



RESTAURANT FOR LEASE ON MEMORIAL DR., DECATUR, NEAR I-285

Previous Waffle House, Pylon Signage,
31 Parking Spaces, 40,300 ADT, Potential
Ground Lease for National Tenant

4788 MEMORIAL DRIVE
DECATUR, GA 30032

DON EDWARDS
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Property Description

4788 Memorial Drive is a 1,715 sq ft restaurant building located near I-285 in Decatur, GA, just south of the Georgia State University Perimeter Campus. Previously a Waffle House, this property has ample signage, including the tall pylon sign and an incredible 31 parking spaces, sitting on .35 acres. There are two access points; one curb cut directly from Memorial Drive or enter through the connecting shopping center.

Will consider a ground lease for a national credit tenant.

Address:	4788 Memorial Dr, Decatur, GA 30032
County:	GA - DeKalb
Cross Streets:	Memorial Drive and N Decatur Rd
Building SF:	1,715 sf
Lease Rate:	\$30 psf/yr
CAM:	\$9.06 psf/yr
Monthly Rent:	\$5,582.33 per month
Lot Size:	0.35 Acres
Parking Ratio:	31 spaces
Traffic Count:	40,300
Year Built:	2002
Zoning:	C1 - General Commercial

PROPERTY PHOTOS

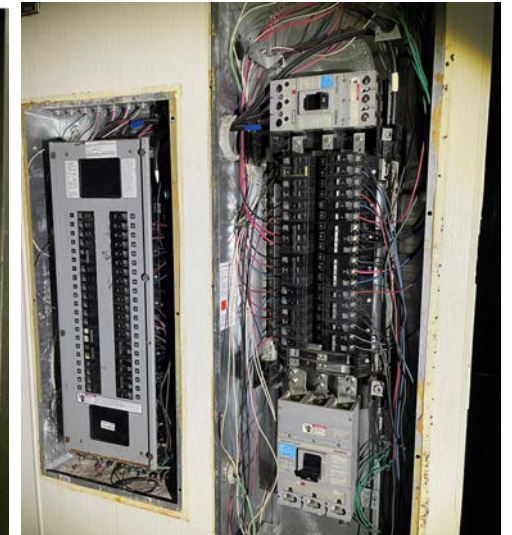
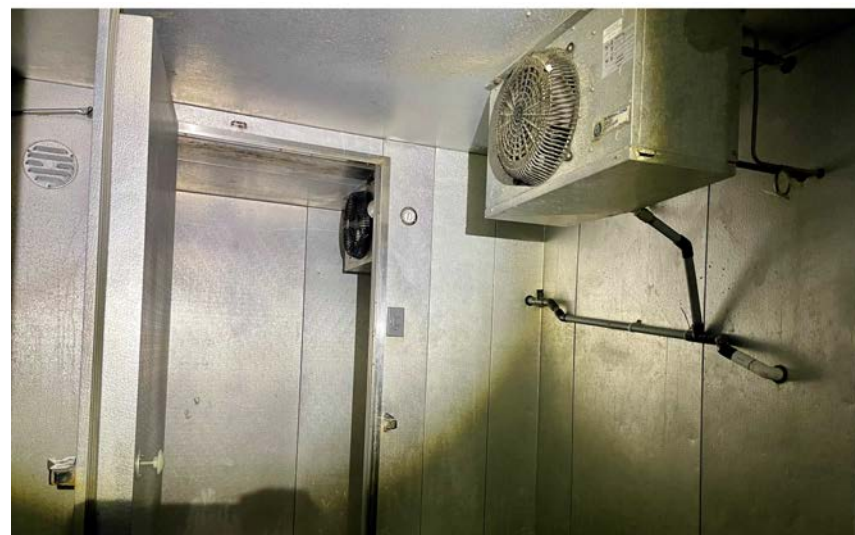


