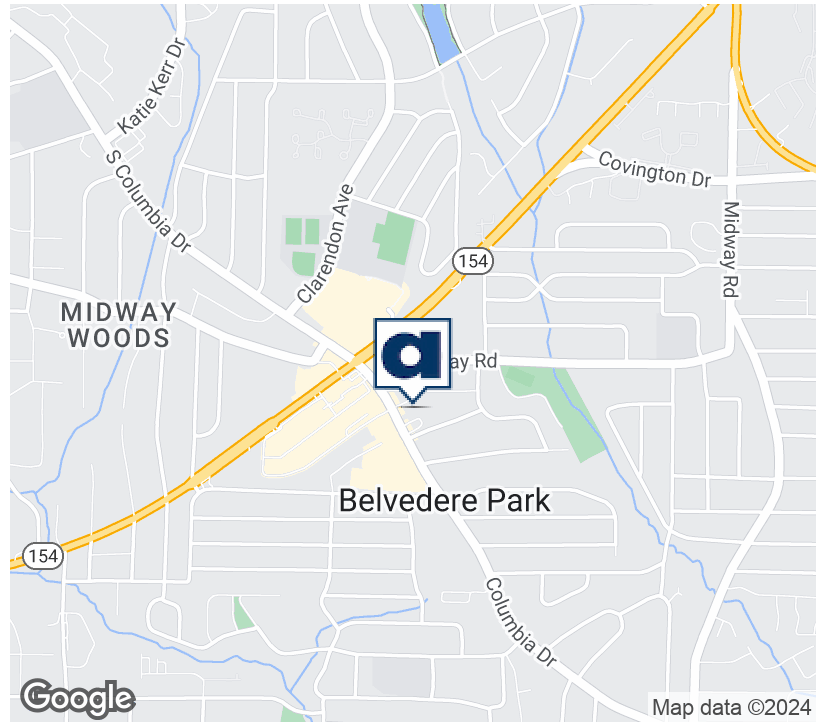


EXECUTIVE SUMMARY

DECATUR REDEVELOPMENT - OFFICE INVESTMENT OPPORTUNITY | 1336 COLUMBIA DRIVE, DECATUR, GA 30032



SALE PRICE **\$795,000**

OFFERING SUMMARY

Available SF:

Lot Size: 1.41 Acres

Year Built: 1962

Building Size: 5,680 SF

Renovated: 2019

Zoning: C-1

Market: Atlanta

Submarket: Beveledere

Traffic Count: 21,106

Price / SF: \$139.96

PROPERTY OVERVIEW

One story, office style brick building on 1.41 acres. This property is well positioned for adaptive reuse, re-positioning or redevelopment. Currently the building layout is in three separate suites. Two are leased as general office spaces and the third space is leased to a dentistry practice. The three suite commercial building boasts High Traffic Count, High Visibility, High Accessibility and is Zoned C-1 Commercial in unincorporated Dekalb County. The building is 100% occupancy and two of the three leases are month to month. The gross rental income is \$6,600 per month

PROPERTY HIGHLIGHTS

- Lot Size: +/- 1.41
- Building SF: +/- 5680
- Building Suites: 3
- Building Class: B
- Zoned: C-1 (Local Commercial)

FOR MORE INFORMATION

Michael D. Reeves, CCIM

404.863.5909

michael@adamscre.com

FOR SALE

EXTERIOR VIEWS

DECATUR REDEVELOPMENT - OFFICE INVESTMENT OPPORTUNITY | 1336 COLUMBIA DRIVE, DECATUR, GA 30032

adams
COMMERCIAL
REAL ESTATE
Commercial Real Estate Specialists Since 1979



FOR MORE INFORMATION

Michael D. Reeves, CCIM

404.863.5909

michael@adamscre.com

Adams Commercial Real Estate | 458 Cherokee Ave SE | Atlanta, GA 30312 | 404.688.1222 | www.adamscre.com

FOR SALE

SUITE A

DECATUR REDEVELOPMENT - OFFICE INVESTMENT OPPORTUNITY | 1336 COLUMBIA DRIVE, DECATUR, GA 30032

adams
COMMERCIAL
REAL ESTATE
Commercial Real Estate Specialists Since 1979



FOR MORE INFORMATION

Michael D. Reeves, CCIM

404.863.5909

michael@adamscre.com

Adams Commercial Real Estate | 458 Cherokee Ave SE | Atlanta, GA 30312 | 404.688.1222 | www.adamscre.com

