

Gateway Decatur

6 +/- Acres
Decatur / Dekalb County



JOEL & GRANOT
COMMERCIAL REAL ESTATE

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This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owners of the Property (the "Owners"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owners and JGRE. Therefore, all projections, assumptions and other must be independently verified by the holder of this information.

Information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials may be described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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JGRE is representing the Sellers, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

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Benjamin C. Pargman is a licensed real estate salesperson with the Georgia Real Estate Commission license # 355944. JGRE is a licensed real estate firm GREC # H-62944. Benjamin C. Pargman is also an inactive member of the State Bar of Georgia and the Florida Bar, graduated from the University of Florida Law School and practiced commercial real estate law prior to beginning a career in real estate brokerage and obtaining a license from the Georgia Real Estate Commission. Mr. Pargman is not representing seller or purchaser or any other party related to the Property as an attorney. No statement whether spoken, written or otherwise from Mr. Pargman is intended to be offered as legal advice nor should any such statement be deemed or received as legal advice and all parties should obtain independent legal advice regarding this transaction.

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Gateway to Walkable Decatur, Georgia

+/- 6 acres
Mixed-Use Opportunity

Subject +/- 8.5 Acres

Glennwood Elementary

Downtown Decatur

Avondale MARTA

12 min
0.6 mile

14 min
0.6 mile

Glennwood Elementary School

Avondale MARTA

Downtown Decatur

Glennwood Elementary School

Avondale MARTA

Downtown Decatur

12 min
0.6 mile

14 min
0.6 mile

Glennwood Elementary School

Avondale MARTA

Downtown Decatur

Strategic Premier Location



WALKING DISTANCE TO DOWNTOWN DECATUR.

The Property is an outstanding Intown location convenient and true walking and riding distance to Downtown Decatur and all of its dining, shopping and community events.

ACROSS THE STREET FROM MARTA (AVONDALE STATION).

The Property is diagonally across the intersection from the Avondale Marta Transit Station making this a strategic rail commute for Downtown and Midtown Atlanta workforce.

CONVENIENT TO 285,

LAWRENCEVILLE HIGHWAY AND STONE MOUNTAIN.

While being a short walk or bike ride to Downtown Decatur, or a train ride to Downtown Atlanta, the Property has convenient access to Lawrenceville Highway, Interstate 285, and Stone Mountain.



Desirable and In-Demand Decatur

Decatur is a thriving and highly desirable small town within the greater metropolitan Atlanta area. Known for its walkable downtown and true community feel, Decatur is a thriving hot-spot of restaurants, shops, bars, and restaurants.

The Downtown Decatur Square, Gazebo and Courthouse provide a community town gathering spot for outdoor concerts, festivals, holiday events, and block-parties.



Nearby Projects

New: Fuqua Decatur
Crossing
Development



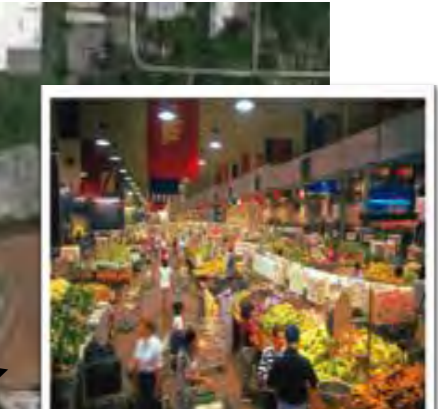
New: Selig Walmart
Suburban Plaza Redevelopment