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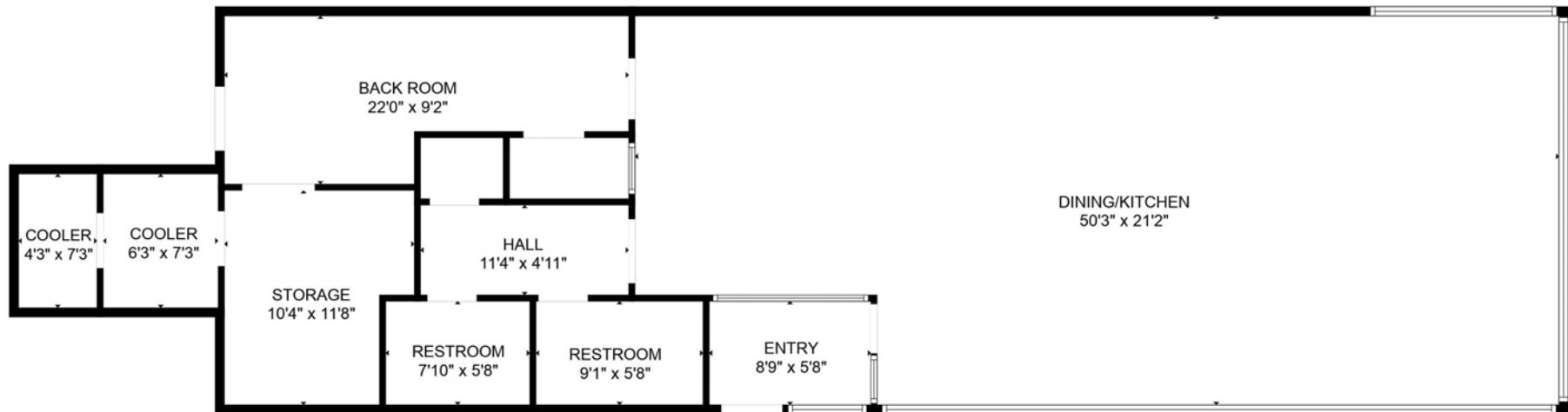