FOR SALE

SUITE B

DECATUR REDEVELOPMENT - OFFICE INVESTMENT OPPORTUNITY | 1336 COLUMBIA DRIVE, DECATUR, GA 30032

adams
COMMERCIAL
REAL ESTATE

Commercial Real Estate Specialists Since 1979



FOR MORE INFORMATION

Michael D. Reeves, CCIM

404.863.5909

michael@adamscre.com

Adams Commercial Real Estate | 458 Cherokee Ave SE | Atlanta, GA 30312 | 404.688.1222 | www.adamscre.com

FOR SALE

SUITE C

DECATUR REDEVELOPMENT - OFFICE INVESTMENT OPPORTUNITY | 1336 COLUMBIA DRIVE, DECATUR, GA 30032

adams
COMMERCIAL
REAL ESTATE
Commercial Real Estate Specialists Since 1979



FOR MORE INFORMATION

Michael D. Reeves, CCIM

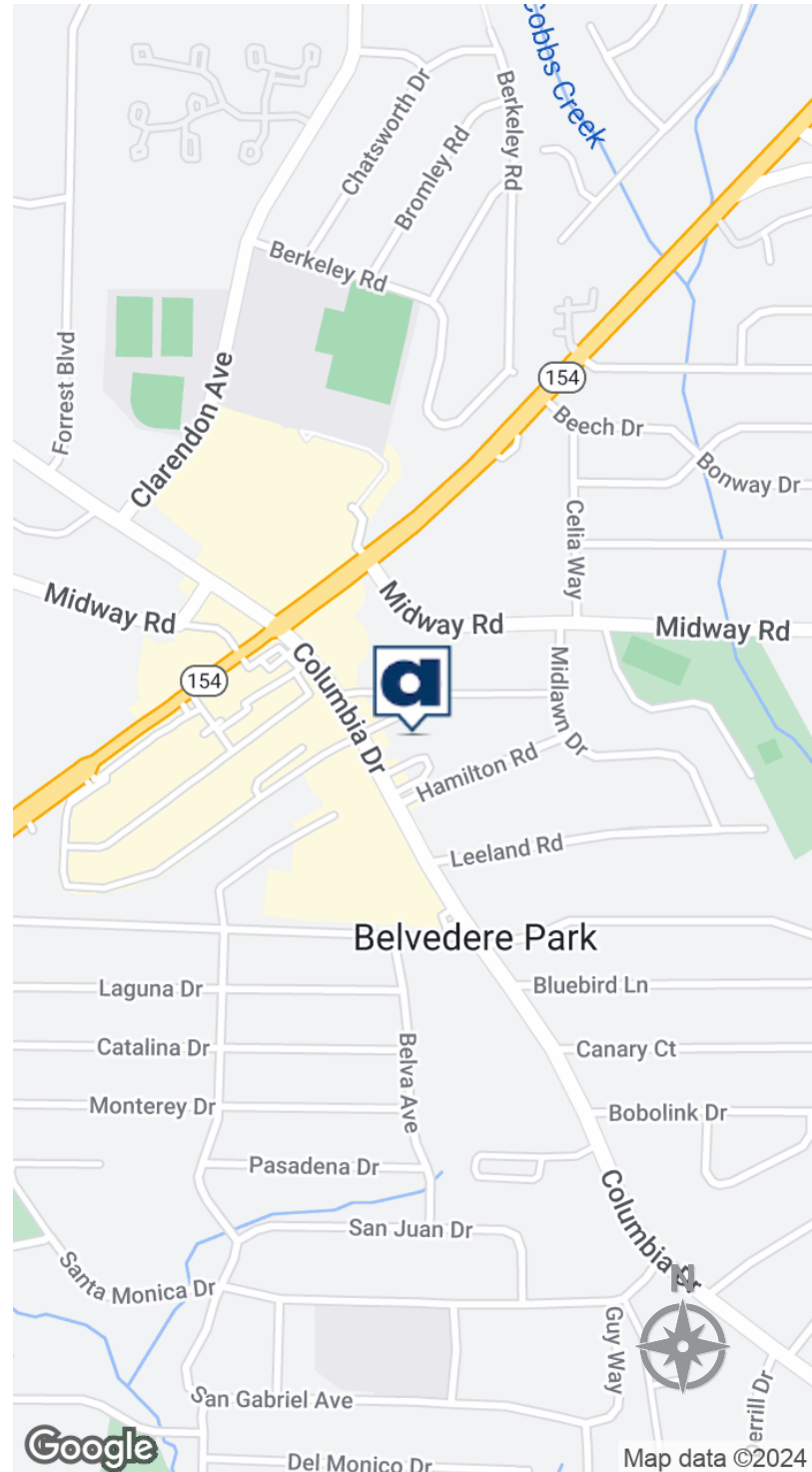
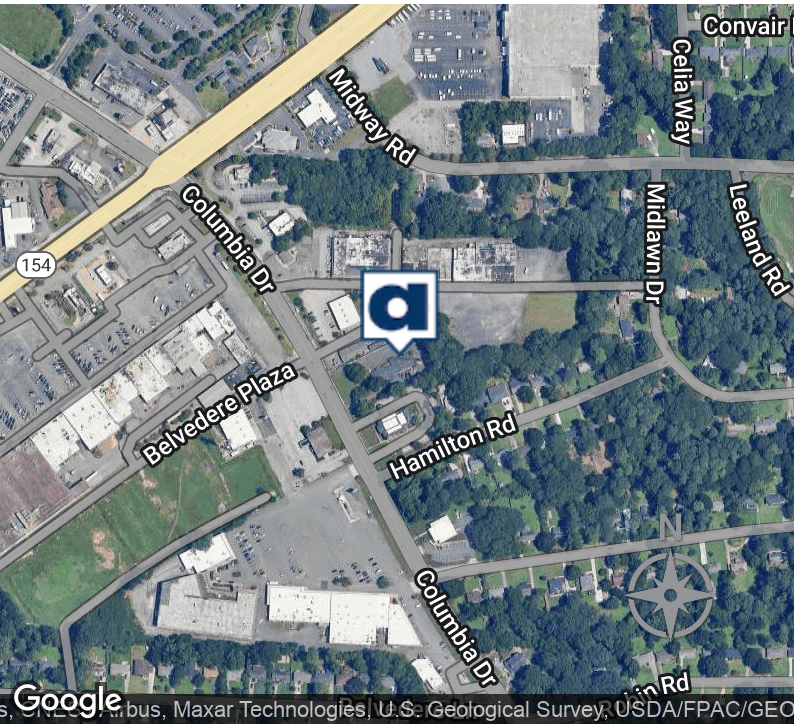
404.863.5909

