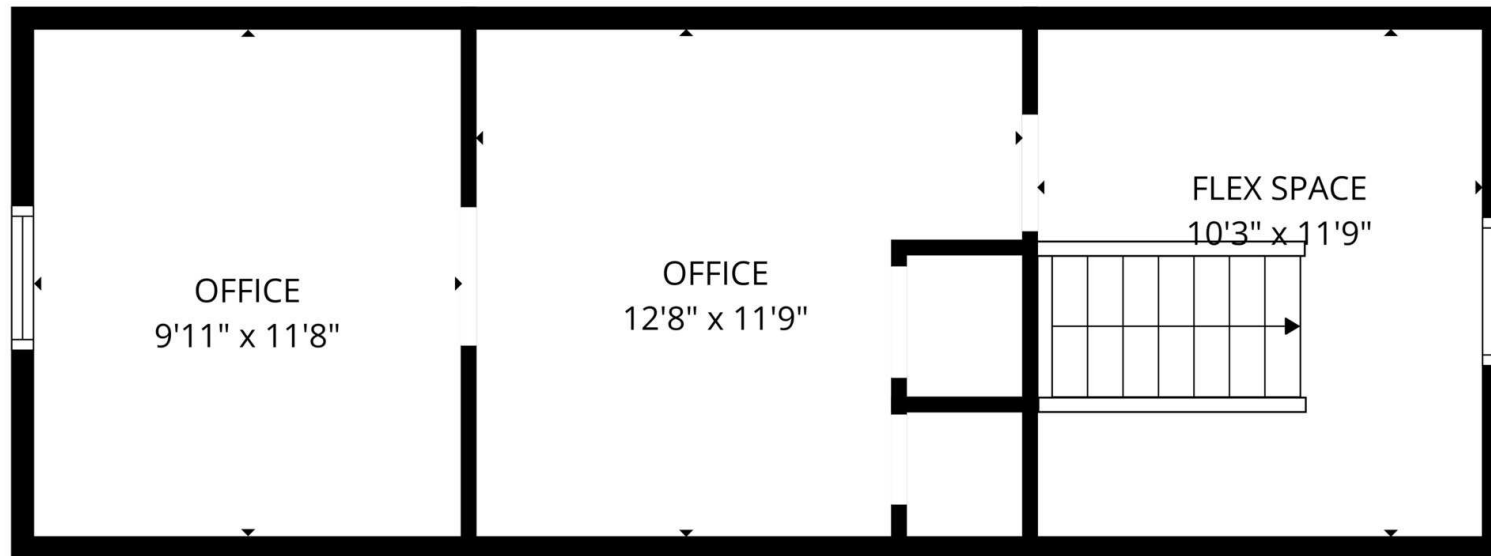
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FLOOR PLAN - SECOND LEVEL

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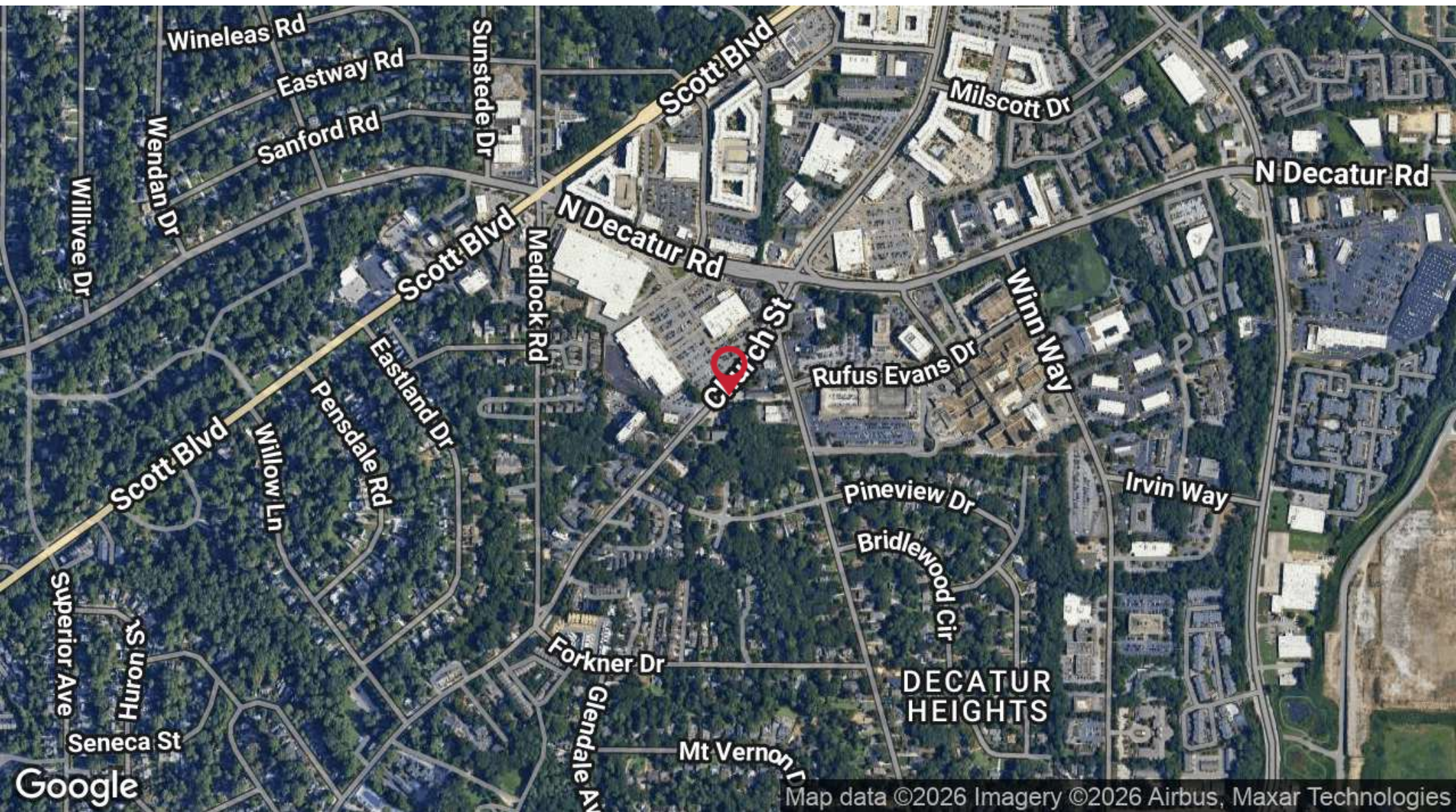


