

## SPECIAL PURPOSE FOR SALE

# 1600 AGAPE WAY

Decatur, GA 30035



### PROPERTY DESCRIPTION

At apx 35,000 SF, this exceptional property in Decatur boasts a versatile space suitable for a range of uses, making it an ideal opportunity for a prospective Special Purpose / Church investor. The well-maintained building, constructed in 1974, presents a solid foundation for establishing a thriving community hub or worship center. With R-75 zoning, the property offers flexibility, while its prime location in the desirable Decatur area provides excellent visibility and accessibility. Whether envisioning a revitalized congregation space or a transformation into a unique community facility, this property's potential is matched only by the boundless opportunities it offers.

### LOCATION DESCRIPTION

Decatur, Georgia, is a thriving city with a rich history and a strong sense of community. The area is known for its vibrant downtown, offering an array of unique shops, renowned restaurants, and lively entertainment venues. For prospective Office / Office Building investors, the proximity to notable attractions such as Decatur Square, Agnes Scott College, and East Lake Golf Club provides a compelling backdrop for attracting tenants and clients. With its convenient access to major highways and public transportation, the location offers a perfect blend of urban amenities and suburban charm. This dynamic and diverse area presents an exciting opportunity for investment in the thriving Decatur market.

### OFFERING SUMMARY

Sale Price:	\$4,950,000
Number of Units:	1
Lot Size:	296,651 SF
Building Size:	35,000 SF

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### LOCATION INFORMATION

Street Address	1600 Agape Way
City, State, Zip	Decatur, GA 30035
County	Dekalb

### BUILDING INFORMATION

Number of Floors	2
Year Built	1974
Number of Buildings	1

### PROPERTY HIGHLIGHTS

- - Apx 35k SF building ideal for congregation or community use.
- - Built in 1974, providing a solid foundation for future development.
- - Zoned R-75, offering flexibility for various purposes.
- - Prime location in the desirable Decatur area for excellent visibility.
- - Versatile space suitable for a range of uses.
- - Apx 167 parking spaces.

