

CHURCH BUILDINGS / 5.51-ACRE OPPORTUNITY FOR SALE

CHURCH CAMPUS / LAND REDEVELOPMENT

4211 & 4239 FLAT SHOALS PARKWAY, DECATUR, GA 30034



FOR SALE

KW COMMERCIAL | FIRST ATLANTA

200 Glenridge Point Parkway
Atlanta, GA 30342



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

4211 & 4239 FLAT SHOALS PARKWAY



OFFERING SUMMARY

PRICE:	\$2,000,000
BUILDING SF:	12,505
PRICE / SF:	\$160/SF
FLOORS:	3
LOT SIZE:	239,915 SF
YEAR BUILT:	1970 & 1953
ACCESS:	Flat Shoals Parkway
ZONING:	OI & R100
PARKING:	Surface

PROPERTY OVERVIEW

This church campus offers 12,505 total SF across two buildings on a 5.51-acre site along Flat Shoals Parkway in Decatur, a rapidly growing corridor targeted for reinvestment and redevelopment. The 10,800 SF two-story sanctuary and administrative building includes worship space, offices, classrooms, and meeting rooms, while a separate 1,705 SF fellowship hall provides flexible space for receptions, programs, and events.

With substantial acreage, prime visibility, and location in a designated growth corridor, the property is ideal for continued church use or presents an excellent redevelopment opportunity

HIGHLIGHTS

- Expansive 5.51-acre site with redevelopment flexibility
- Positioned along Flat Shoals Parkway in Decatur, a designated growth corridor with strong residential and commercial demand
- Excellent visibility and access to I-285
- Suitable for residential, mixed-use, or community-focused projects in a fast-growing area
- Surrounded by ongoing development, public investment, and infrastructure improvements supporting future value

