



For Sale or Lease Opportunity

Dany Koe
Vice President, Principal
+1 404 892 7248
dany.koe@colliers.com

KB Yabuku
Vice President
+1 770 539 5151
kb.yabuku@colliers.com

1230 Peachtree St NE
Suite 800
Atlanta, GA 30309
Main: +1 404 888 9000
colliers.com

263 Decatur St SE Atlanta, GA 30312

Property Summary:

RBA:	± 42,000 sf
Acreage:	Approximately 1 AC of a larger 4.23 acre site
Built/Renovated:	1910/2007
Clear Height:	26' at its lowest point and 44' at its highest point
Drive Ins:	1
Docks:	None
Power:	1200 AMPs to building
Parking Spaces:	8 surface spaces (can arrange for additional parking in covered deck or surface lot on larger site)

Bldg Photos

+/-42,000 SF



Demographics

Within 1 Mile

27,749

POPULATION

11,796

HOUSEHOLDS

\$104,774

AVERAGE HH INCOME

\$69,759

MEDIAN HH INCOME

Within 3 Miles

207,888

POPULATION

101,861

HOUSEHOLDS

\$136,047

AVERAGE HH INCOME

\$95,236

MEDIAN HH INCOME

Within 5 Miles

381,243

POPULATION

178,973

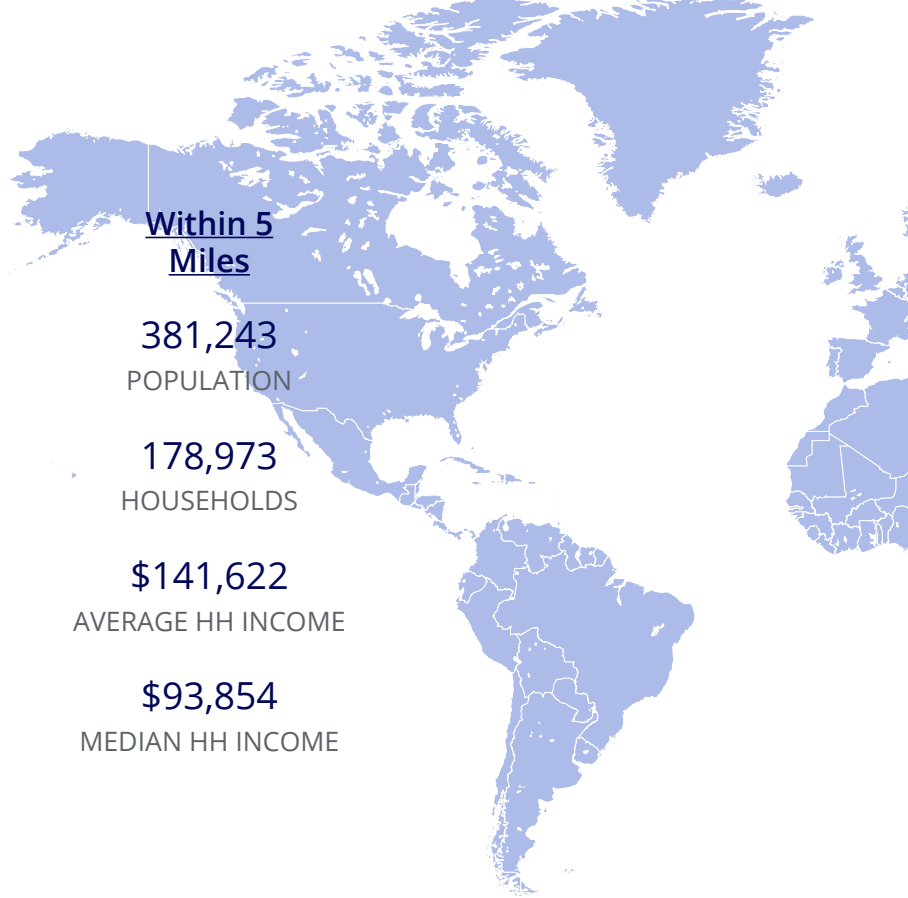
HOUSEHOLDS

\$141,622

AVERAGE HH INCOME

\$93,854

MEDIAN HH INCOME



Aerial View



Contact us:

Dany Koe

Vice President, Principal
+1 404 892 7248
dany.koe@colliers.com

KB Yabuku

Vice President
+1 770 539 5151
kb.yabuku@colliers.com

1230 Peachtree St NE, Ste 800
Atlanta, GA 30309
P: +1 404 888 9000
colliers.com