michael@adamscre.com

Adams Commercial Real Estate | 458 Cherokee Ave SE | Atlanta, GA 30312 | 404.688.1222 | www.adamscre.com

LOCATION MAPS

DECATUR REDEVELOPMENT - OFFICE INVESTMENT OPPORTUNITY | 1336 COLUMBIA DRIVE, DECATUR, GA 30032



LOCATION OVERVIEW

This property is located right off the intersection of Memorial Drive and Columbia Drive. Previously used as office spaces and a general medical practice and dental facility, this property is in high demand. High Traffic Count, High Visibility, High Accessibility. Zoned C-1 Commercial. Ideal for redevelopment. 100% occupancy. Two of the three leases are month to month. The gross monthly rental income is \$6,600 per month. Located by numerous restaurants and banks, makes this a ideal location for possible redevelopment.

FOR MORE INFORMATION

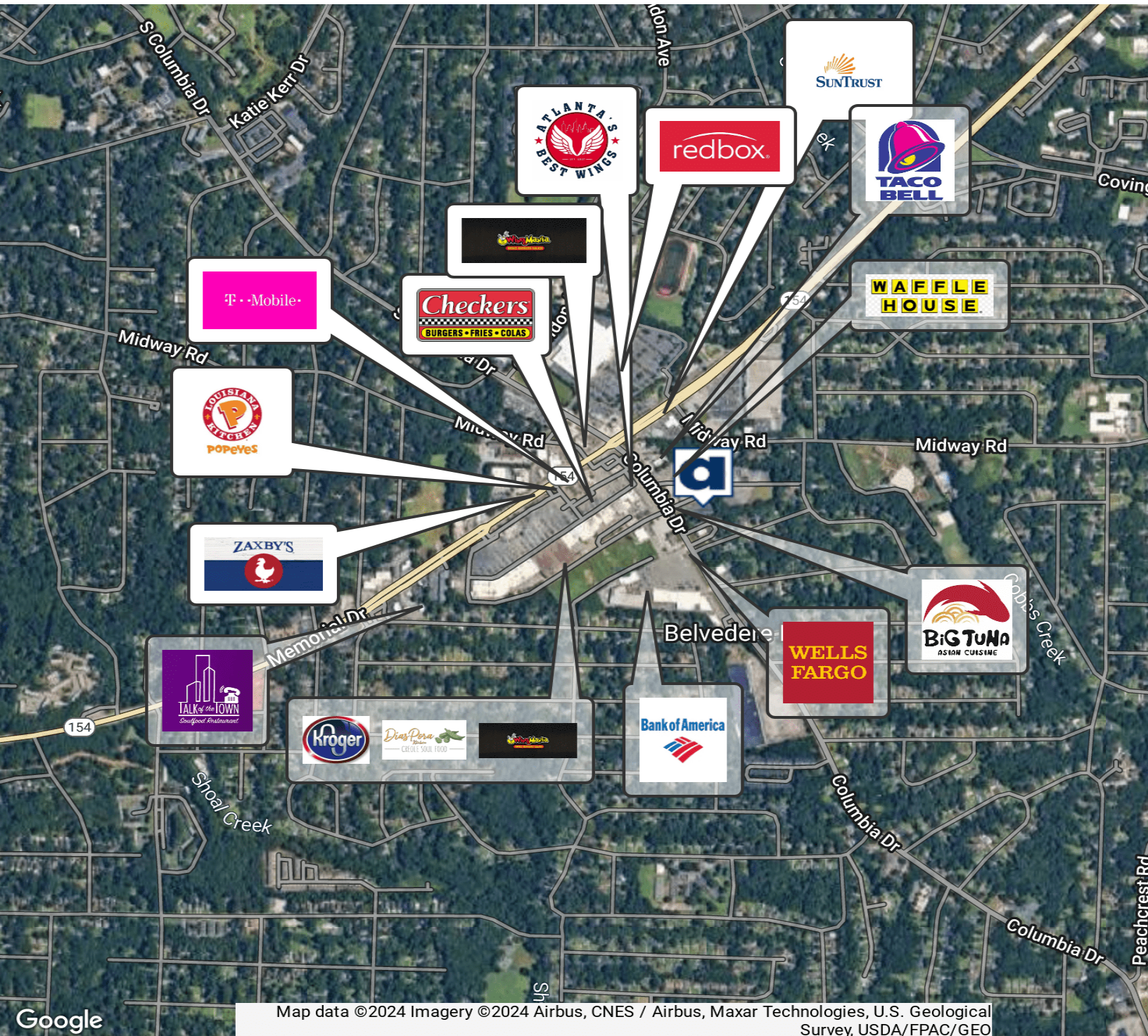
Michael D. Reeves, CCIM

404.863.5909

michael@adamscre.com

RETAIL MAPS

DECATUR REDEVELOPMENT - OFFICE INVESTMENT OPPORTUNITY | 1336 COLUMBIA DRIVE, DECATUR, GA 30032



FOR MORE INFORMATION

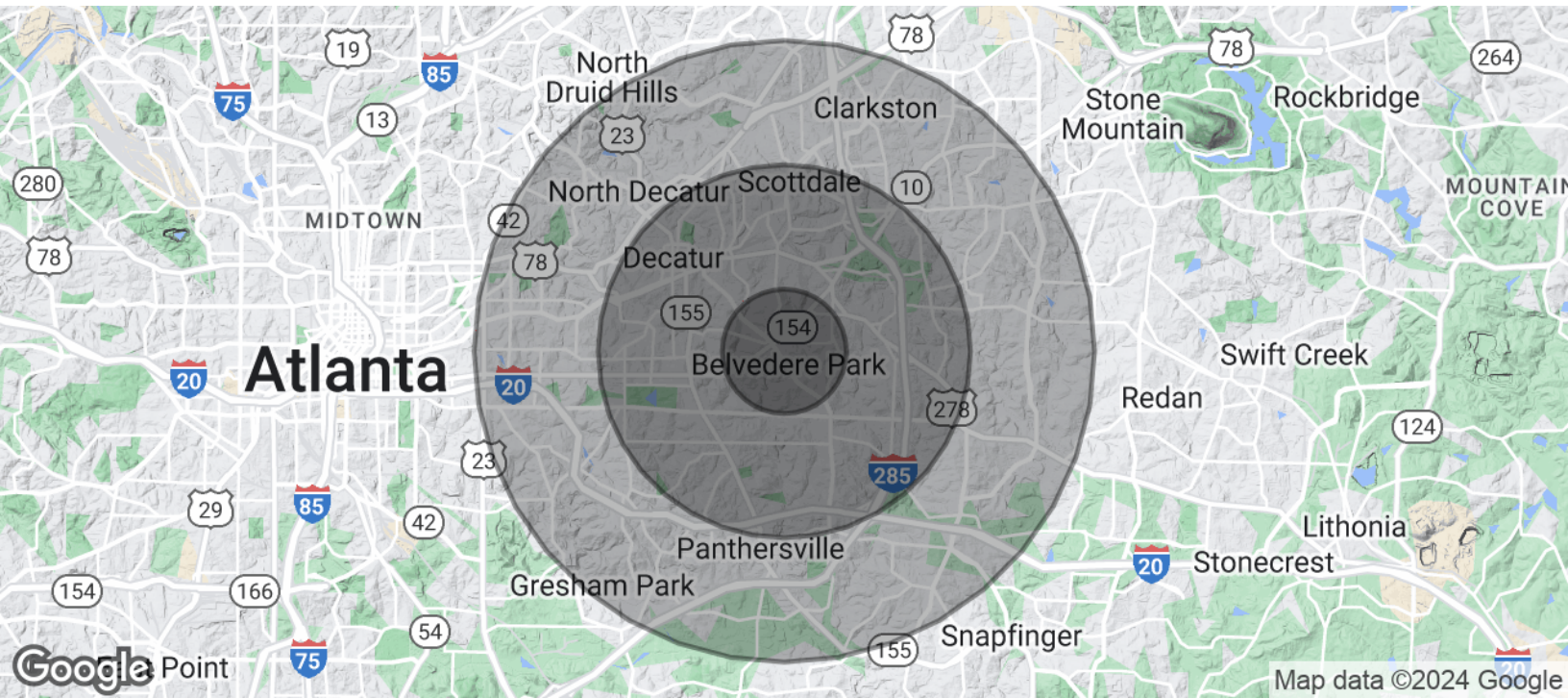
Michael D. Reeves, CCIM

404.863.5909

michael@adamscre.com

DEMOGRAPHICS MAP & REPORT

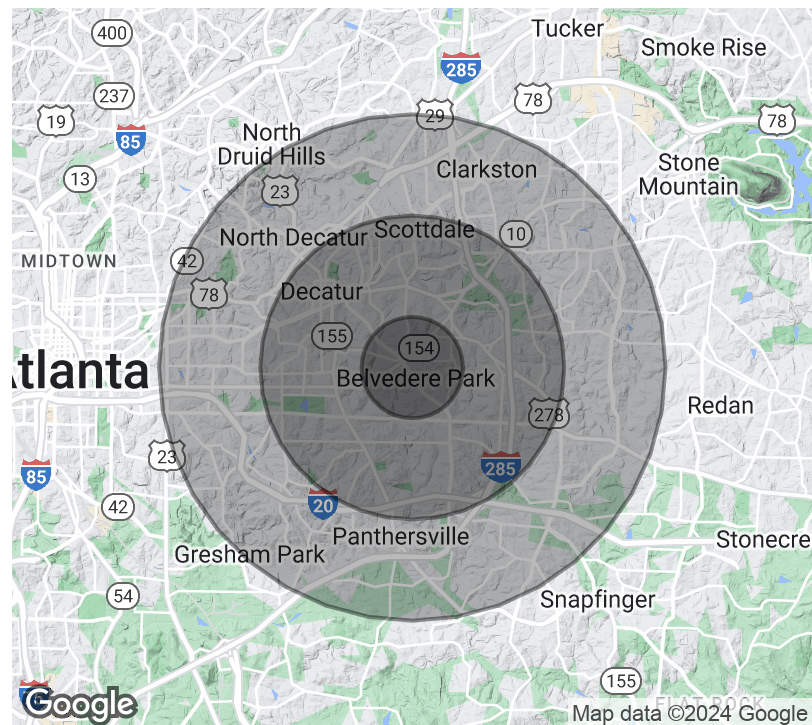
DECATUR REDEVELOPMENT - OFFICE INVESTMENT OPPORTUNITY | 1336 COLUMBIA DRIVE, DECATUR, GA 30032