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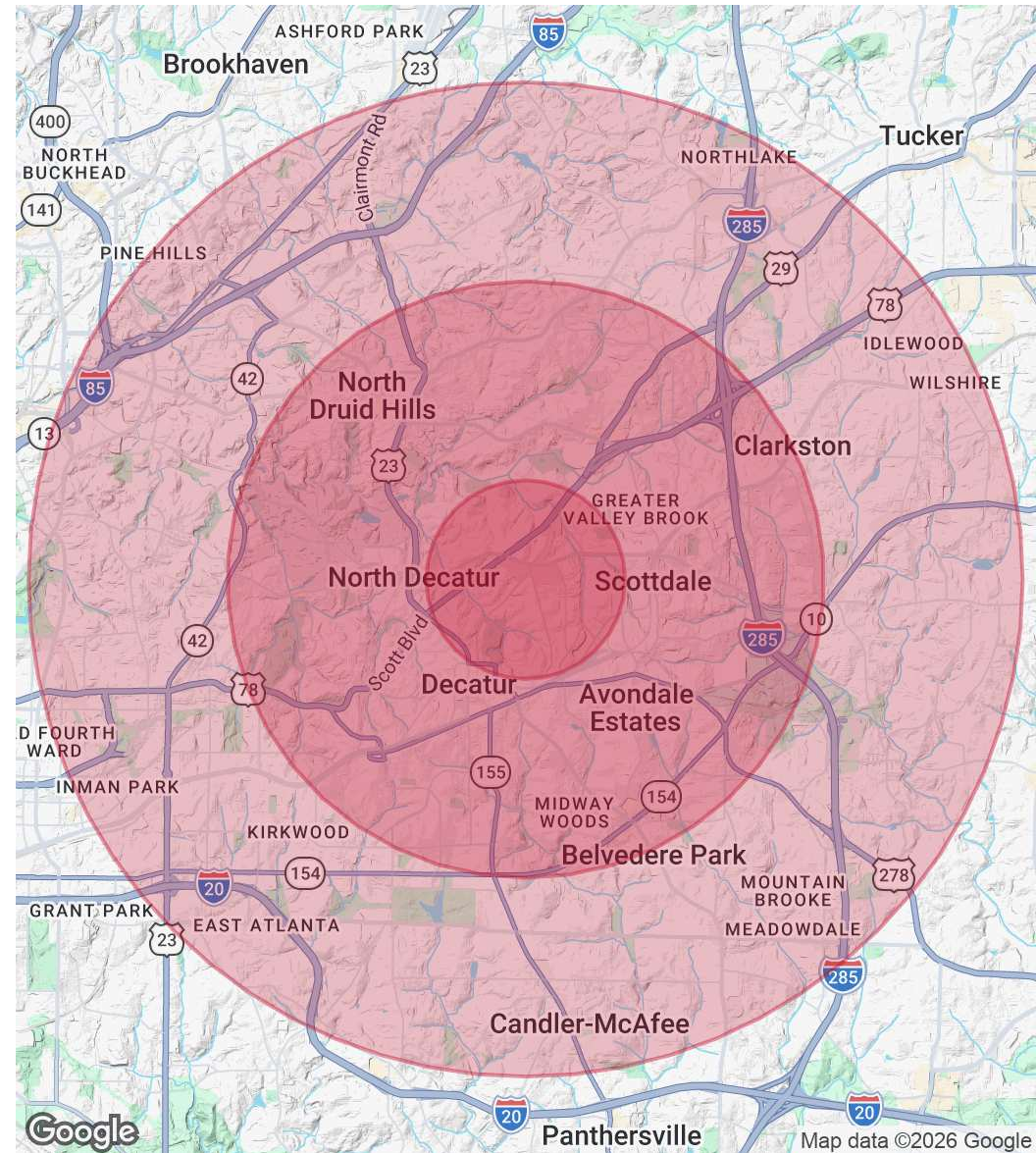
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,051	117,536	305,603
Average Age	41	38	38
Average Age (Male)	39	37	37
Average Age (Female)	42	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,865	48,196	130,227
# of Persons per HH	2	2.4	2.3
Average HH Income	\$150,945	\$144,695	\$133,666
Average House Value	\$645,399	\$597,133	\$572,329

2020 American Community Survey (ACS)



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