



LOCATION OVERVIEW

This property is located in Decatur, GA, approximately 5 miles north of Emory University Hospital, Children's Healthcare of Atlanta, Emory University, Atlanta VA Medical Center and 3 miles from Emory Decatur Hospital.

It is also located less than 1 mile from I-285 with major retailers nearby including the North DeKalb Mall, The Home Depot, Publix and Goodwill.

OFFERING SUMMARY

Lease Rate:	Withheld
Available SF:	1,850 SF
Building Size:	1,850 SF
Year Built:	1958
Zoning:	O1

PROPERTY HIGHLIGHTS

- 1,850 SF professional medical/office space for lease
- Ideal for a counseling services, home staffing services, financial services, tax consulting and insurance services
- High visibility and excellent traffic counts of 21,690 VPD on Lawrenceville Hwy
- Monument signage included
- Single tenant use
- Competitive rental rates
- Private parking
- Easy access from I-285
- Zoned O1



DEMOGRAPHICS



POPULATION

1 Mile	7,943
3 Miles	88,579
5 Miles	266,792



HOUSEHOLDS

1 Mile	3,497
3 Miles	36,998
5 Miles	105,937

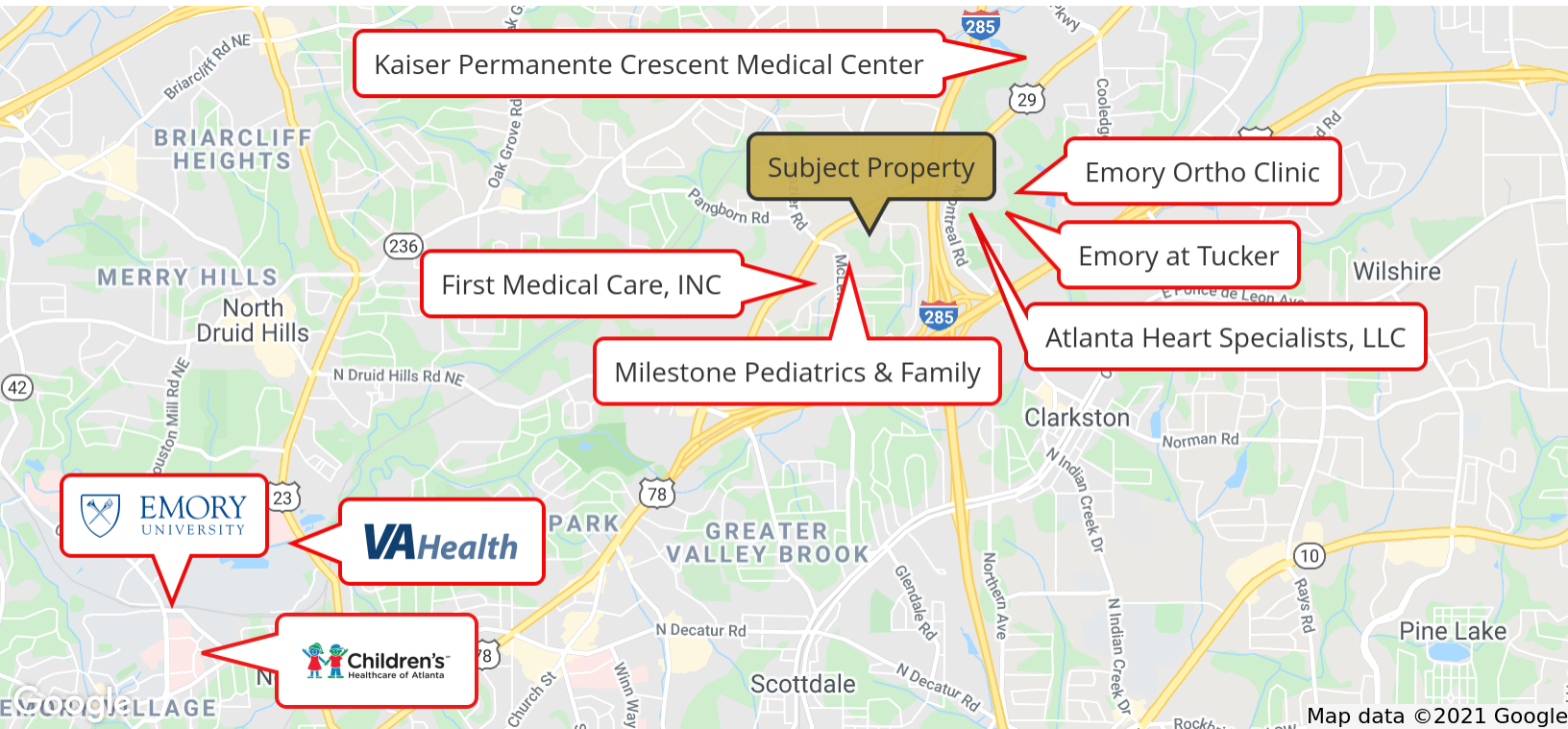


AVG. HH INCOME

1 Mile	\$72,920
3 Miles	\$71,626
5 Miles	\$68,825



IN THE AREA



CONTACT



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