

*FOR LEASE*



# 3850 Glenwood Rd | Multi-Tenant Retail Strip | Decatur, GA

3850 Glenwood Rd  
Decatur, GA 30032



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Section 1

# Property Information



# Property Summary

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## PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 3850 Glenwood Rd, Decatur, GA, 30032. This exceptional property boasts a coveted location with high visibility and accessibility, making it an ideal choice for retail or commercial tenants. Building is currently under renovation, and Pre-Leasing Now

## PROPERTY HIGHLIGHTS

- Prominent location with high visibility and accessibility
- Spacious layout and modern amenities
- Ample parking for customers and employees
- Proximity to major thoroughfares and public transportation
- Versatility to accommodate diverse business needs
- Strategic positioning for increased foot traffic

## OFFERING SUMMARY

Lease Rate:	\$0.10 - 1.53 SF/month (MG)
Number of Units:	10
Available SF:	577 - 1,166 SF
Lot Size:	2 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	958	3,596	14,020
Total Population	3,123	10,548	37,121
Average HH Income	\$93,031	\$87,787	\$85,205

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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- Freshly Renovated - active CapEx program underway; suites delivered in improved condition
- Flexible suite configurations - ranging from ~1,160 SF to 2,469 SF; divisible or combinable
- Basement suites available — lower-cost entry points for service/storage-heavy tenants; excluded from primary SF count
- C-store anchor synergy - adjacent fuel/c-store at 3843 Glenwood generates consistent daily traffic; co-tenancy with established anchor
- High-visibility frontage on Glenwood Road — direct access to Glenwood Road with 23,094 vehicles per day
- Ample surface parking - critical differentiator in a corridor where parking can be scarce
- Zero new retail construction in the SE Atlanta/Glenwood corridor - tenants have no new product to choose from; existing stock commands leverage

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# Additional Photos

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Section 2

# Location Information

# Regional Map

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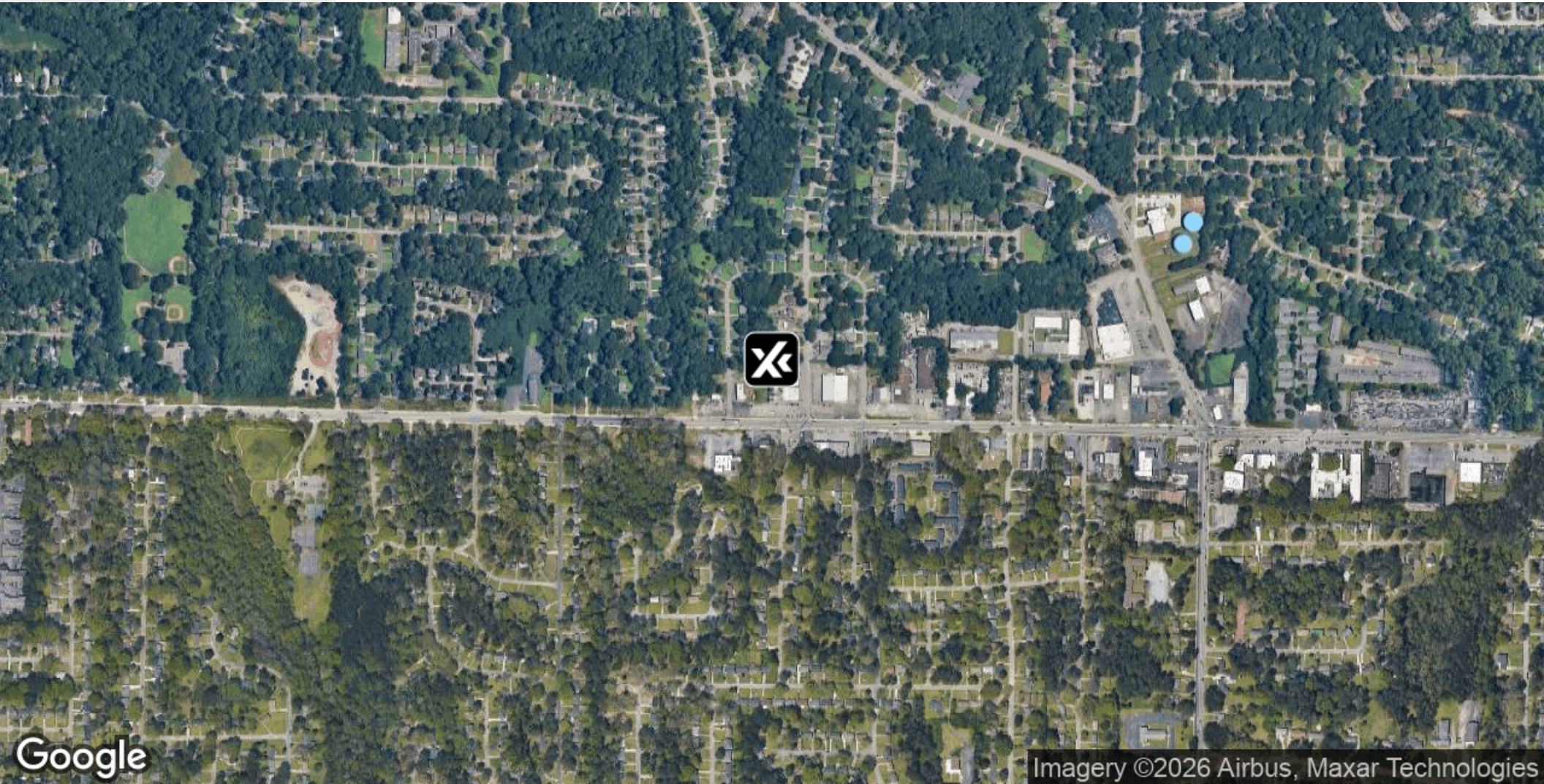
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# Aerial Map