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total Population | 9,094 | 94,968 | 258,367 |
| Median age | 38.0 | 36.3 | 35.1 |
| Median age (Male) | 36.3 | 35.0 | 33.6 |
| Median age (Female) | 39.4 | 38.4 | 36.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,690 | 36,277 | 99,443 |
| # of persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH income | \$57,793 | \$57,060 | \$59,731 |
| Average house value | \$211,471 | \$233,661 | \$241,628 |

* Demographic data derived from 2020 ACS - US Census



FOR MORE INFORMATION

Michael D. Reeves, CCIM

404.863.5909

michael@adamscre.com

FOR MORE INFORMATION

Michael D. Reeves, CCIM

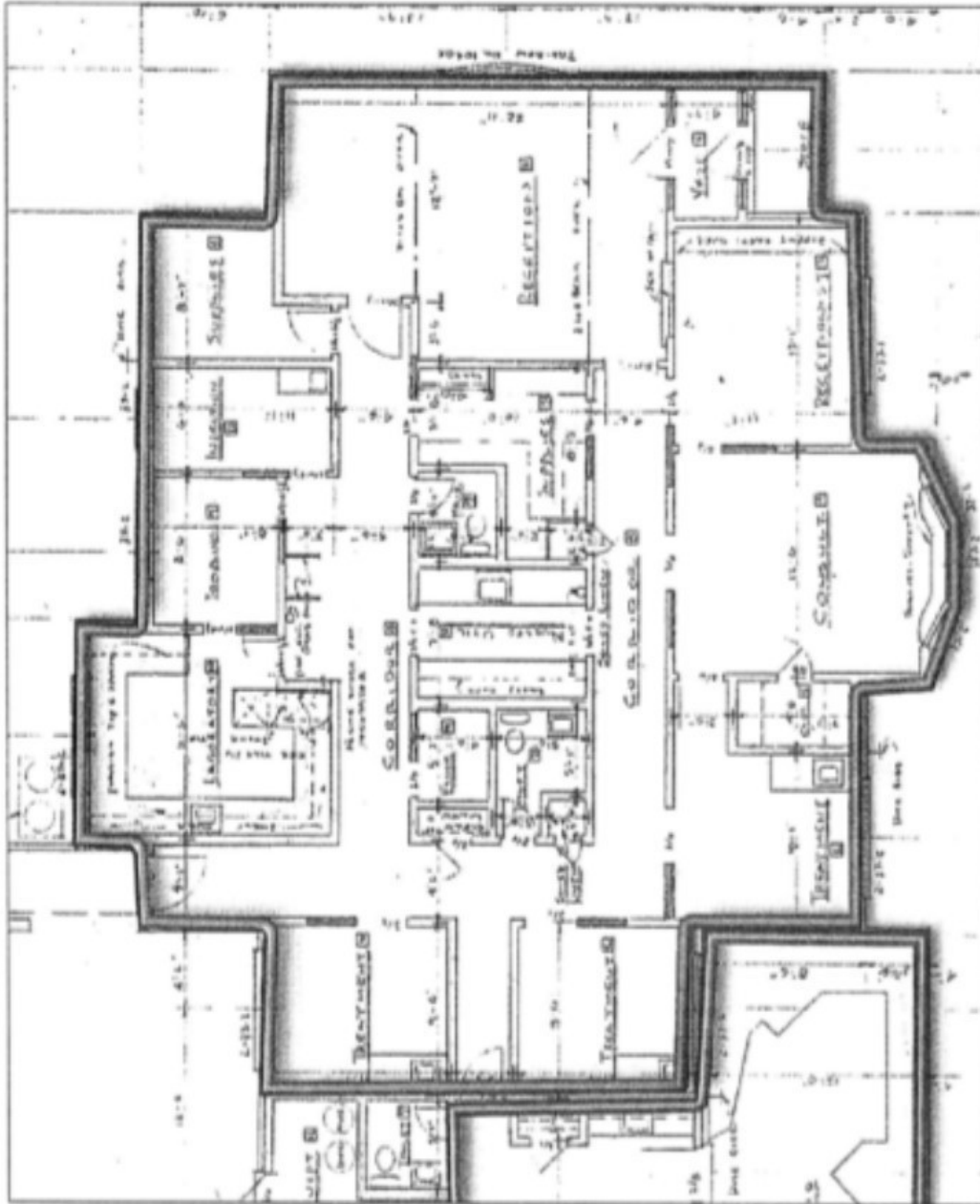
404.863.5909

michael@adamscre.com

SUITE A FLOOR PLAN

DECATUR REDEVELOPMENT - OFFICE INVESTMENT OPPORTUNITY | 1336 COLUMBIA DRIVE, DECATUR, GA 30032

Suite A - Floorplan



2,880 sq ft

Receptionist station
Large reception area
6 Exam rooms / Offices
Nurses station / records room
Large break room or executive office
2 Storage room / file room
2 Restrooms
Large laboratory room