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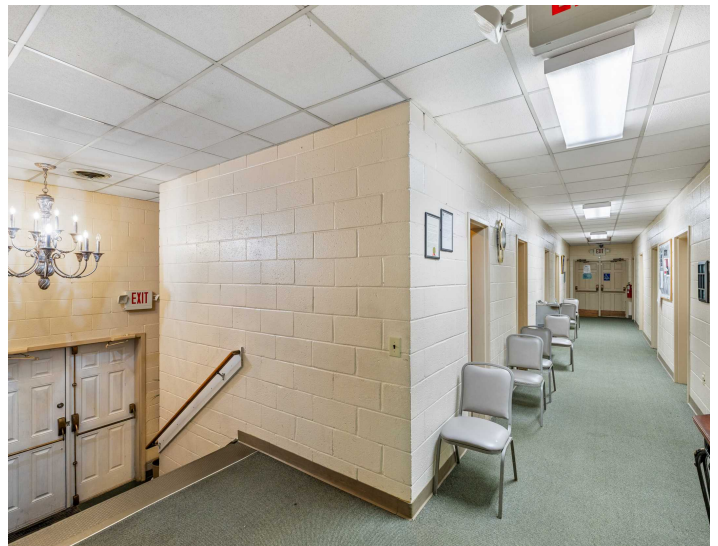
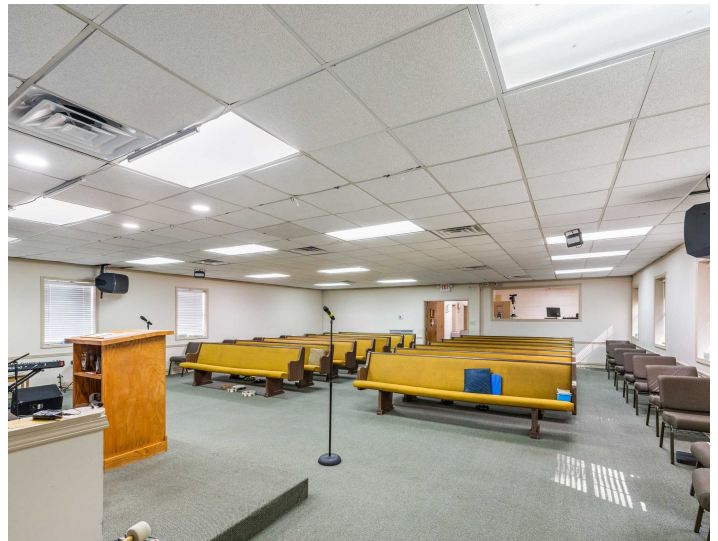
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