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# BDJ

Consulting

Design & Construction Management

Project  
**Facade Renovation**  
Owner:  
**Skyland Holdings, LLC**

Location:  
**3850 Glenwood Rd  
Decatur, GA 30332**

Issue Date:  
**02/05/24**

### Notes



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### Existing Floor Plan A100

Scale: 3/32" = 1'-0"

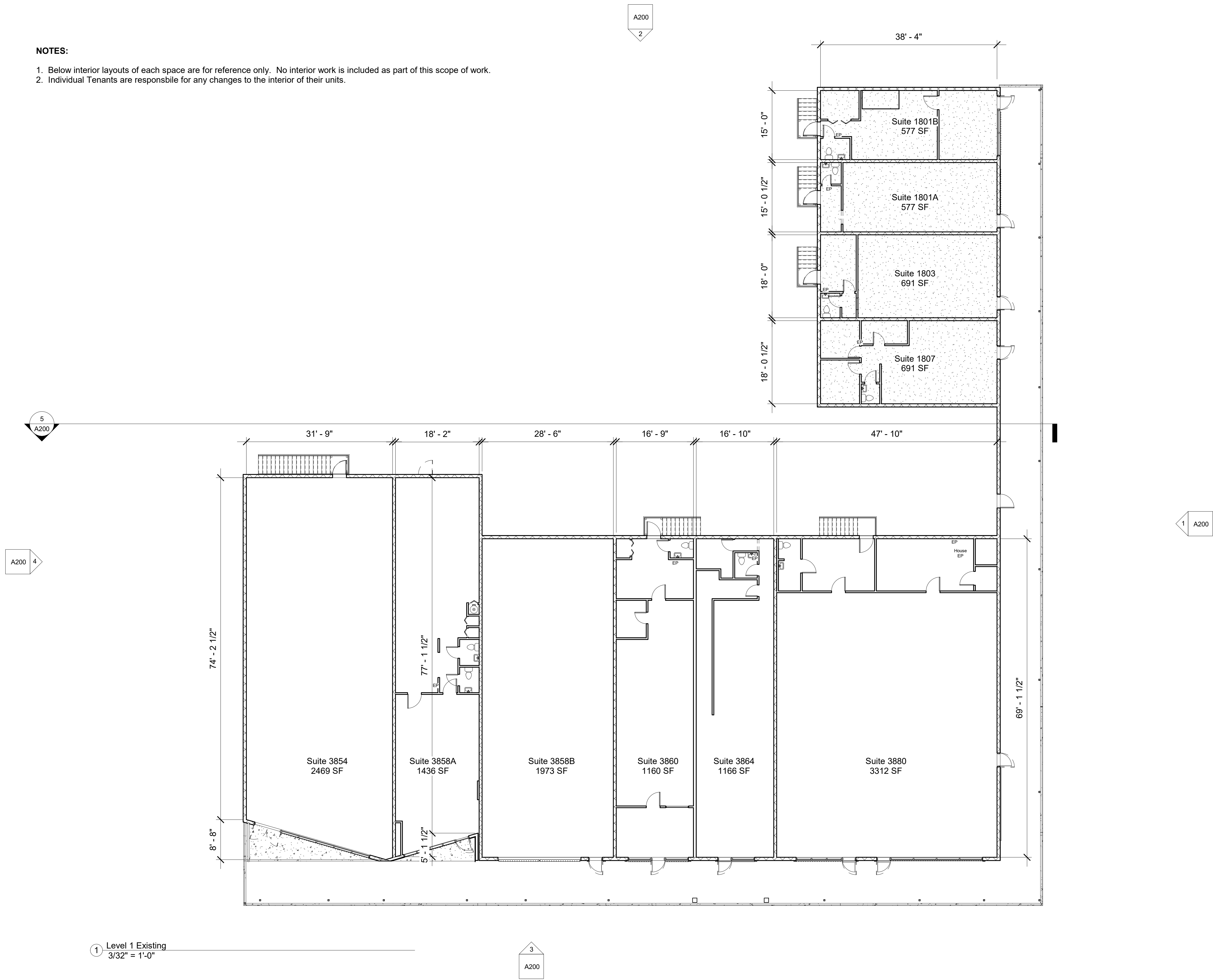
Date: 02/05/24  
Project Number: BDJ-0054  
Checked By: Checker  
Drawn By: Author

Drawn by: Brian Jones

2/10/2024 11:38:27 AM

### NOTES:

1. Below interior layouts of each space are for reference only. No interior work is included as part of this scope of work.
2. Individual Tenants are responsible for any changes to the interior of their units.



1 Level 1 Existing  
3/32" = 1'-0"

Section 3

# Lease Comparables



# Lease Comps Map & Summary

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It turns out, you don't have any Comps selected!

Click the **Edit Lease Comps** icon in the Page Edit Bar to add Comps to this page.

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Section 4

# Demographics

# Demographics Map & Report

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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	3,123	10,548	37,121
Average Age	35.7	39.8	40.0
Average Age (Male)	34.1	37.8	39.9
Average Age (Female)	36.5	42.7	42.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	958	3,596	14,020
# of Persons per HH	3.3	2.9	2.6
Average HH Income	\$93,031	\$87,787	\$85,205
Average House Value	\$248,652	\$251,422	\$294,956

2023 American Community Survey (ACS)

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# Advisor Bio 1

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