Dekalb Medical Center



New: Dekalb Farmers
Market - Expansion



New: Atlantic Realty Partners
Church St. Development



New: Acadia Homes
Townsend Decatur



Subject



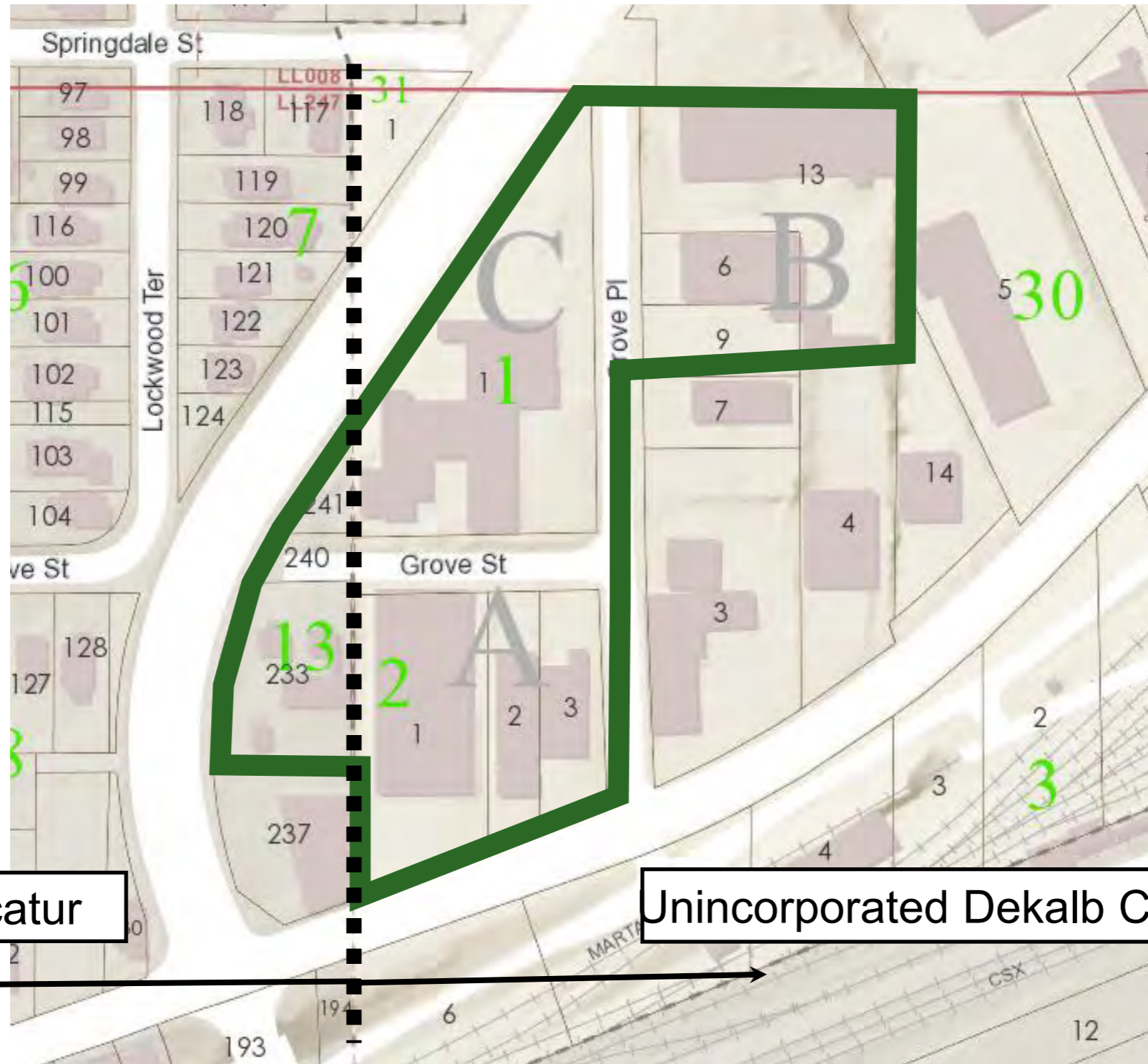


Subject

+/- 6 acres

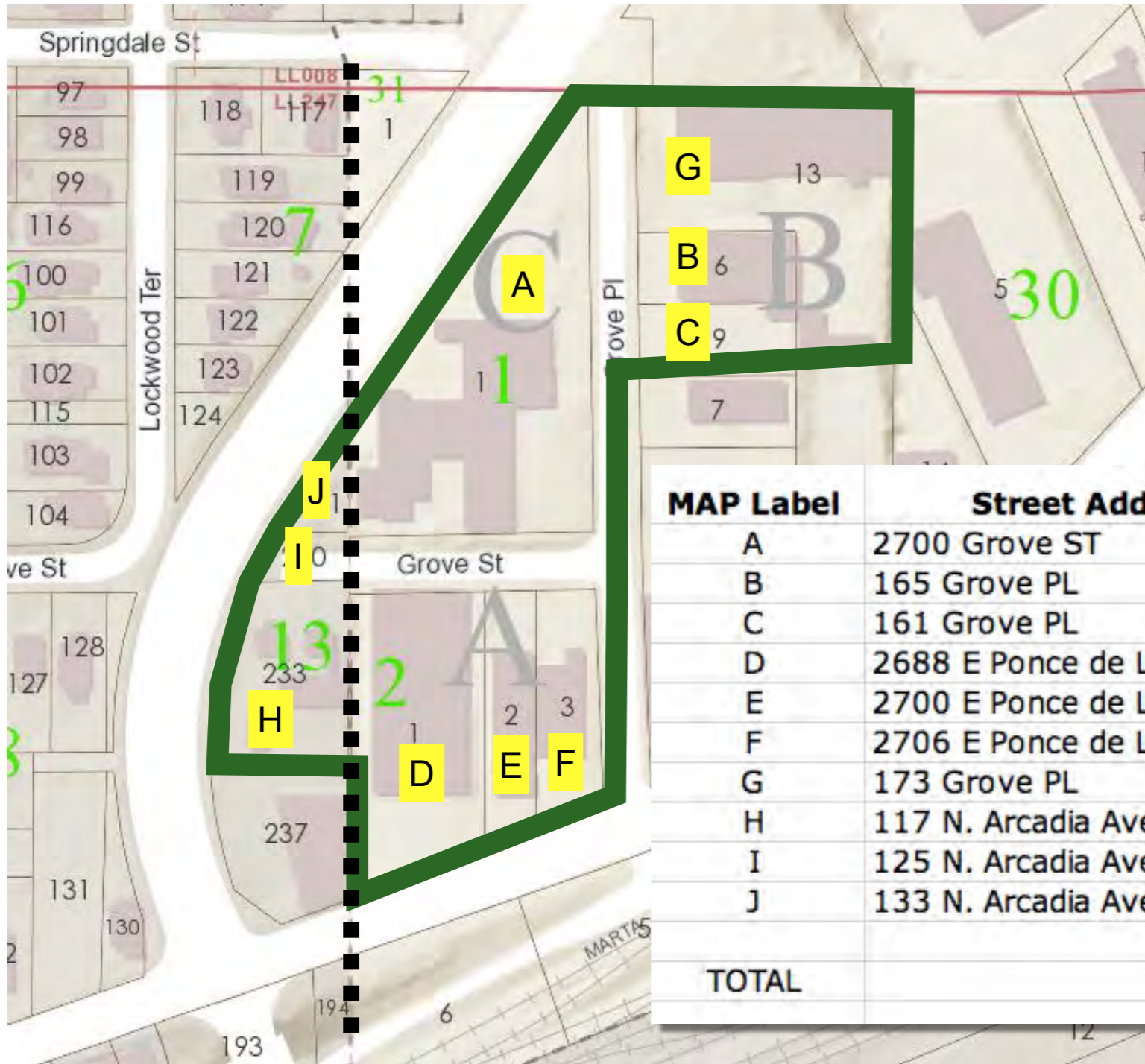
**Available
Separate Listing**

+/- 1.5 acres