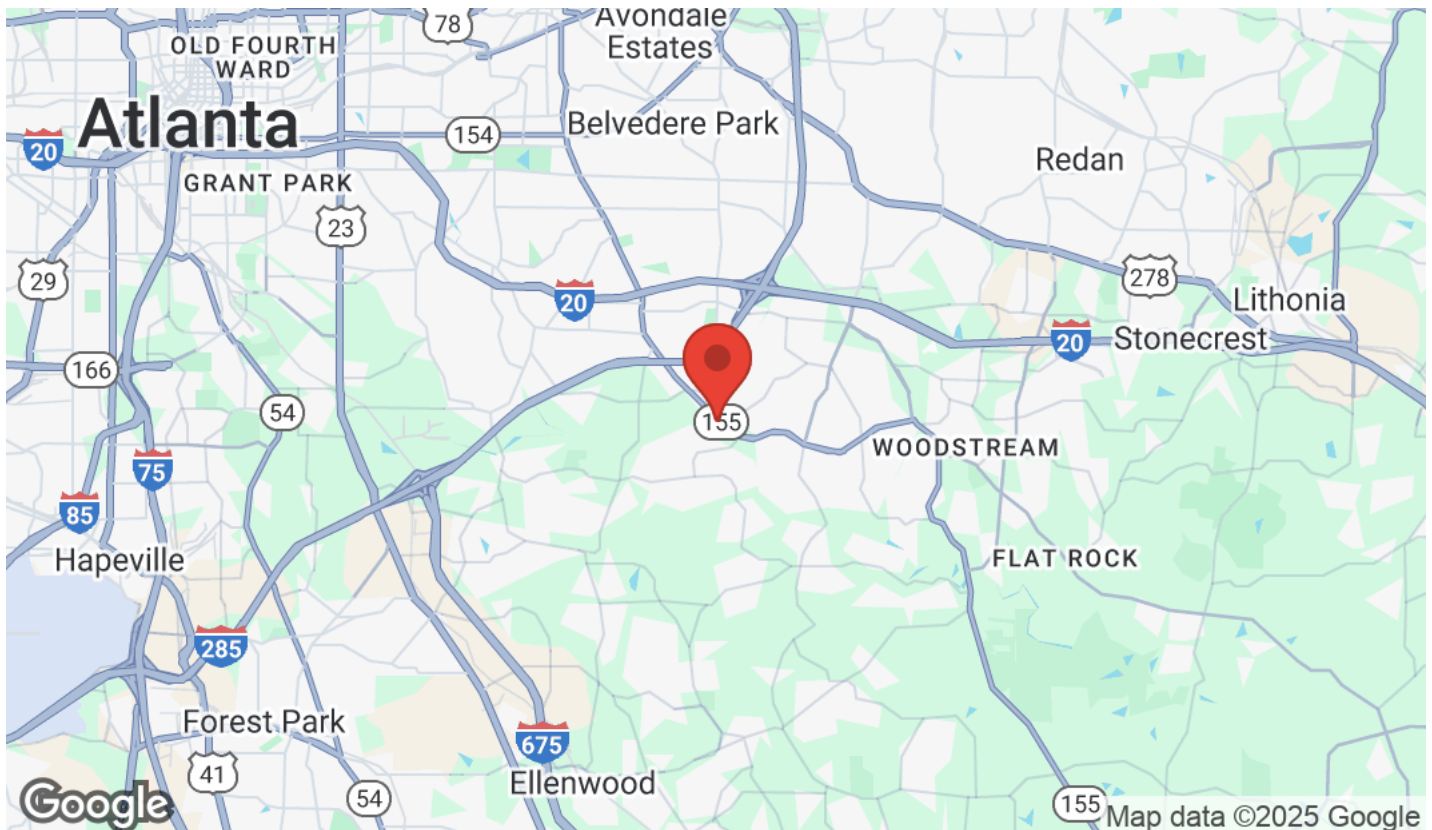
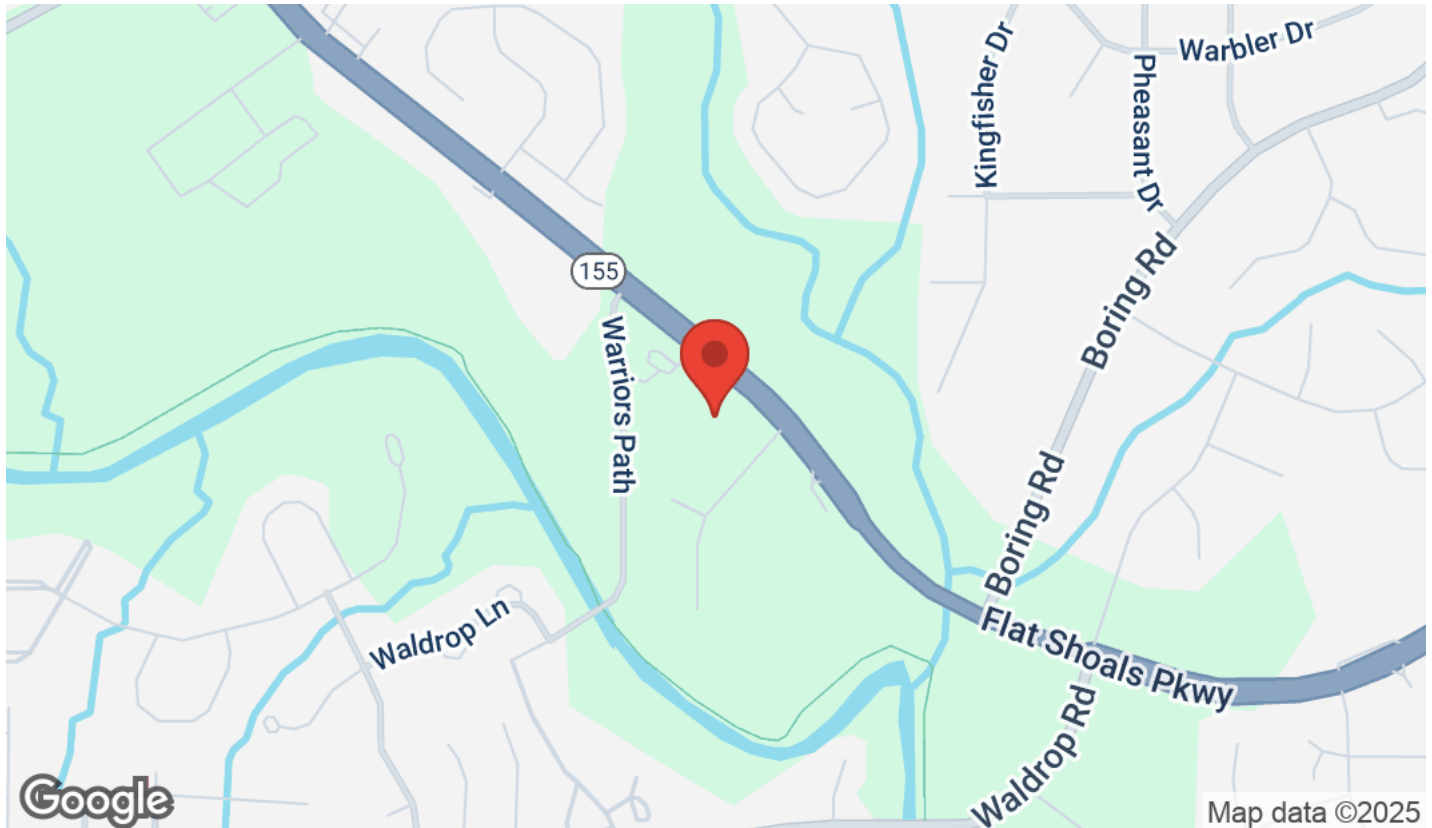
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LOCATION MAPS

