

FOR SALE | \$1,950,000

.7 Acres | City of Decatur | Prime Corner Development Opportunity

541 E. College Ave. + 170 Commerce Dr., Decatur GA 30030



OAKHURST
REALTY
PARTNERS



FOR MORE INFORMATION, PLEASE CONTACT: Ben Campbell | 404-371-4100 | bcampbell@oakrep.com

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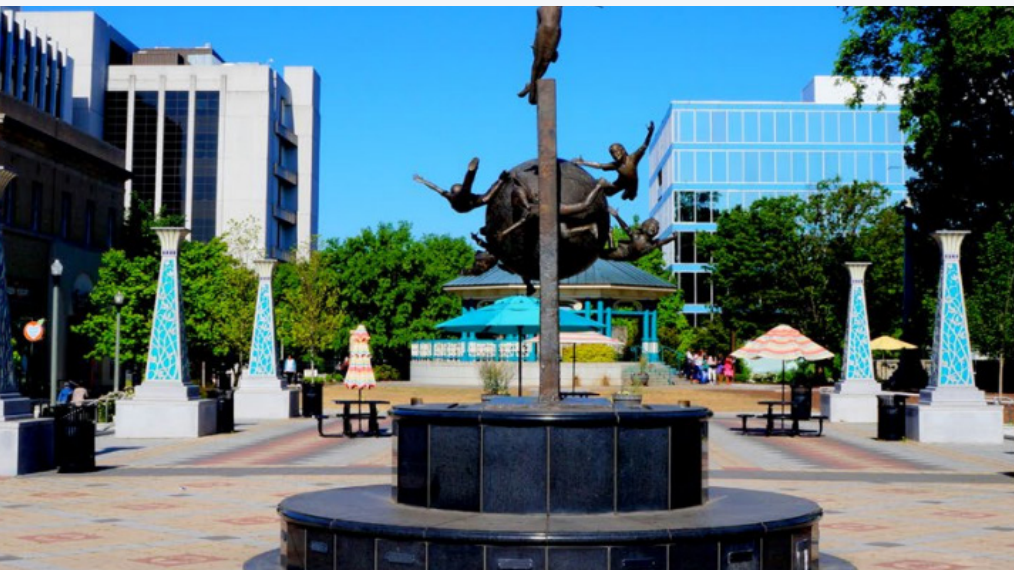
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OVERVIEW

- » .7 acres on two parcels in highly-desirable City of Decatur
- » High visibility and 33,043 VPD
- » Flexible MU (Mixed-Use District)
- » 170 ft. of frontage on East College Avenue
- » 197 ft. of frontage on Commerce Drive
- » Walking distance to both Decatur and Avondale MARTA station
- » Outstanding demographics and diversity in the trending Eastside location
- » All utilities on-site
- » Strong support from City of Decatur to be developed
- » Functional redevelopment site based on shape, frontage, and topography
- » Walking distance to a wide selection of restaurants, shops, and breweries
- » Proximity to university campuses including Agnes Scott and Emory University
- » Easy, direct drive into CBD Atlanta



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Within 3 Miles



118,362

Population



\$138,677

Average Household Income



49,505

Total Households



4,352

Businesses



163,367

Employees



17,200

Cars Per Day

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

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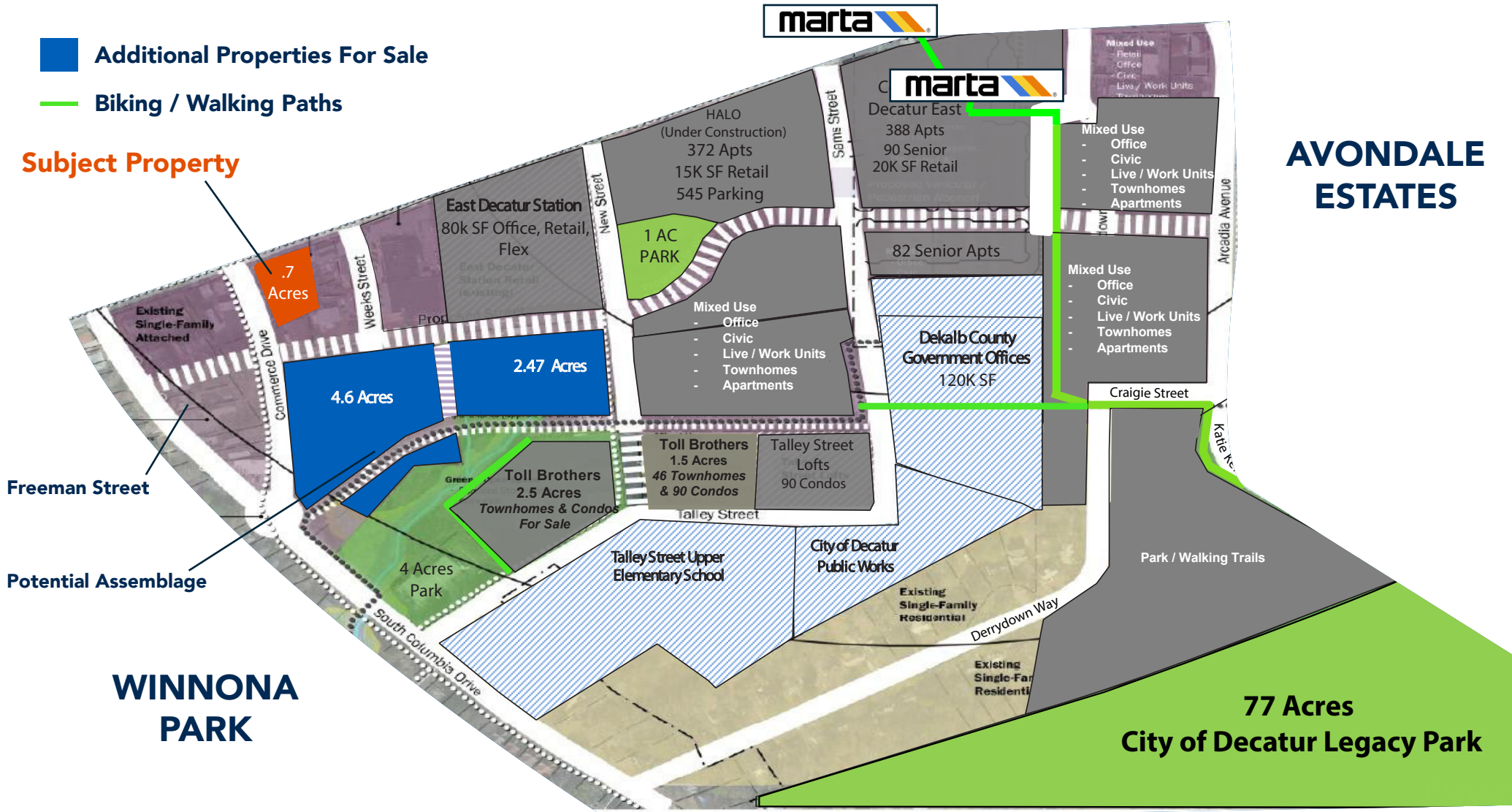
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Exclusive Offering

 Additional Properties For Sale

 Biking / Walking Paths

Subject Property



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NEW ROAD
"FREEMAN STREET"



COMMERCE DRIVE - 9,404 VPD 33,043 VPD



EAST COLLEGE AVENUE - 23,639 VPD

WEEKS STREET