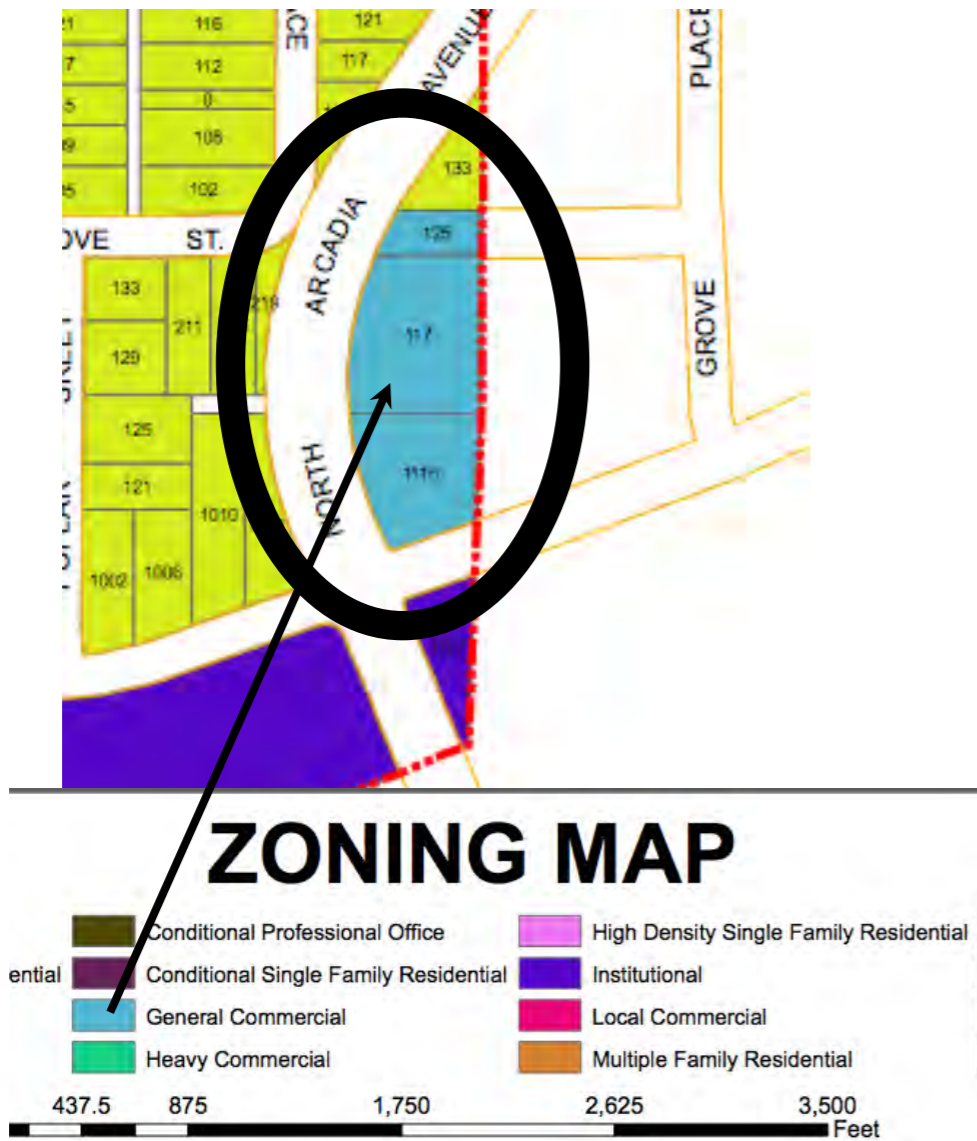
City of Decatur

Unincorporated Dekalb County



Acreage from Dekalb County Tax Records

Current Zoning: City of Decatur



Current Zoning: Dekalb County

“M - Industrial”

[Click here for Ordinance Definitions](#)



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Demographic and Income Comparison Profile

