



Subject Property



0.8 Acres

Chestnut Street

PROPERTY HIGHLIGHTS

LOCATION OVERVIEW

This property is located near the bustling Your DeKalb Farmer's Market, Downtown Decatur, I-285, I-20 and East Ponce De Leon Avenue. The site boasts a gravel-covered parking lot with an existing \pm 1,656 SF structure.



PRICE \$500,000



SITE SIZE 0.8 ACRES



TOPOGRAPHY ROLLING



ZONING M (INDUSTRIAL)



ACCESS NEAR I-85 & I-20



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DEMOGRAPHICS



POPULATION

1 Mile	9,184
3 Miles	105,182
5 Miles	264,828



HOUSEHOLDS

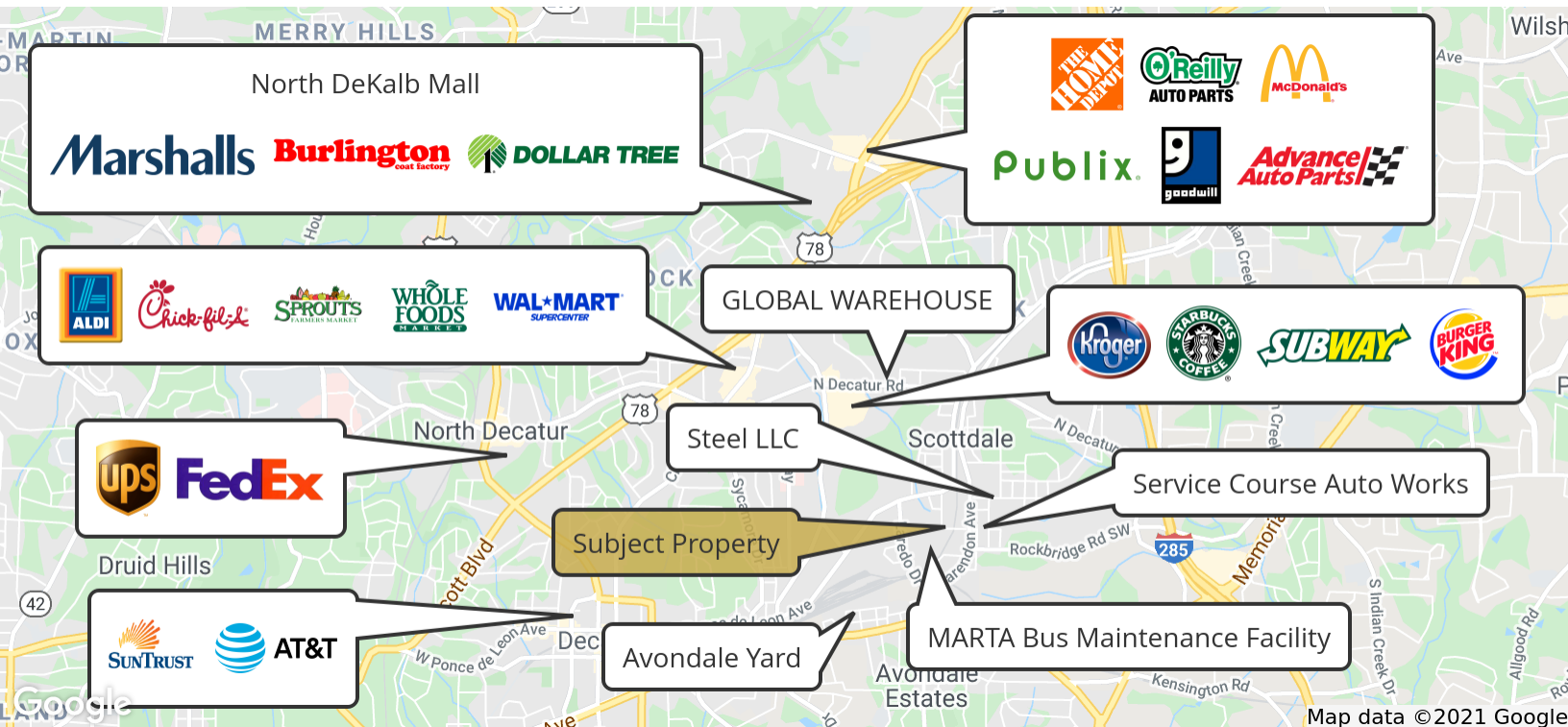
1 Mile	3,923
3 Miles	42,650
5 Miles	104,445



AVG. HH INCOME

1 Mile	\$54,174
3 Miles	\$59,822
5 Miles	\$67,801

RETAILER MAP



Map data ©2021 Google

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Existing ± 1,656 SF structure



205' of frontage on Chestnut Street



Additional land for development opportunity



Zoned M allows for variety of industrial uses including outside parking and storage

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