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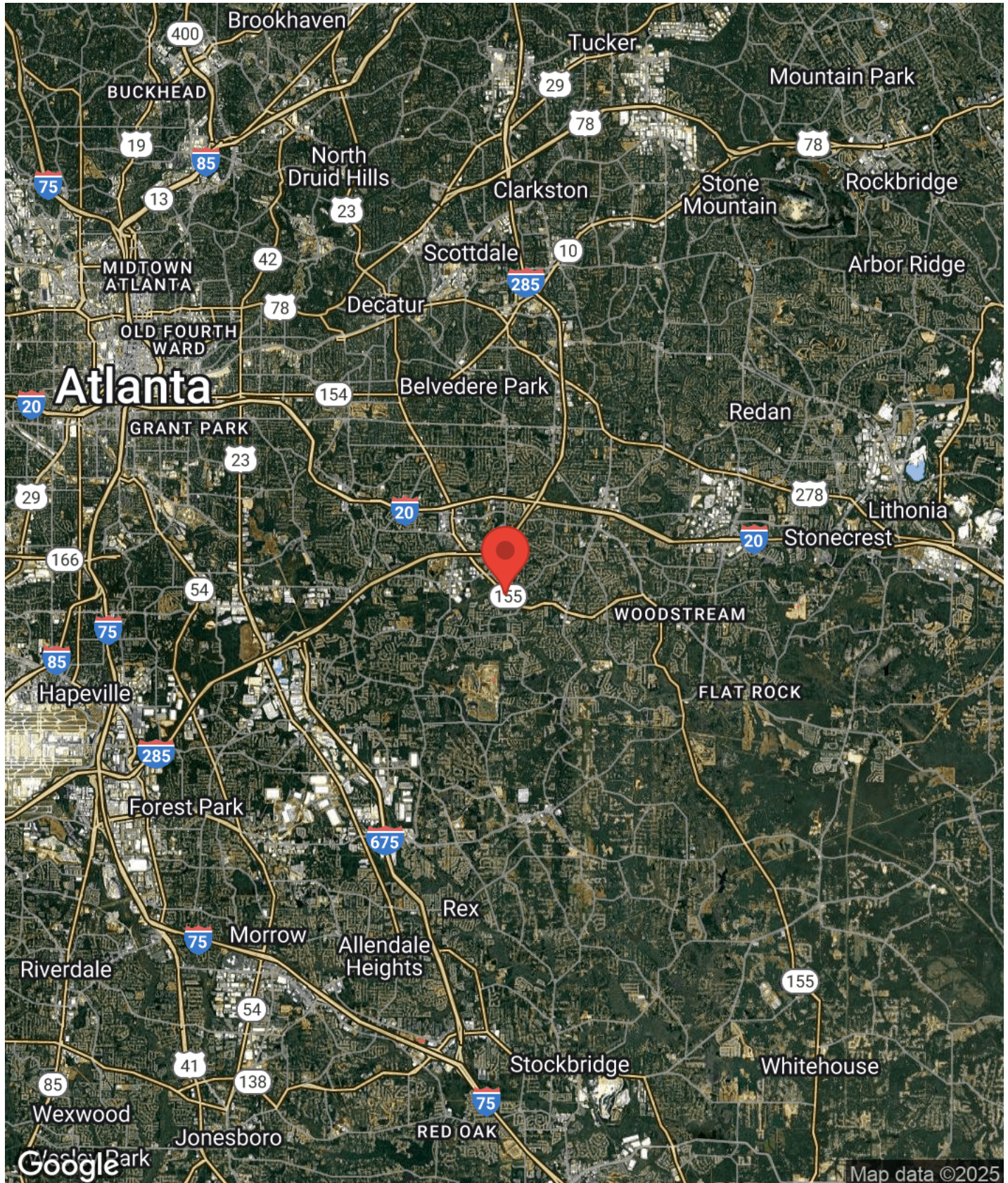
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REGIONAL MAP