2700 Grove St, Decatur, Georgia, 30030
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.77764
Longitude: -84.28176

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	11,343	102,873	277,407
Households	5,834	41,771	116,518
Families	2,502	21,822	60,300
Average Household Size	1.89	2.28	2.30
Owner Occupied Housing Units	3,035	22,197	62,568
Renter Occupied Housing Units	2,799	19,574	53,950
Median Age	38.5	34.6	35.0
2015 Summary			
Population	11,736	104,197	283,375
Households	6,048	42,788	120,274
Families	2,558	22,053	61,097
Average Household Size	1.89	2.28	2.28
Owner Occupied Housing Units	2,845	20,833	58,850
Renter Occupied Housing Units	3,203	21,955	61,424
Median Age	39.9	35.8	36.0
Median Household Income	\$55,058	\$45,736	\$47,153
Average Household Income	\$77,146	\$68,824	\$71,750
2020 Summary			
Population	12,283	107,960	294,230
Households	6,350	44,570	125,808
Families	2,664	22,786	63,197
Average Household Size	1.89	2.27	2.27
Owner Occupied Housing Units	2,988	21,683	61,063
Renter Occupied Housing Units	3,362	22,886	64,745
Median Age	40.2	36.2	36.4
Median Household Income	\$68,053	\$54,623	\$55,274
Average Household Income	\$88,980	\$80,132	\$82,898
Trends: 2015-2020 Annual Rate			
Population	0.92%	0.71%	0.75%
Households	0.98%	0.82%	0.90%
Families	0.82%	0.66%	0.68%
Owner Households	0.99%	0.80%	0.74%
Median Household Income	4.33%	3.62%	3.23%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Comparison Profile

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2015 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,048	17.3%	7,846	18.3%	19,807	16.5%
\$15,000 - \$24,999	611	10.1%	5,013	11.7%	13,682	11.4%
\$25,000 - \$34,999	528	8.7%	4,319	10.1%	12,809	10.7%
\$35,000 - \$49,999	594	9.8%	5,456	12.8%	16,236	13.5%
\$50,000 - \$74,999	907	15.0%	6,578	15.4%	19,347	16.1%
\$75,000 - \$99,999	700	11.6%	4,173	9.8%	11,768	9.8%
\$100,000 - \$149,999	814	13.5%	4,813	11.3%	13,058	10.9%
\$150,000 - \$199,999	497	8.2%	2,497	5.8%	6,670	5.5%
\$200,000+	349	5.8%	2,086	4.9%	6,891	5.7%
Median Household Income	\$55,058		\$45,736		\$47,153	
Average Household Income	\$77,146		\$68,824		\$71,750	
Per Capita Income	\$39,457		\$29,265		\$30,825	

2020 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	957	15.1%	7,488	16.8%	19,085	15.2%
\$15,000 - \$24,999	442	7.0%	3,850	8.6%	10,669	8.5%
\$25,000 - \$34,999	454	7.1%	3,763	8.4%	11,269	9.0%
\$35,000 - \$49,999	572	9.0%	5,465	12.3%	16,146	12.8%
\$50,000 - \$74,999	956	15.1%	6,916	15.5%	20,394	16.2%
\$75,000 - \$99,999	1,015	16.0%	5,035	11.3%	14,073	11.2%
\$100,000 - \$149,999	981	15.4%	6,406	14.4%	17,386	13.8%
\$150,000 - \$199,999	557	8.8%	3,213	7.2%	8,810	7.0%
\$200,000+	417	6.6%	2,426	5.4%	7,970	6.3%
Median Household Income	\$68,053		\$54,623		\$55,274	
Average Household Income	\$88,980		\$80,132		\$82,898	
Per Capita Income	\$45,609		\$34,130		\$35,807	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Comparison Profile

2700 Grove St, Decatur, Georgia, 30030
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.77764
Longitude: -84.28176

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	644	5.7%	7,398	7.2%	19,264	6.9%
Age 5 - 9	638	5.6%	5,793	5.6%	16,020	5.8%
Age 10 - 14	529	4.7%	4,880	4.7%	14,204	5.1%
Age 15 - 19	517	4.6%	6,479	6.3%	15,998	5.8%
Age 20 - 24	699	6.2%	9,784	9.5%	22,685	8.2%
Age 25 - 34	1,952	17.2%	17,735	17.2%	50,532	18.2%
Age 35 - 44	1,965	17.3%	16,275	15.8%	43,842	15.8%
Age 45 - 54	1,629	14.4%	13,881	13.5%	37,570	13.5%
Age 55 - 64	1,306	11.5%	10,652	10.4%	30,158	10.9%
Age 65 - 74	671	5.9%	5,026	4.9%	14,893	5.4%
Age 75 - 84	487	4.3%	3,229	3.1%	8,233	3.0%
Age 85+	307	2.7%	1,743	1.7%	4,007	1.4%

2015 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	587	5.0%	6,794	6.5%	18,054	6.4%
Age 5 - 9	603	5.1%	6,641	6.4%	17,481	6.2%
Age 10 - 14	649	5.5%	5,504	5.3%	15,430	5.4%
Age 15 - 19	672	5.7%	6,398	6.1%	15,898	5.6%
Age 20 - 24	879	7.5%	9,782	9.4%	22,502	7.9%
Age 25 - 34	1,613	13.7%	15,720	15.1%	47,831	16.9%
Age 35 - 44	1,821	15.5%	15,817	15.2%	42,694	15.1%
Age 45 - 54	1,833	15.6%	14,027	13.5%	37,748	13.3%
Age 55 - 64	1,411	12.0%	11,681	11.2%	32,576	11.5%
Age 65 - 74	937	8.0%	6,917	6.6%	20,175	7.1%
Age 75 - 84	439	3.7%	3,151	3.0%	8,720	3.1%
Age 85+	292	2.5%	1,765	1.7%	4,267	1.5%

