

# FOR LEASE



OAKHURST  
REALTY  
PARTNERS

EXCLUSIVE OFFERING



**\$15.00/SF + \$4.00/SF NNN = \$24,133/mo**

Rendering of proposed renovations

## PROPERTY OVERVIEW

- » 15,242 SF freestanding building
- » 10% of building is comprised of office space
- » Building being upgraded
- » Ample parking
- » Great signage opportunity
- » Proximate to all the best amenities the Decatur market has to offer
- » 2 DHDs; 1 DID

## LOCATION / ACCESS

- » Immediate access to N. Decatur Road to get to Decatur, Emory and all east side intown markets
- » Extremely convenient access to Hwy. 78 and I-285 via Valley Brook Road or E. Ponce de Leon Ave.
- » Proximate to the Edens-owned North DeKalb Mall redevelopment

## *Decatur Warehouse / Flex Building*

3000 N Decatur Rd  
Decatur, GA 30033



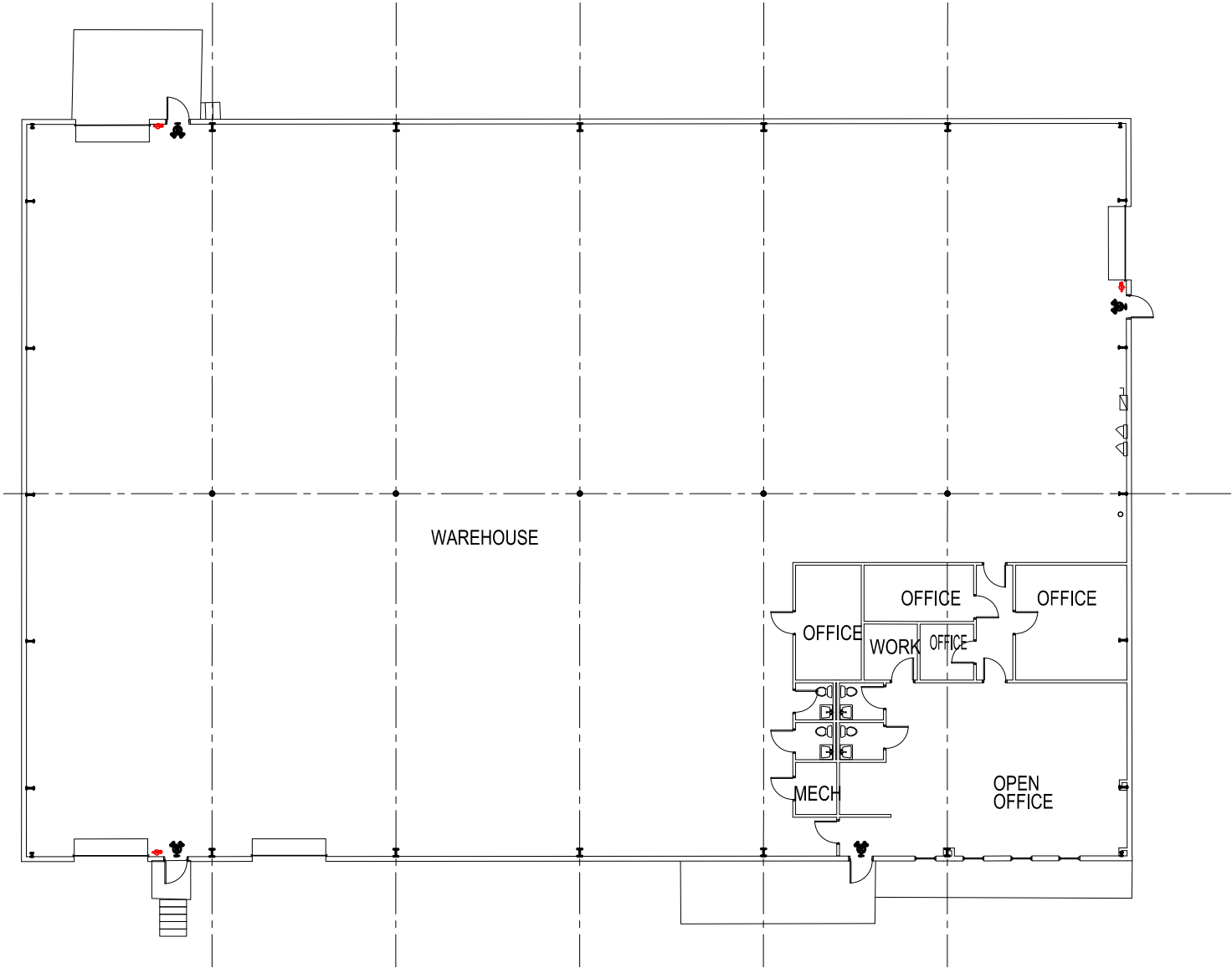
**FOR MORE INFORMATION, PLEASE CONTACT**  
Bart Lester | 404-275-5822 | [blester@oakrep.com](mailto:blester@oakrep.com)