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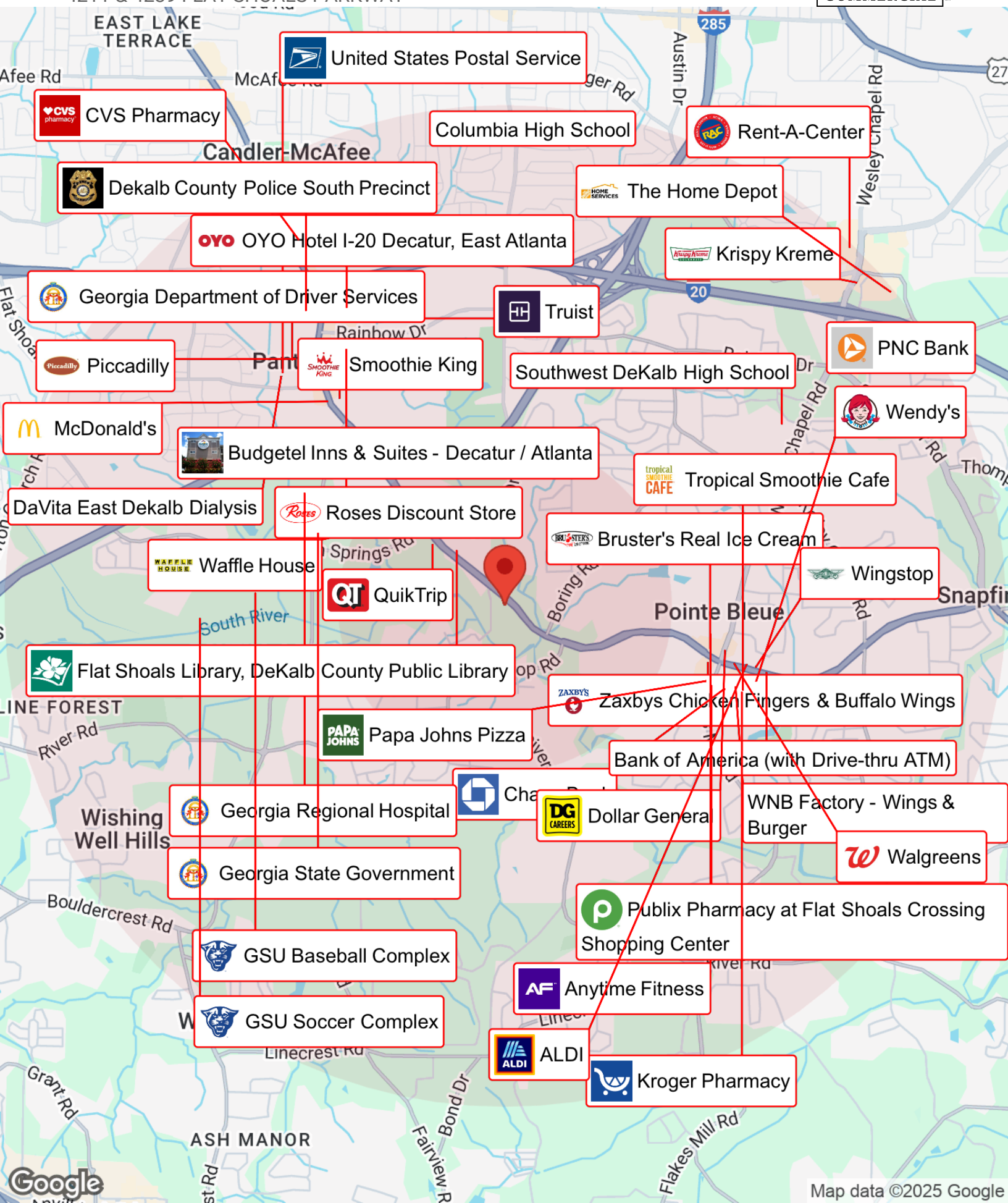