2020 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	594	4.8%	6,734	6.2%	18,289	6.2%
Age 5 - 9	591	4.8%	6,402	5.9%	17,034	5.8%
Age 10 - 14	580	4.7%	6,294	5.8%	16,948	5.8%
Age 15 - 19	729	5.9%	6,752	6.3%	16,572	5.6%
Age 20 - 24	1,007	8.2%	10,012	9.3%	22,768	7.7%
Age 25 - 34	1,691	13.8%	15,843	14.7%	49,490	16.8%
Age 35 - 44	1,762	14.3%	15,414	14.3%	42,432	14.4%
Age 45 - 54	1,824	14.9%	14,136	13.1%	37,748	12.8%
Age 55 - 64	1,563	12.7%	12,344	11.4%	33,769	11.5%
Age 65 - 74	1,131	9.2%	8,539	7.9%	24,173	8.2%
Age 75 - 84	522	4.3%	3,704	3.4%	10,575	3.6%
Age 85+	288	2.3%	1,785	1.7%	4,430	1.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Comparison Profile

2700 Grove St, Decatur, Georgia, 30030
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.77764
Longitude: -84.28176

2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,194	72.2%	50,890	49.5%	122,245	44.1%
Black Alone	1,843	16.2%	39,444	38.3%	125,458	45.2%
American Indian Alone	36	0.3%	234	0.2%	693	0.2%
Asian Alone	853	7.5%	8,450	8.2%	17,377	6.3%
Pacific Islander Alone	6	0.1%	37	0.0%	110	0.0%
Some Other Race Alone	100	0.9%	1,209	1.2%	5,197	1.9%
Two or More Races	310	2.7%	2,608	2.5%	6,328	2.3%
Hispanic Origin (Any Race)	380	3.4%	3,791	3.7%	12,809	4.6%

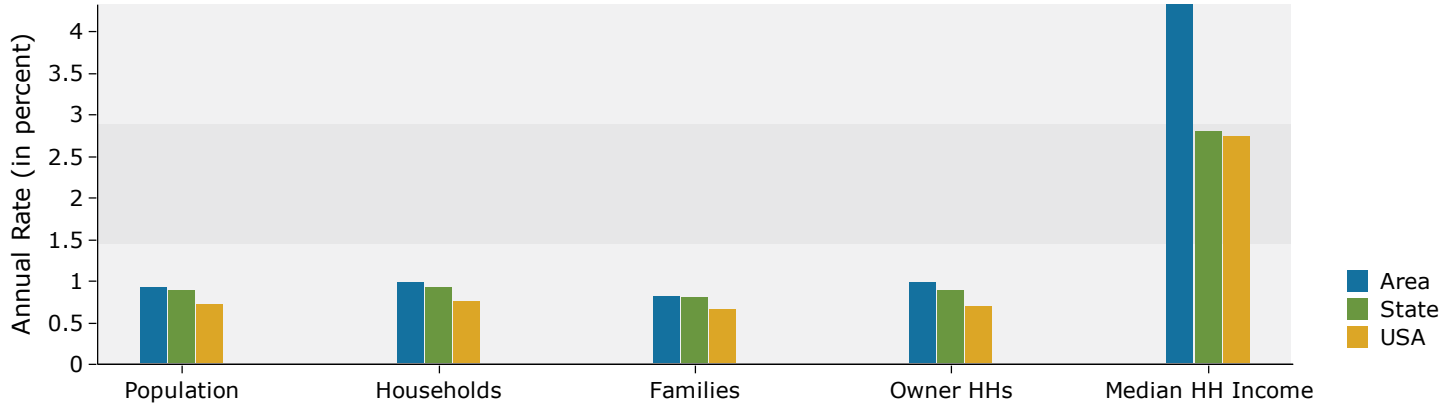
2015 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,403	71.6%	51,369	49.3%	124,524	43.9%
Black Alone	1,880	16.0%	39,160	37.6%	126,123	44.5%
American Indian Alone	34	0.3%	222	0.2%	666	0.2%
Asian Alone	954	8.1%	9,288	8.9%	19,416	6.9%
Pacific Islander Alone	6	0.1%	37	0.0%	103	0.0%
Some Other Race Alone	98	0.8%	1,172	1.1%	5,322	1.9%
Two or More Races	360	3.1%	2,949	2.8%	7,220	2.5%
Hispanic Origin (Any Race)	375	3.2%	3,709	3.6%	13,044	4.6%

2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,699	70.8%	52,690	48.8%	128,034	43.5%
Black Alone	1,939	15.8%	40,012	37.1%	129,408	44.0%
American Indian Alone	34	0.3%	221	0.2%	672	0.2%
Asian Alone	1,091	8.9%	10,471	9.7%	22,184	7.5%
Pacific Islander Alone	6	0.0%	37	0.0%	103	0.0%
Some Other Race Alone	102	0.8%	1,203	1.1%	5,602	1.9%
Two or More Races	412	3.4%	3,327	3.1%	8,228	2.8%
Hispanic Origin (Any Race)	389	3.2%	3,859	3.6%	13,792	4.7%