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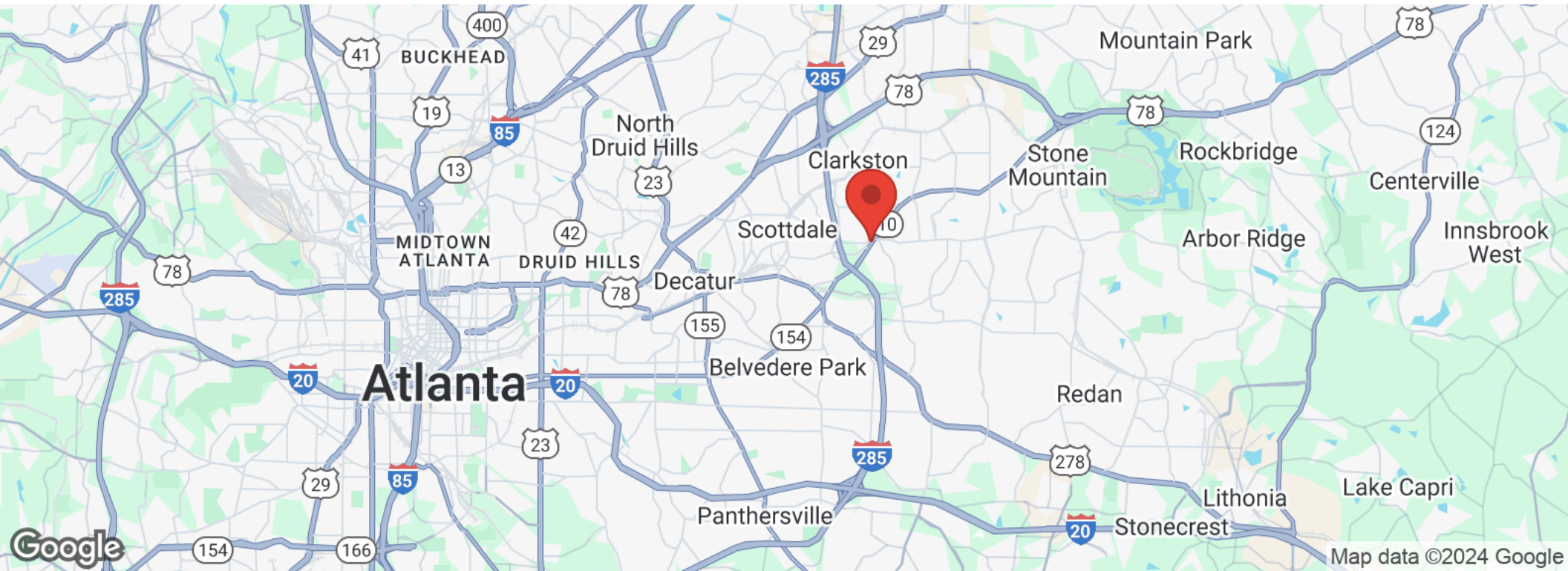
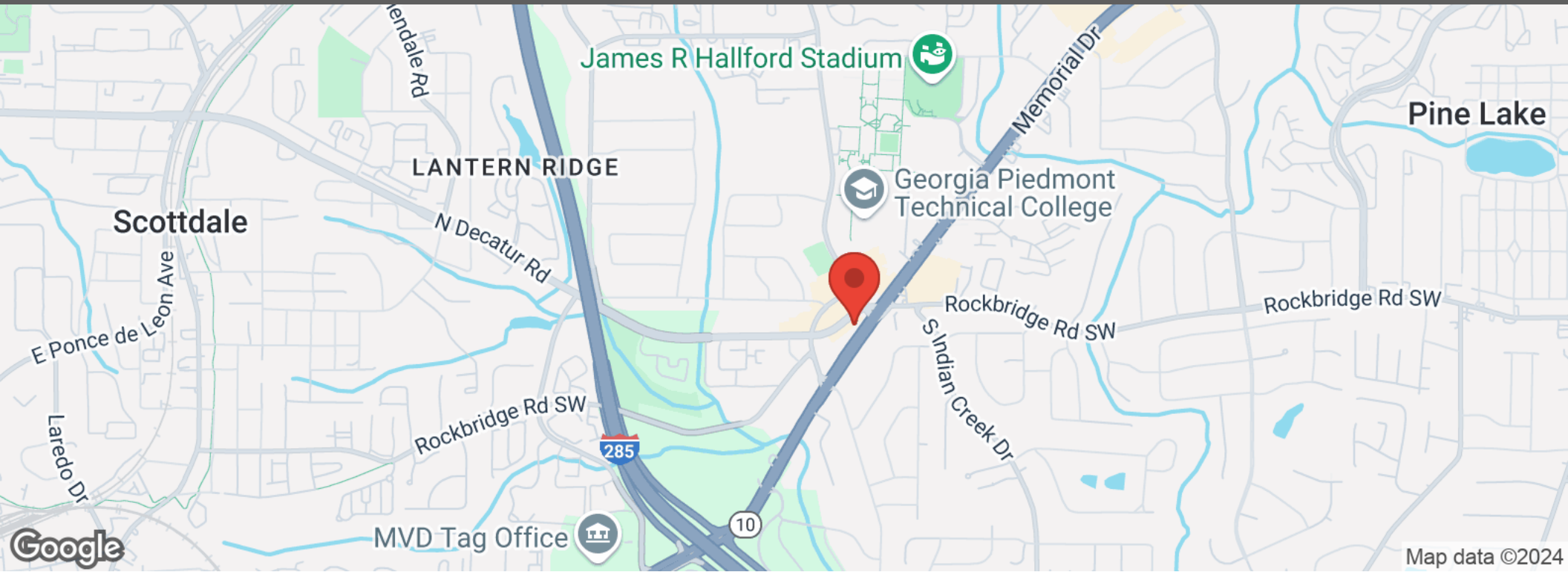
FLOOR PLAN