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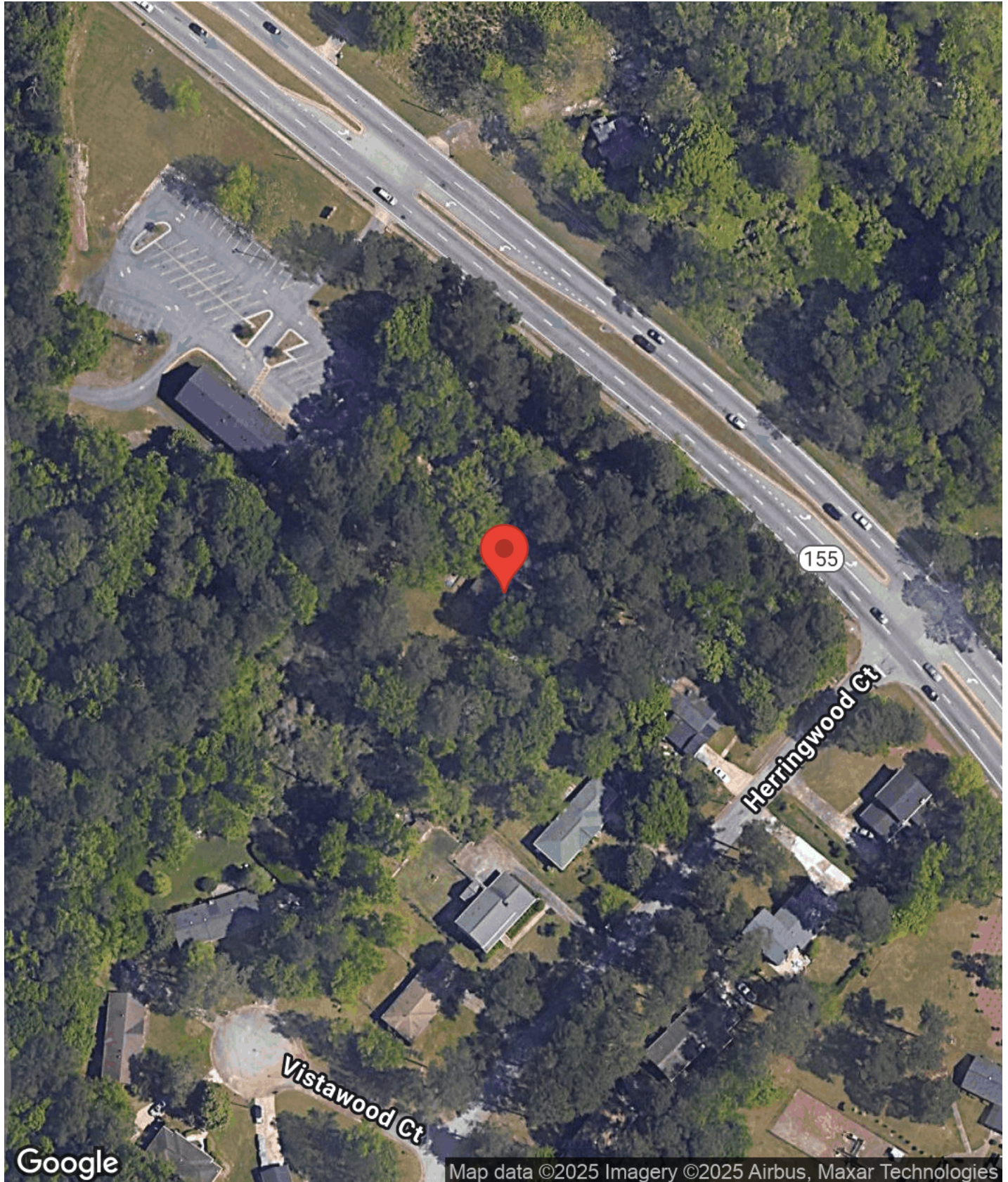
BUSINESS MAP