# FOR LEASE



## *Decatur Area Warehouse / Flex Building*

3000 N Decatur Rd, Decatur, GA 30030



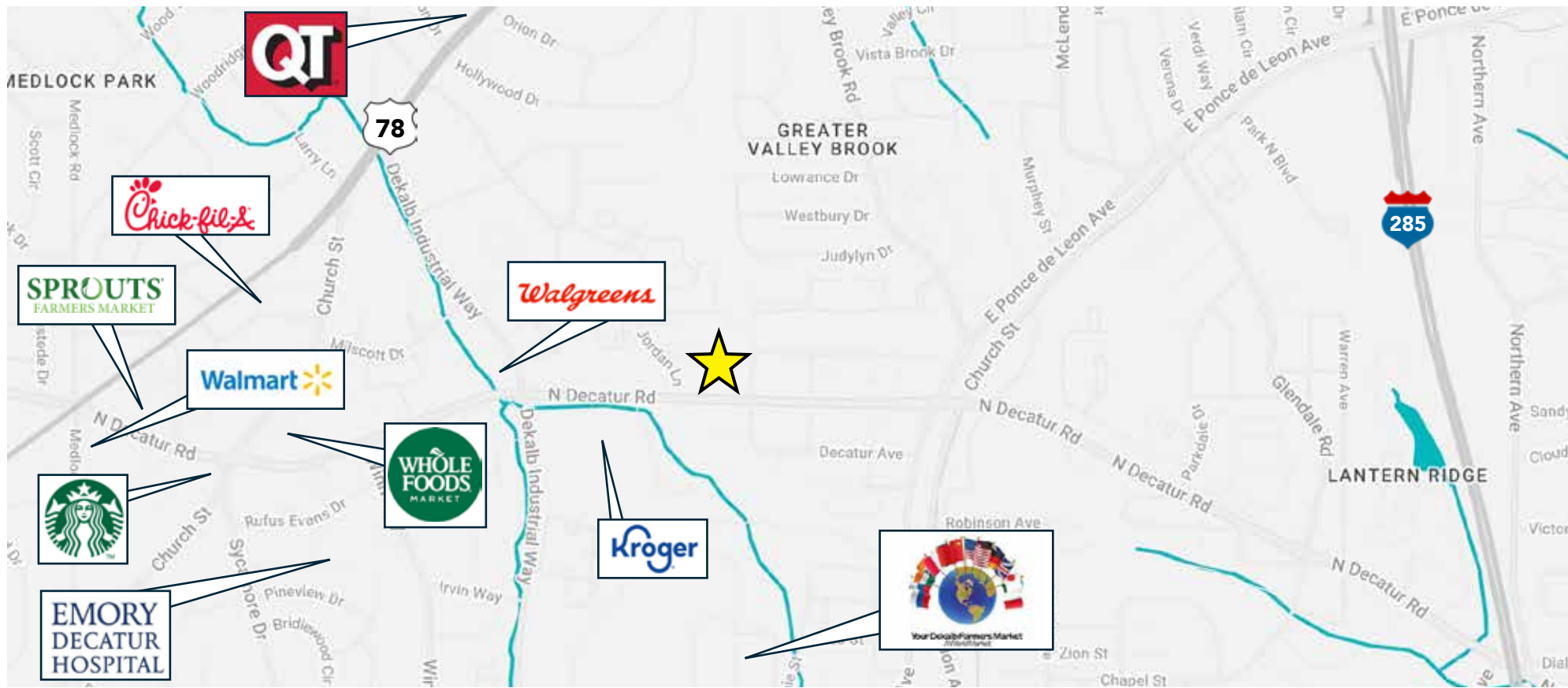
Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

# FOR LEASE



## Decatur Area Warehouse / Flex Building

3000 N Decatur Rd, Decatur, GA 30030



### Within 5 Miles



**321,430**  
Population



**\$118,480**  
Average Household Income



**130,876**  
Total Households



**11,102**  
Businesses



**255,735**  
Employees