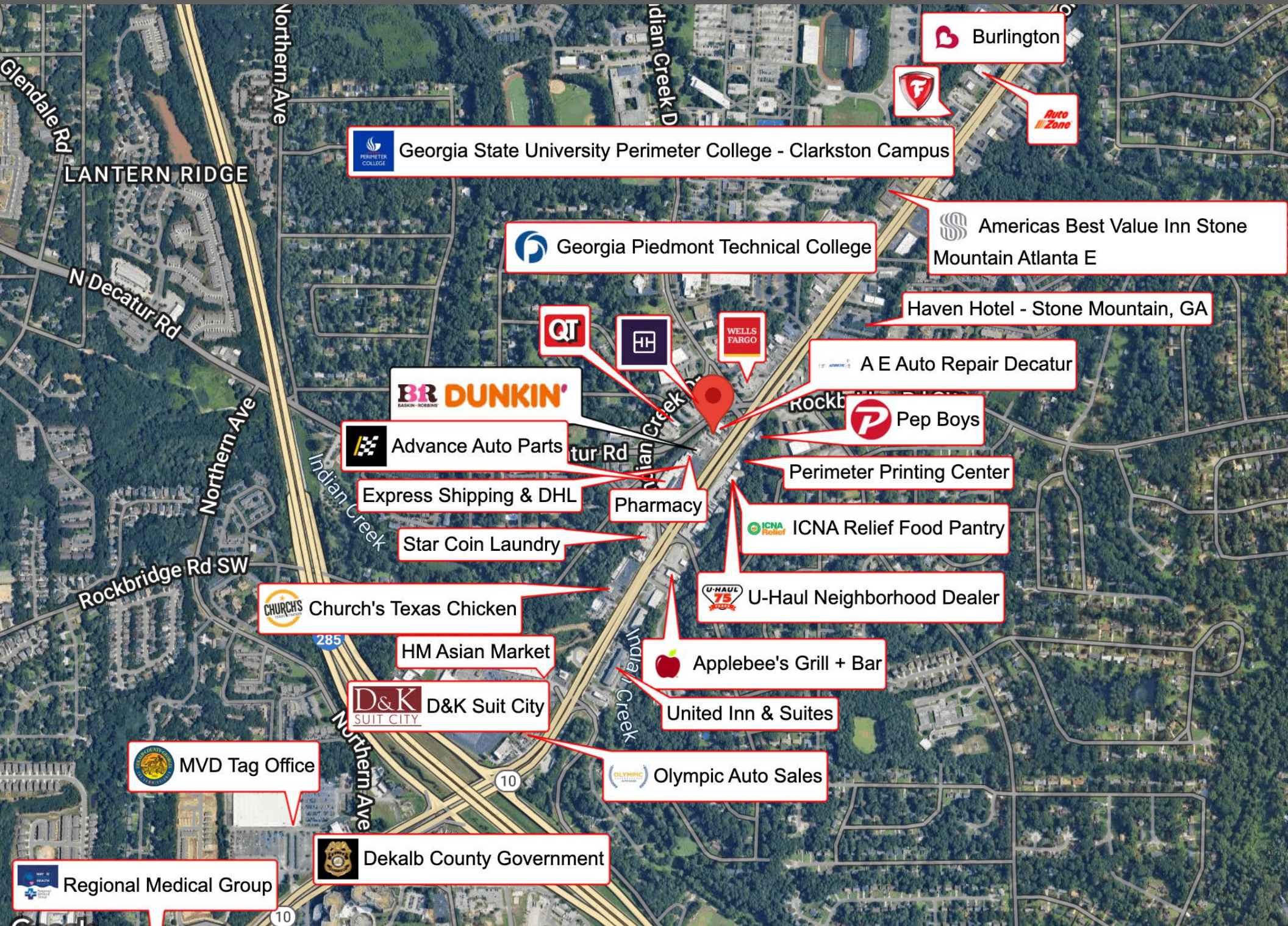


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

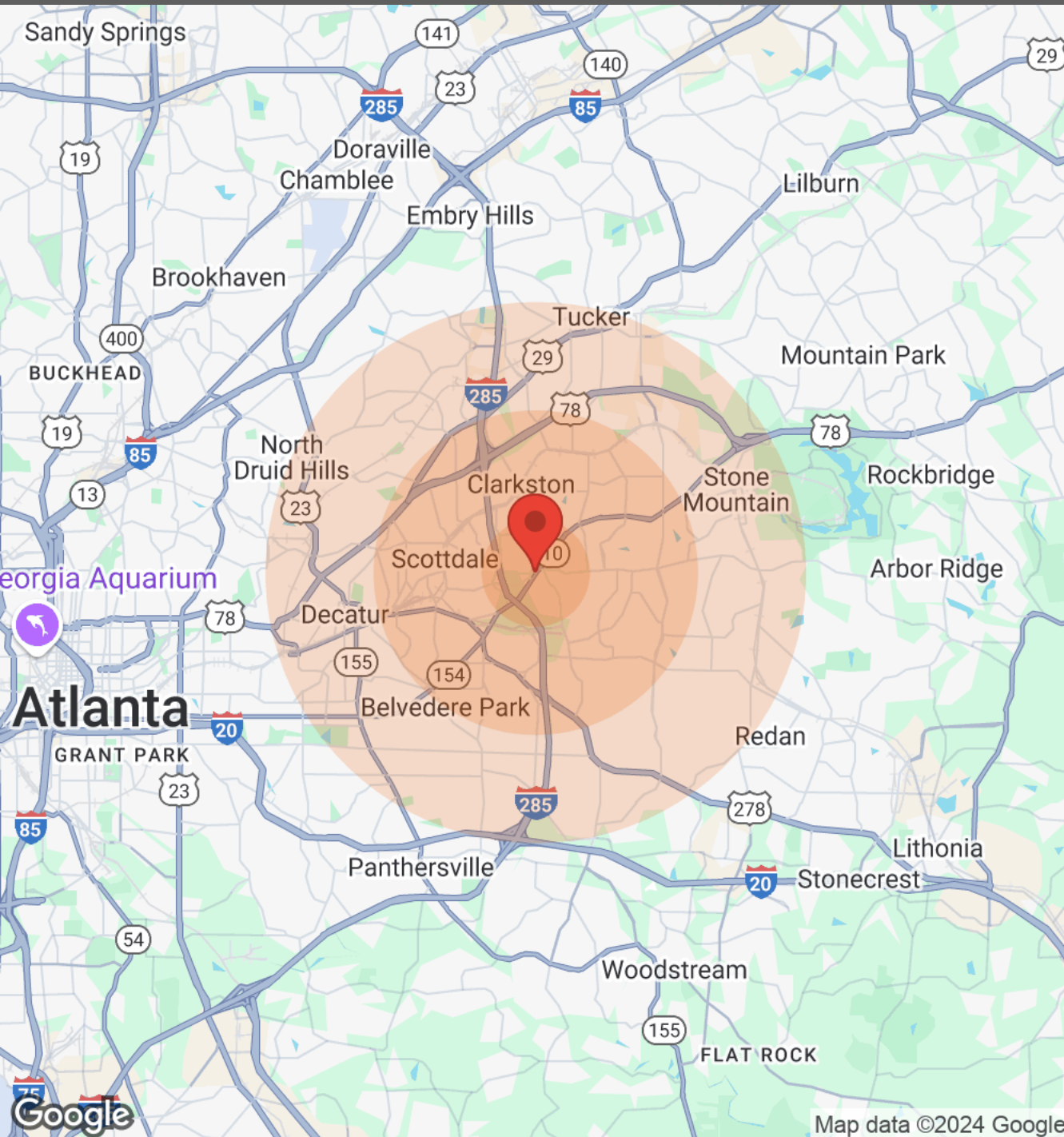
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LOCATION MAPS





DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	7,254	48,967	116,802
Female	6,102	52,355	129,586
Total Population	13,356	101,322	246,388

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,305	21,237	49,147
Ages 15-24	1,431	13,037	30,548
Ages 25-54	6,631	44,352	104,510
Ages 55-64	1,552	11,451	29,273
Ages 65+	1,437	11,245	32,910

Race	1 Mile	3 Miles	5 Miles
White	1,510	22,145	79,990
Black	10,451	64,760	141,678
Am In/AK Nat	17	60	125
Hawaiian	N/A	14	18
Hispanic	655	5,997	13,598
Multi-Racial	686	8,556	18,482

Income	1 Mile	3 Miles	5 Miles
Median	\$32,652	\$37,669	\$48,858
< \$15,000	831	6,877	14,235
\$15,000-\$24,999	361	4,728	10,294
\$25,000-\$34,999	550	5,153	11,304
\$35,000-\$49,999	731	6,165	14,212
\$50,000-\$74,999	735	7,003	18,429
\$75,000-\$99,999	275	3,953	10,910
\$100,000-\$149,999	224	2,857	10,081
\$150,000-\$199,999	57	836	3,584
> \$200,000	38	579	3,552

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,934	46,074	114,162
Occupied	4,089	39,981	100,650
Owner Occupied	1,621	18,763	56,539
Renter Occupied	2,468	21,218	44,111
Vacant	845	6,093	13,512

Map data ©2024 Google

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DONALD B EDWARDS JR

KW Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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