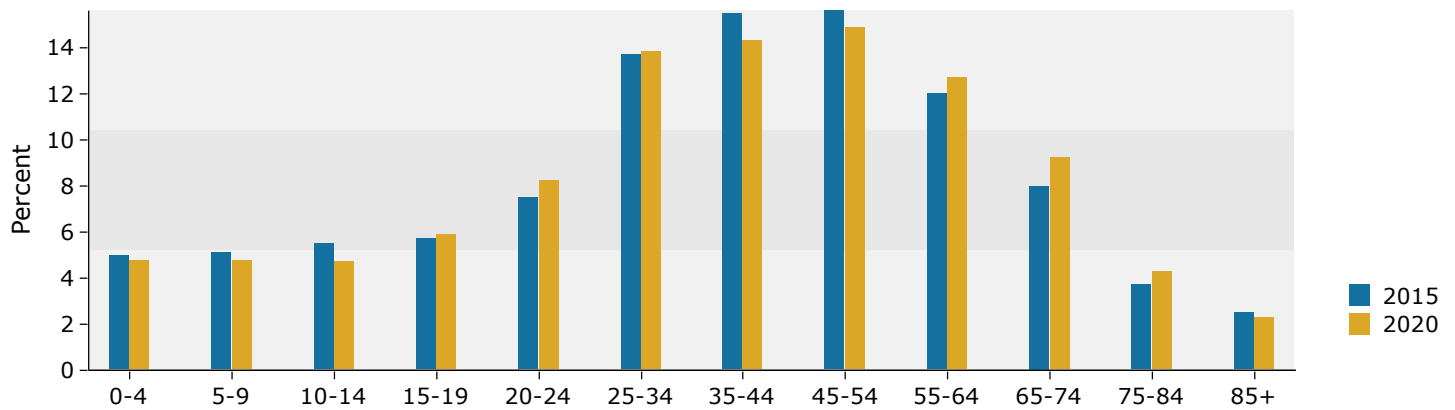
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

