

# OFFICE INVESTMENT OPPORTUNITY

1393 CHURCH STREET | DECATUR, GA 30030



**ATLANTA LEASING  
& INVESTMENT**

**Building Size:** 1,646 SF  
**Lot Size:** 10,916 SF (±0.25 Acres)



## PROPERTY HIGHLIGHTS

- Prime Decatur location in the Emory / CDC corridor
- Excellent visibility along Church Street
- Strong signage opportunity
- Convenient on-site parking
- Easy access to I-285, US-78, and Ponce de Leon Avenue
- Close to MARTA and public transportation
- Walkable to restaurants, cafés, retail, and services
- Ideal for professional, medical, or office users

## PROPERTY OVERVIEW

This well-positioned office property offers a rare opportunity to own in one of Decatur's most desirable commercial corridors. The 1,646-square-foot building sits on approximately 0.25 acres and provides excellent visibility, accessibility, and flexibility for a variety of professional uses.

Whether for an owner-occupant seeking long-term control of occupancy costs or an investor looking for a well-located asset, the property offers strong potential in a highly sought-after market.



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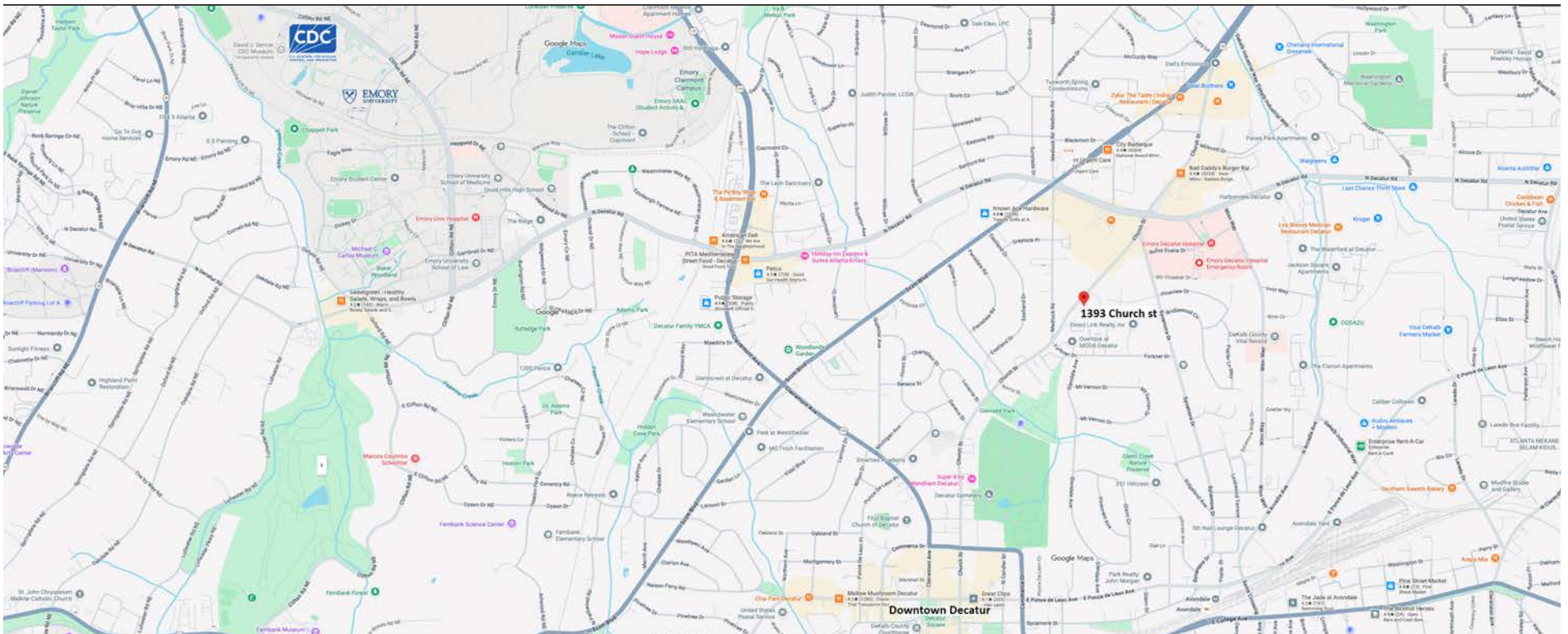
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# LOCATION ADVANTAGES



Located minutes from:

- Downtown Decatur
- Decatur Square
- Emory University
- Centers for Disease Control and Prevention (CDC)

The surrounding area benefits from a strong daytime population, established residential neighborhoods, and a diverse mix of office, medical, retail, and restaurant users.