FOR MORE INFORMATION

Michael D. Reeves, CCIM

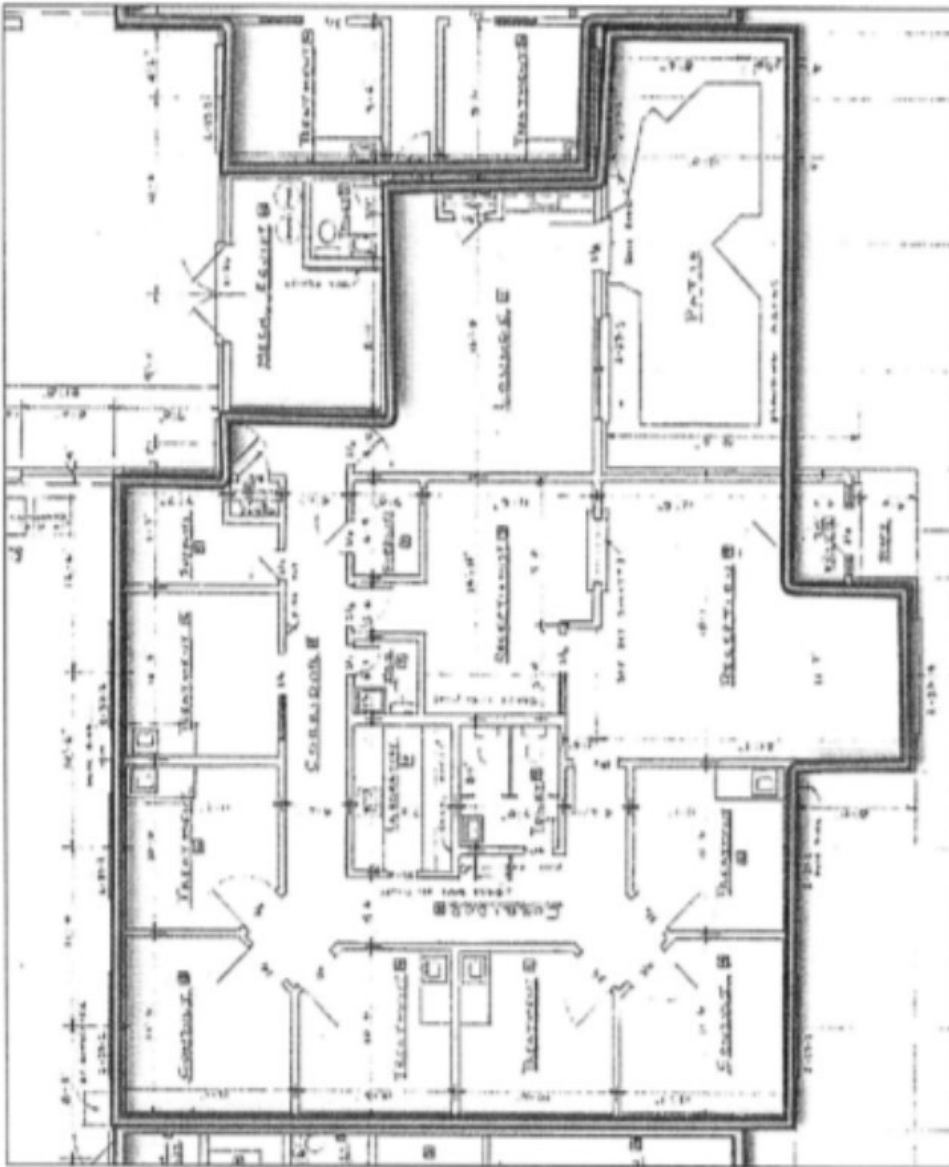
404.863.5909

michael@adamscre.com

SUITE B FLOOR PLAN

DECATUR REDEVELOPMENT - OFFICE INVESTMENT OPPORTUNITY | 1336 COLUMBIA DRIVE, DECATUR, GA 30032

Suite B - Floorplan



1,898 sq ft

Receptionist station
Large reception area
6 Exam rooms / Offices
Nurses station / records room
Large break room or executive office
2 Storage room / file room
4 Restrooms
Laboratory room