1 mile

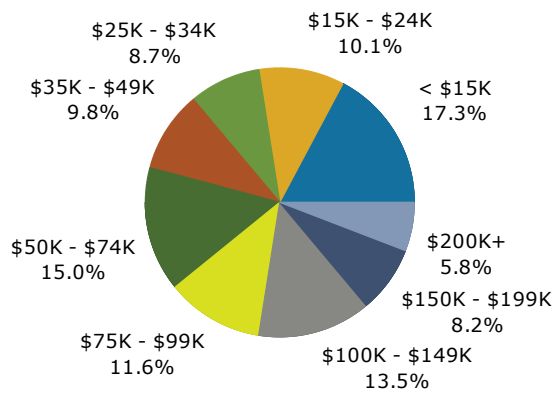
Trends 2015-2020



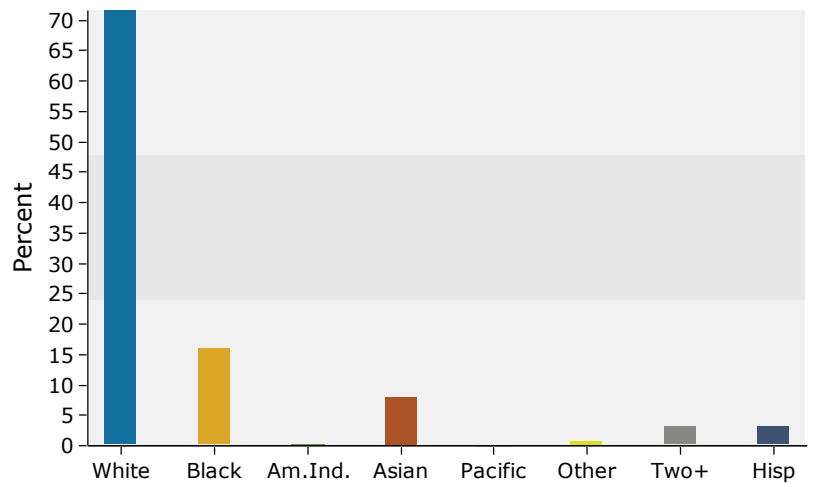
Population by Age



2015 Household Income



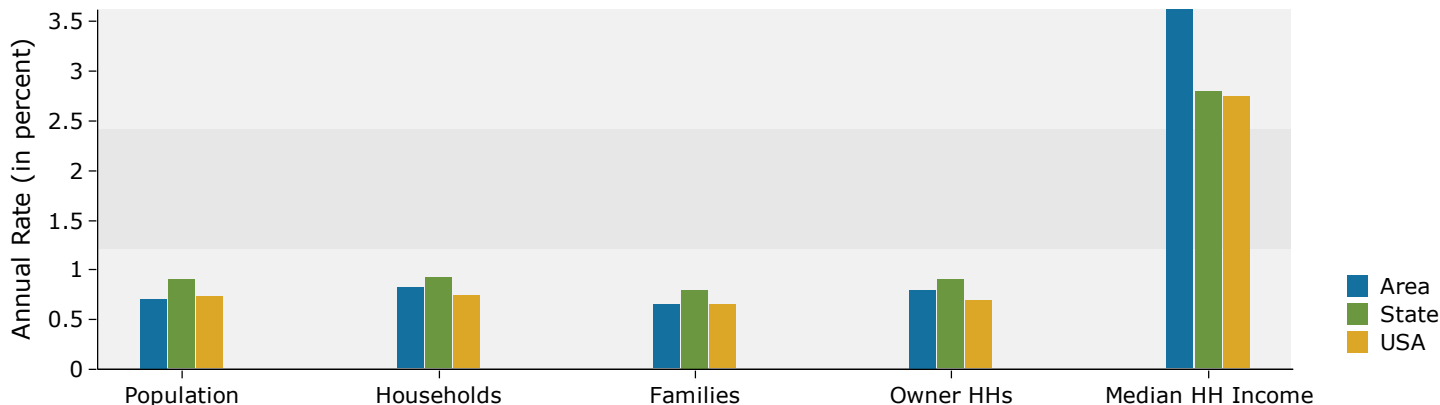
2015 Population by Race



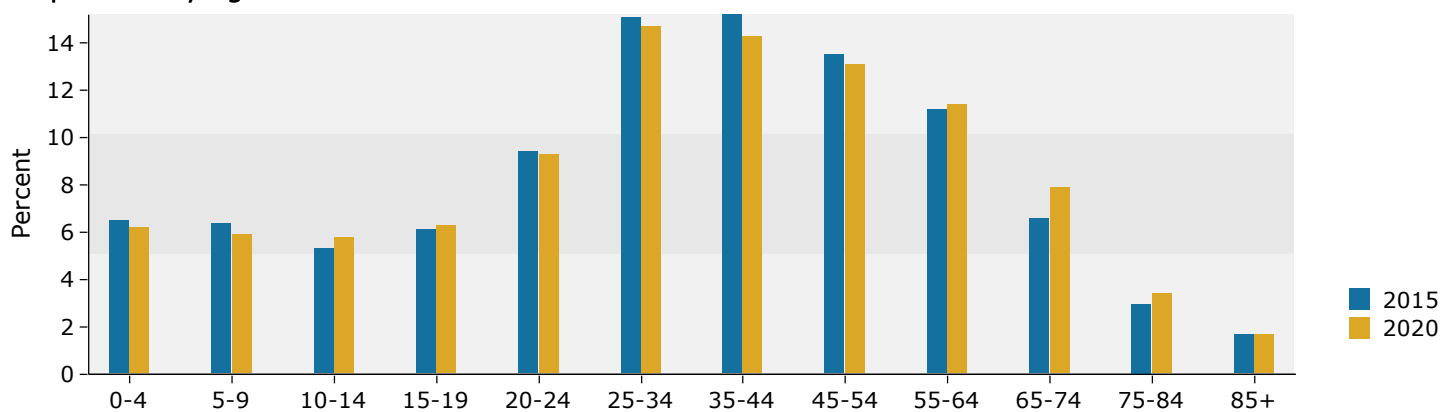
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