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AERIAL MAP

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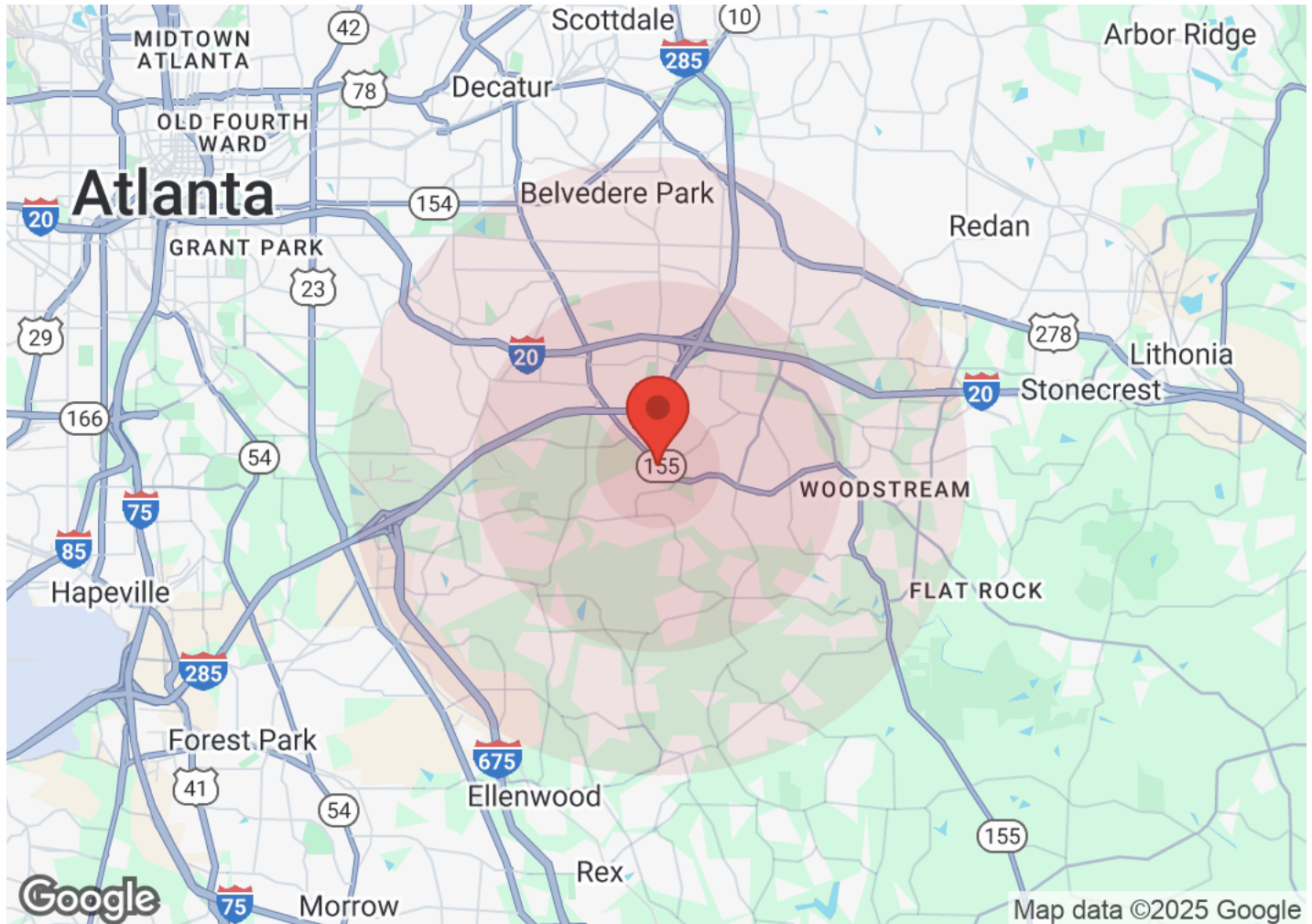
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,557	31,953	80,483	Median	\$64,447	\$66,497	\$71,398
Female	5,732	37,827	92,700	< \$15,000	625	2,606	6,171
Total Population	10,289	69,780	173,183	\$15,000-\$24,999	254	1,863	4,852
				\$25,000-\$34,999	325	2,031	4,698
				\$35,000-\$49,999	234	3,068	7,135
				\$50,000-\$74,999	782	4,972	11,599
				\$75,000-\$99,999	473	3,549	8,807
				\$100,000-\$149,999	753	4,637	12,477
				\$150,000-\$199,999	192	1,282	4,820
				> \$200,000	231	2,005	5,427
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,031	12,086	29,793	Total Units	4,196	28,483	72,445
Ages 15-24	1,398	8,664	21,117	Occupied	3,870	26,012	65,985
Ages 25-54	4,280	26,870	70,284	Owner Occupied	2,024	15,694	39,909
Ages 55-64	1,202	9,611	23,222	Renter Occupied	1,846	10,318	26,076
Ages 65+	1,377	12,550	28,767	Vacant	326	2,472	6,459
Race	1 Mile	3 Miles	5 Miles				
White	683	4,913	19,154				
Black	9,007	60,743	141,594				
Am In/AK Nat	13	56	139				
Hawaiian	1	7	17				
Hispanic	325	2,233	7,014				
Asian	90	677	2,217				
Multi-Racial	159	1,061	2,806				
Other	9	84	242				

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