Outdoor courtyard

FOR MORE INFORMATION

Michael D. Reeves, CCIM

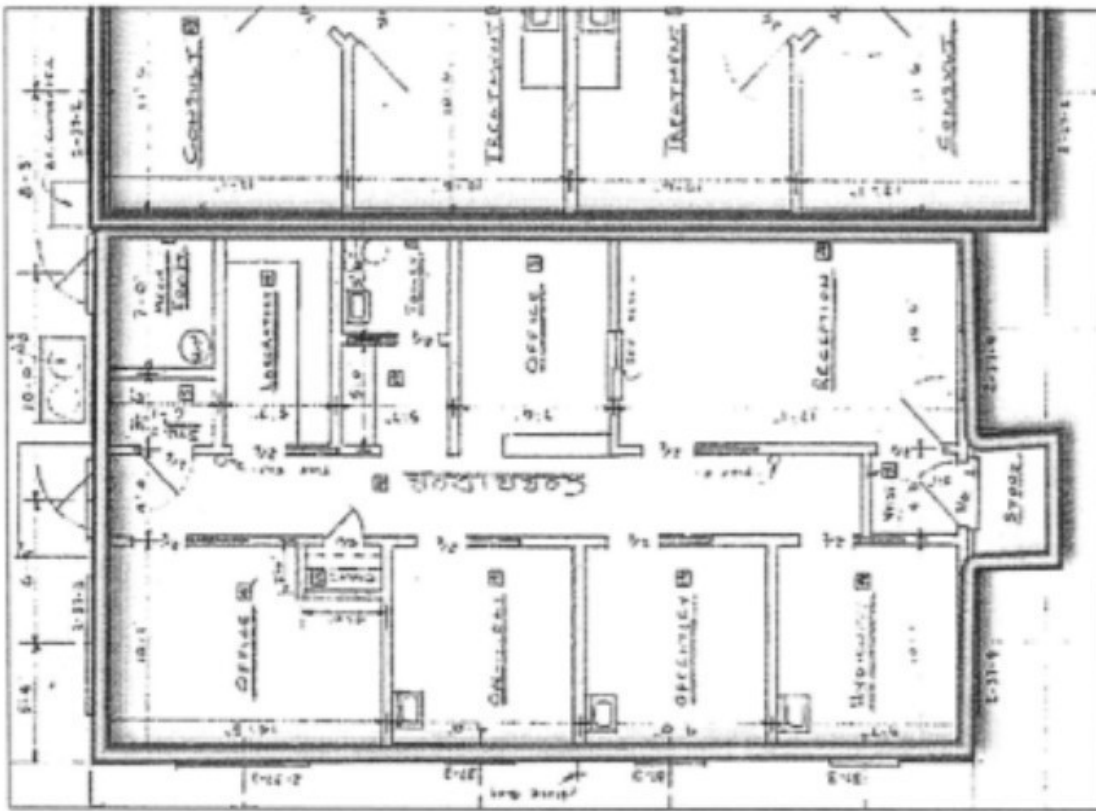
404.863.5909

michael@adamscre.com

SUITE C FLOOR PLAN

DECATUR REDEVELOPMENT - OFFICE INVESTMENT OPPORTUNITY | 1336 COLUMBIA DRIVE, DECATUR, GA 30032

Suite C - Floorplan



861 sq ft

Large reception area
5 Exam rooms / Offices
Storage room / file room
1 Restroom
Laboratory room

FOR MORE INFORMATION

Michael D. Reeves, CCIM

404.863.5909

michael@adamscre.com