3 miles

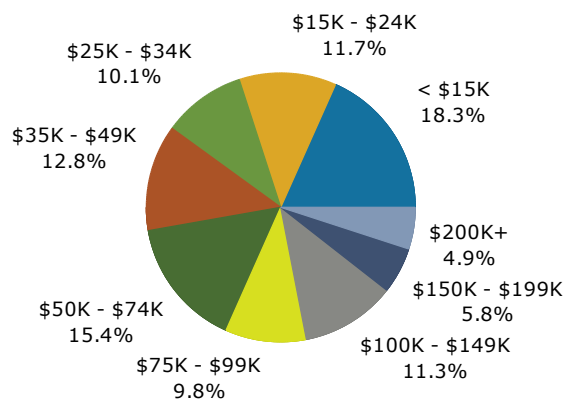
Trends 2015-2020



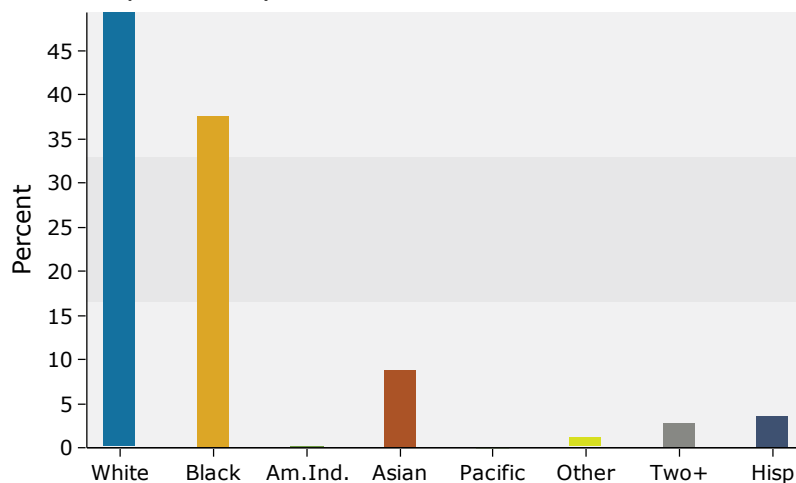
Population by Age



2015 Household Income



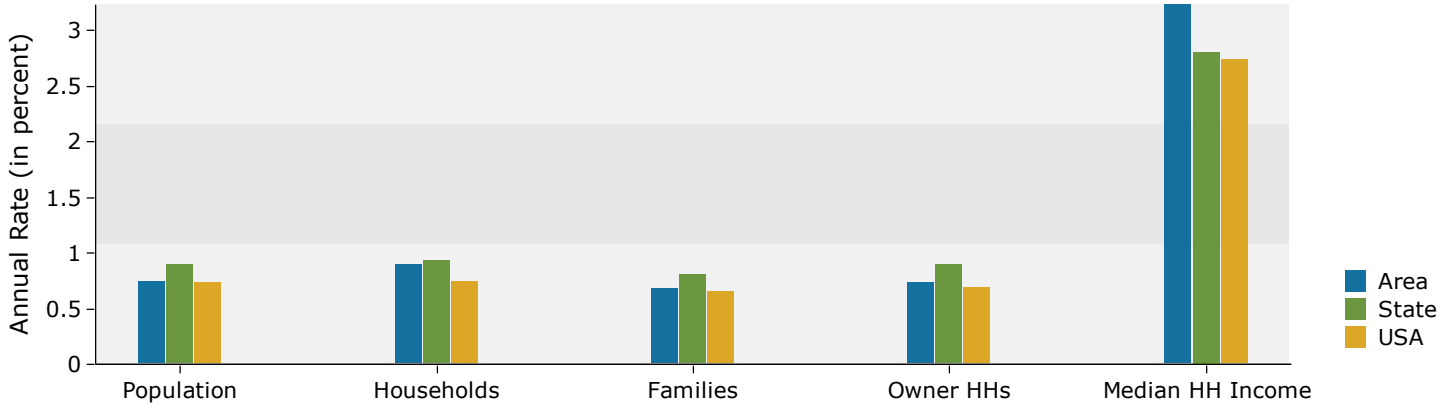
2015 Population by Race



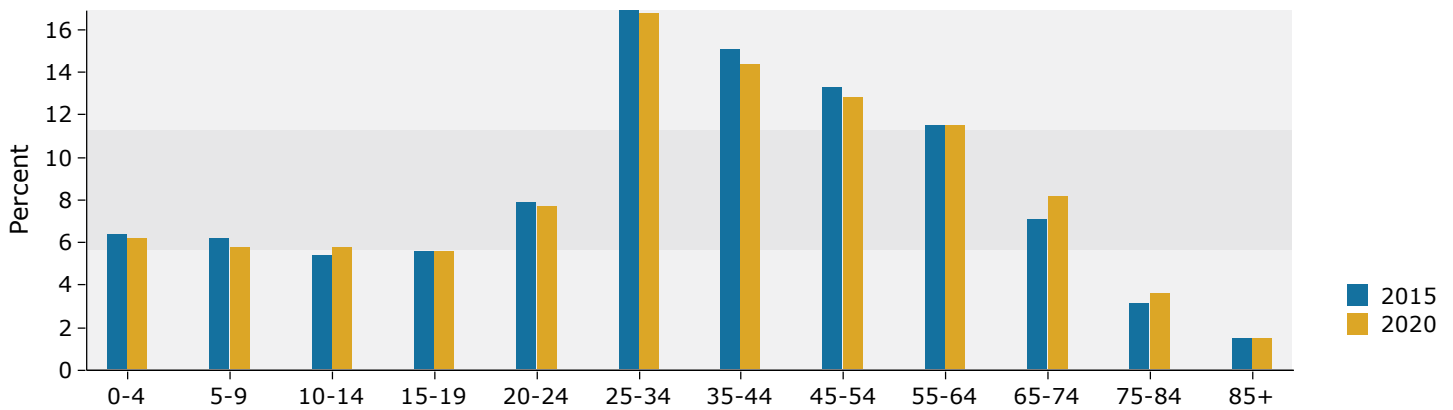
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

5 miles

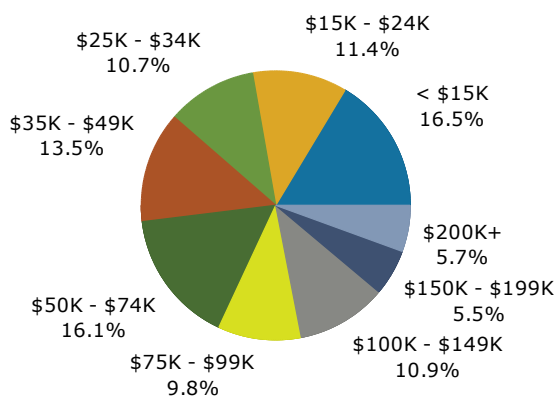
Trends 2015-2020



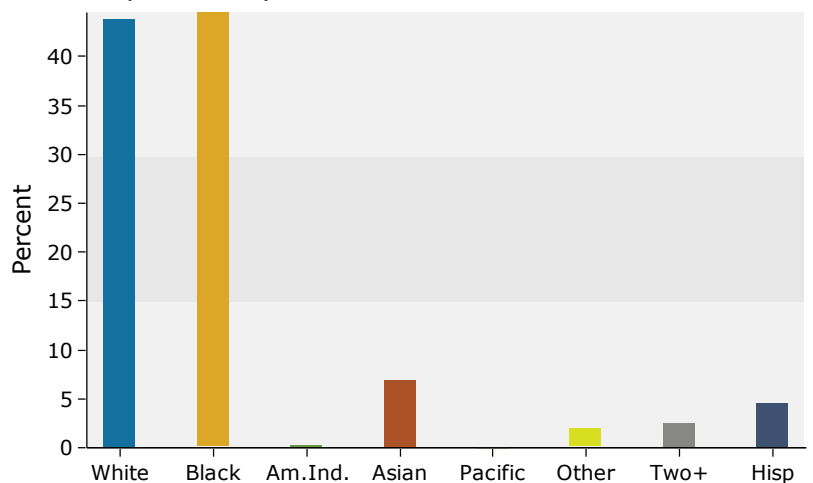
Population by Age



2015 Household Income



2015 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.