



For Sale or Lease Opportunity

263 Decatur St SE
Atlanta, GA 30312

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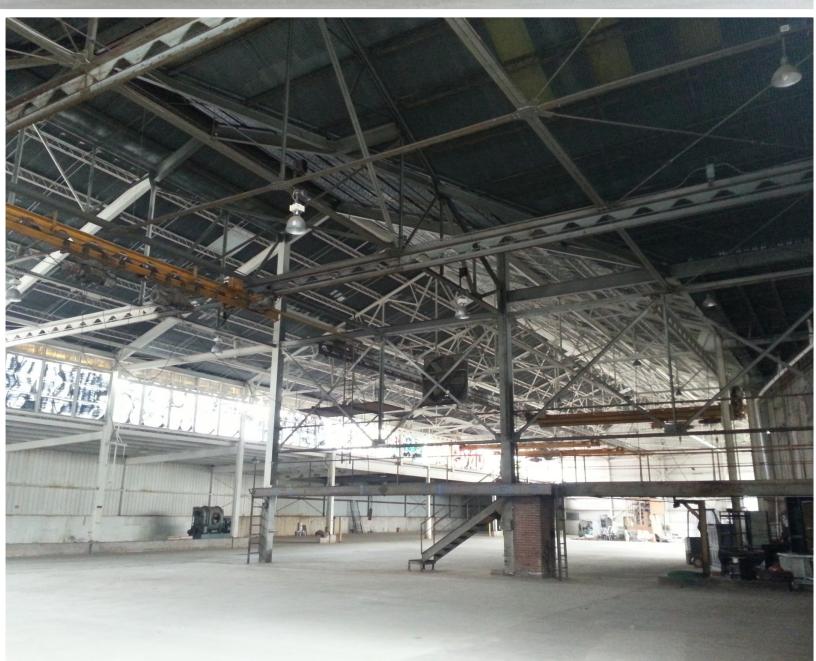
1230 Peachtree St NE
Suite 800
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Property Summary:

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)