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## WHY DECATUR?



The Decatur/Emory corridor remains one of Metro Atlanta's most stable and desirable business locations, supported by:

- Major healthcare and educational institutions
- Strong demographics and household incomes
- High walkability and accessibility
- Consistent demand for office space



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## INVESTMENT OPPORTUNITY



### Owner-User

- Major healthcare and educational institutions
- Strong demographics and household incomes
- High-walkability and accessibility
- Consistent demand for office space

### Investor

- Attractive Decatur submarket
- Limited office inventory
- Strong long-term appreciation potential
- Flexible future leasing or redevelopment opportunities

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## INTERNAL PHOTOS



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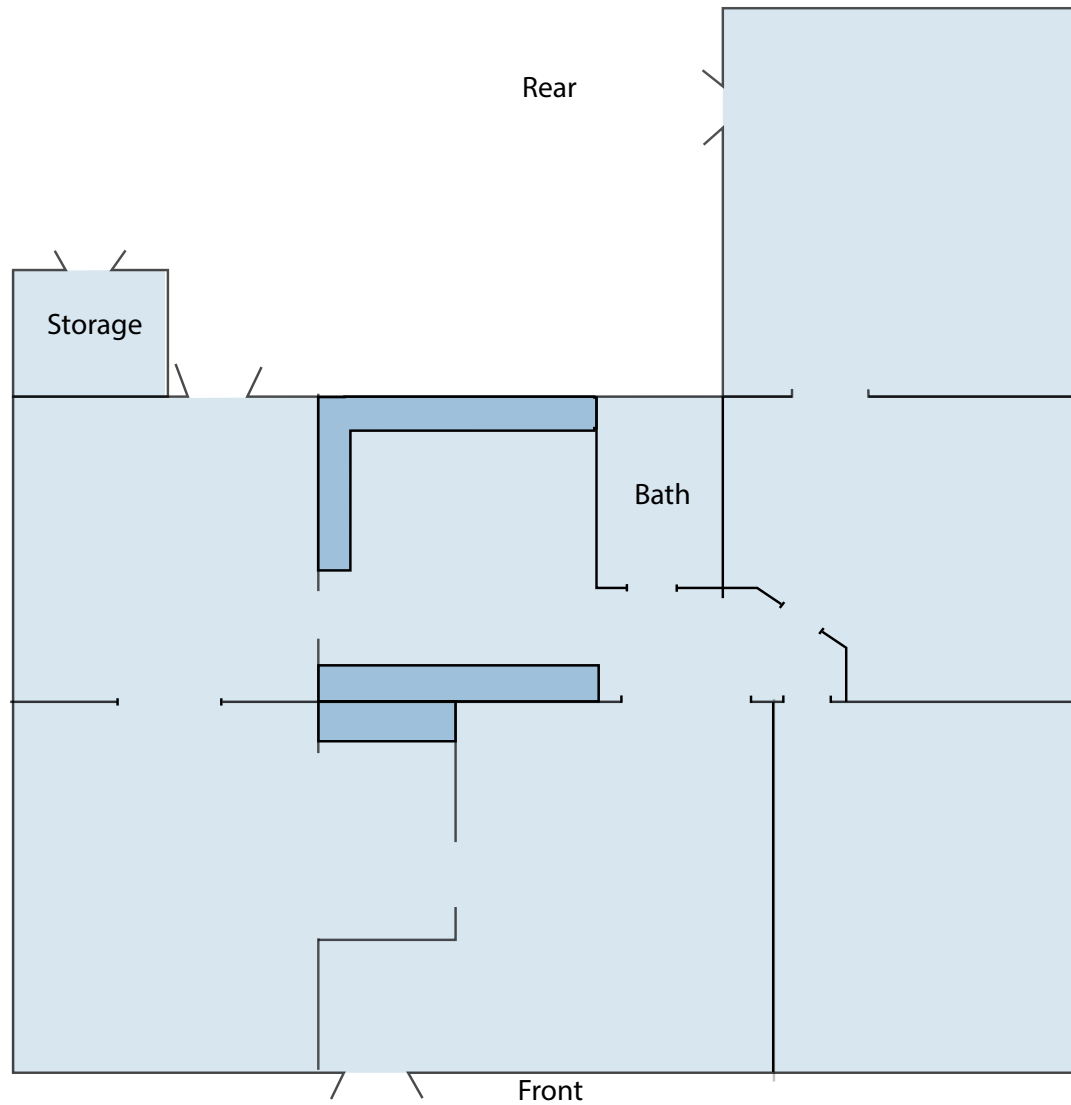
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# FLOOR PLAN



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