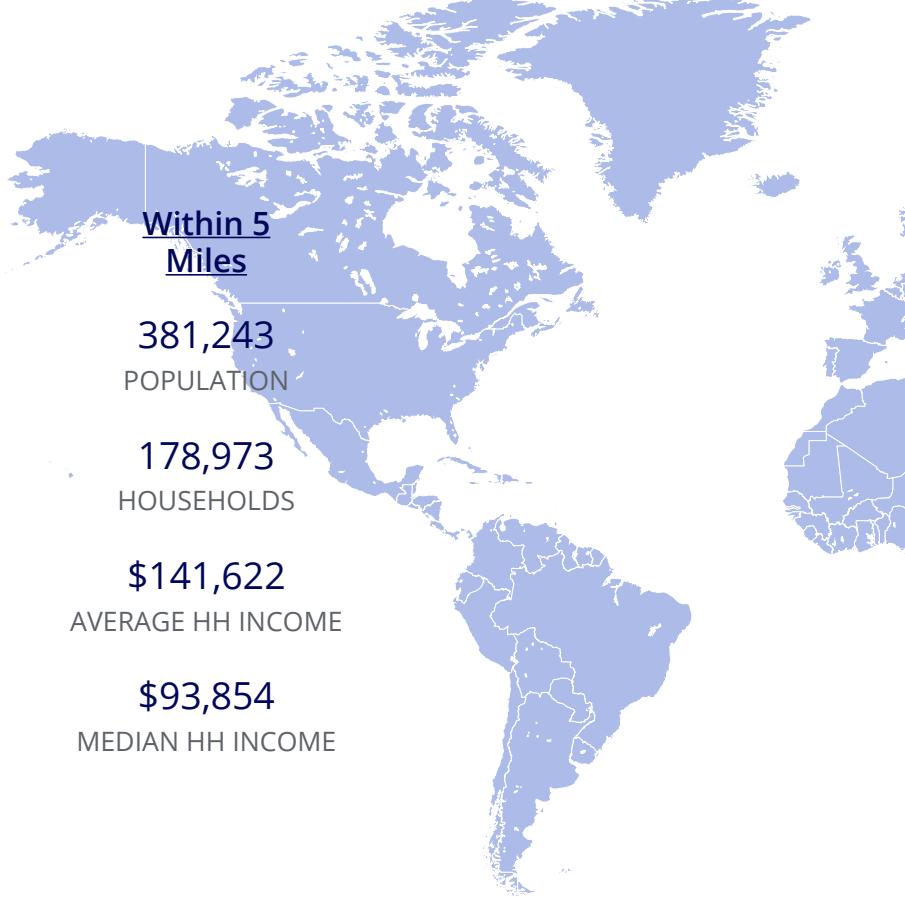
Bldg Photos

+/-42,000 SF

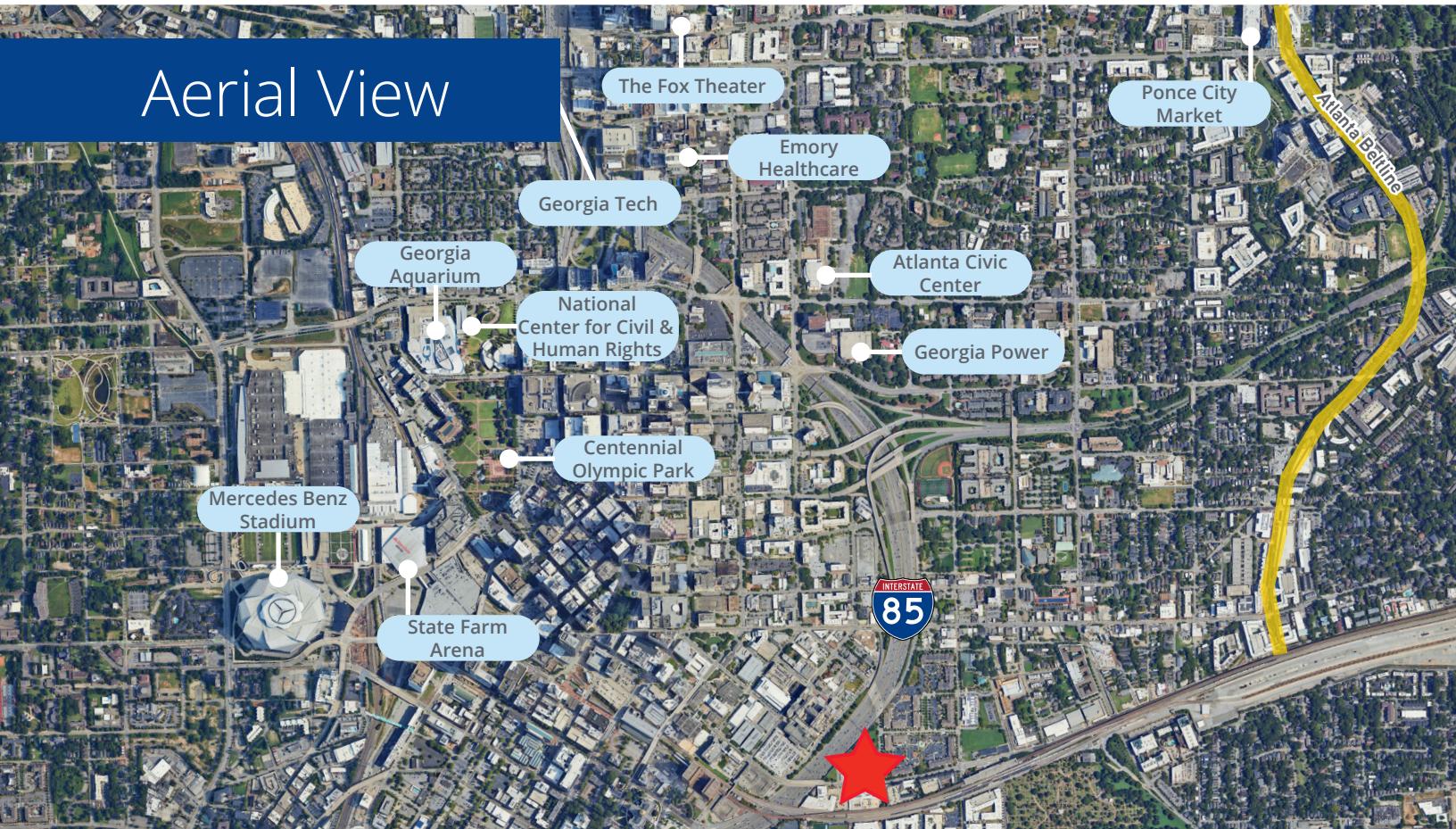


Demographics

<u>Within 1 Mile</u>	<u>Within 3 Miles</u>	<u>Within 5 Miles</u>
27,749 POPULATION	207,888 POPULATION	381,243 POPULATION
11,796 HOUSEHOLDS	101,861 HOUSEHOLDS	178,973 HOUSEHOLDS
\$104,774 AVERAGE HH INCOME	\$136,047 AVERAGE HH INCOME	\$141,622 AVERAGE HH INCOME
\$69,759 MEDIAN HH INCOME	\$95,236 MEDIAN HH INCOME	\$93,854 MEDIAN HH INCOME



Aerial View



Contact us:

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