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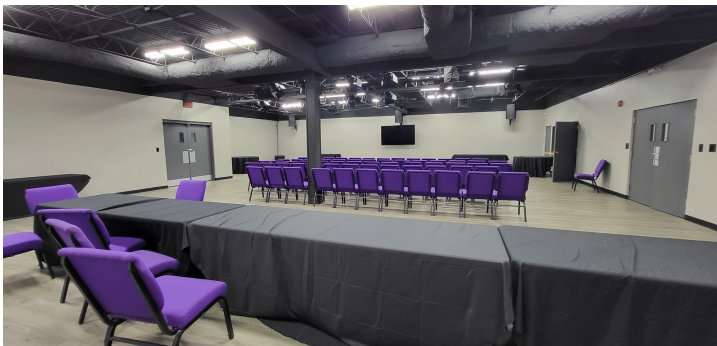
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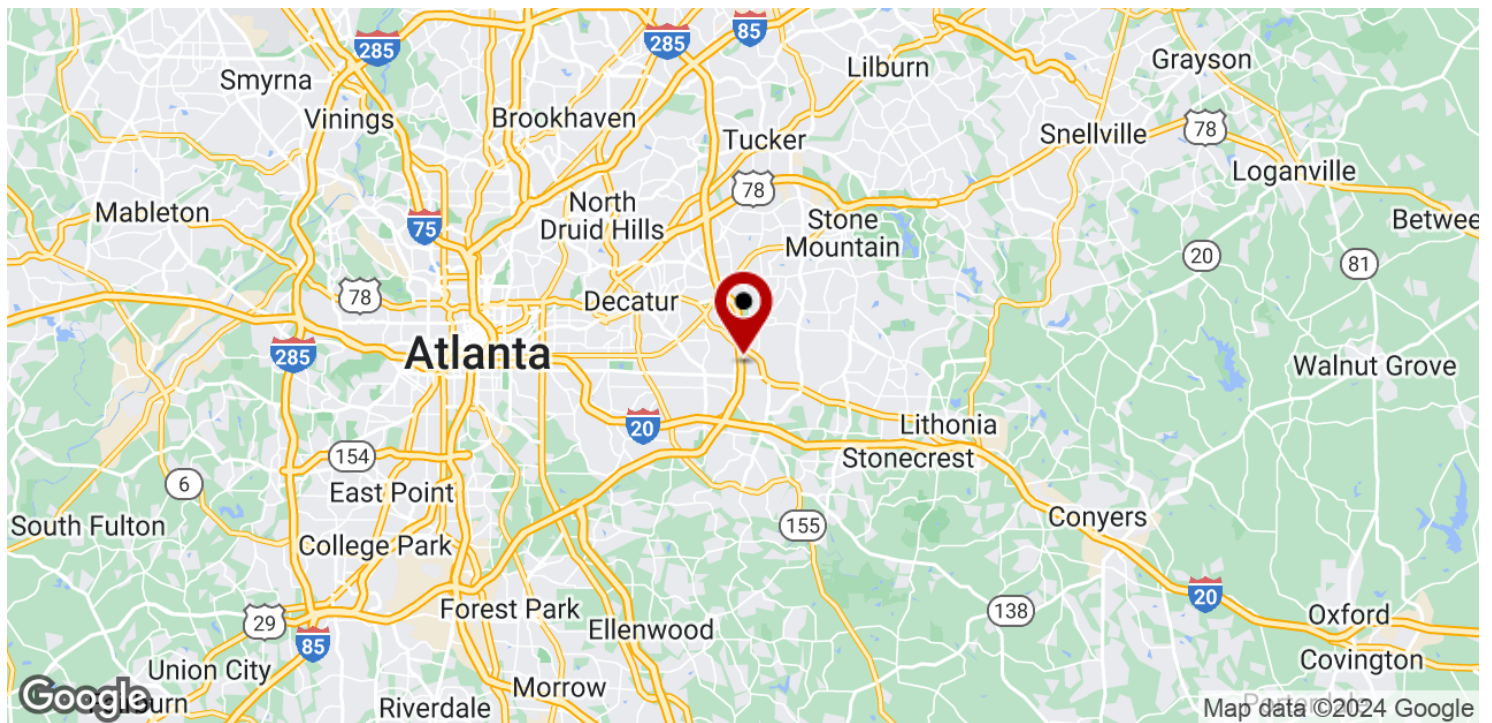
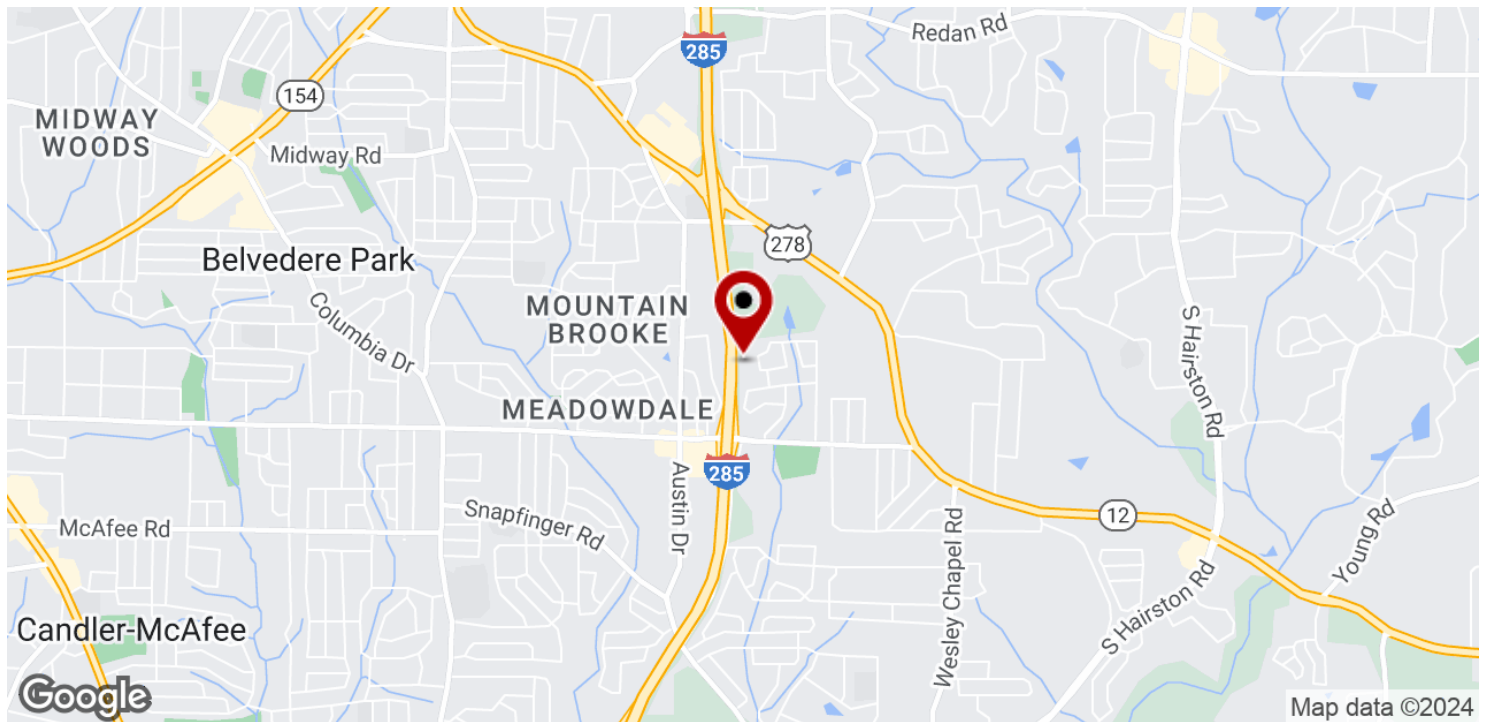
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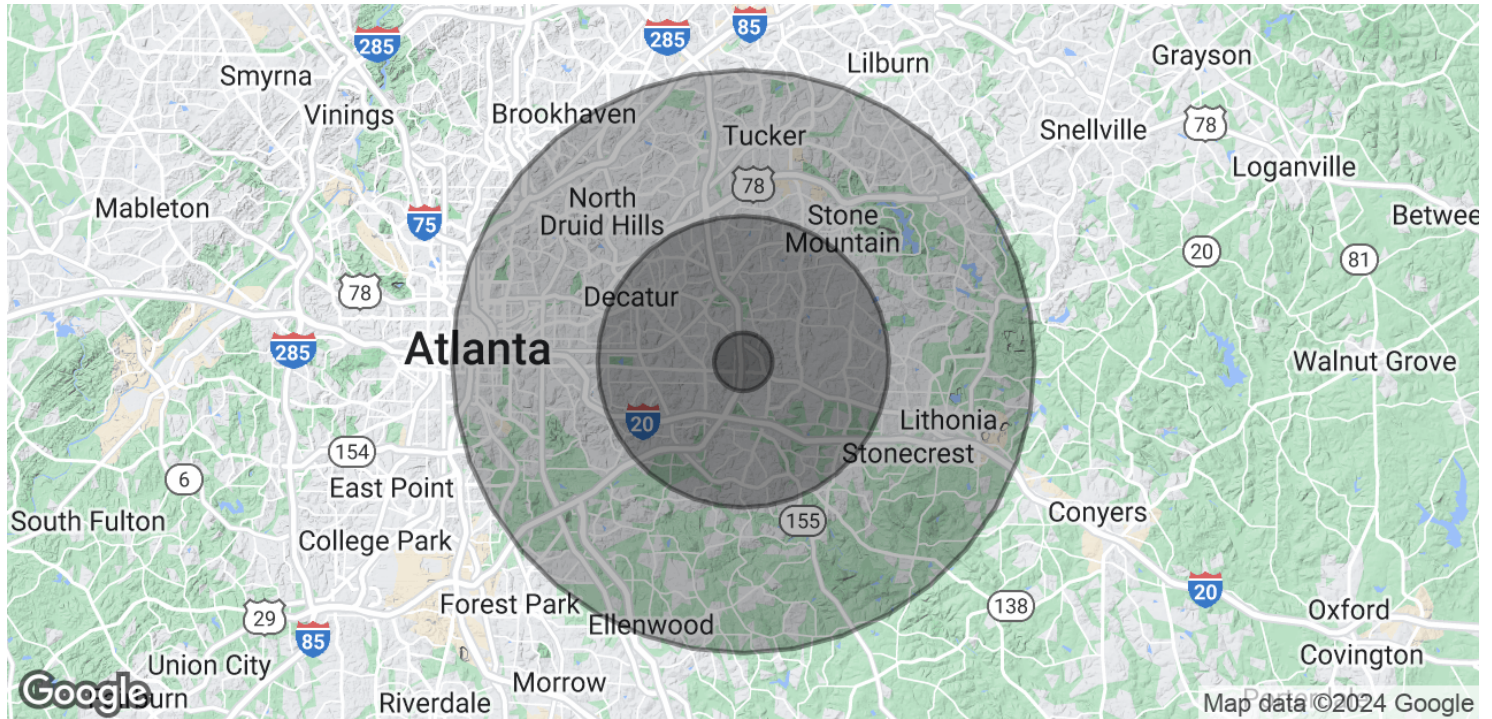
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,135	268,825	857,886
Average Age	33.4	36.8	36.8
Average Age (Male)	29.7	34.6	35.1
Average Age (Female)	35.4	39.3	38.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,119	107,310	373,628
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$44,573	\$65,430	\$83,548
Average House Value	\$109,787	\$189,482	\$249,854

2020 American Community Survey (ACS)

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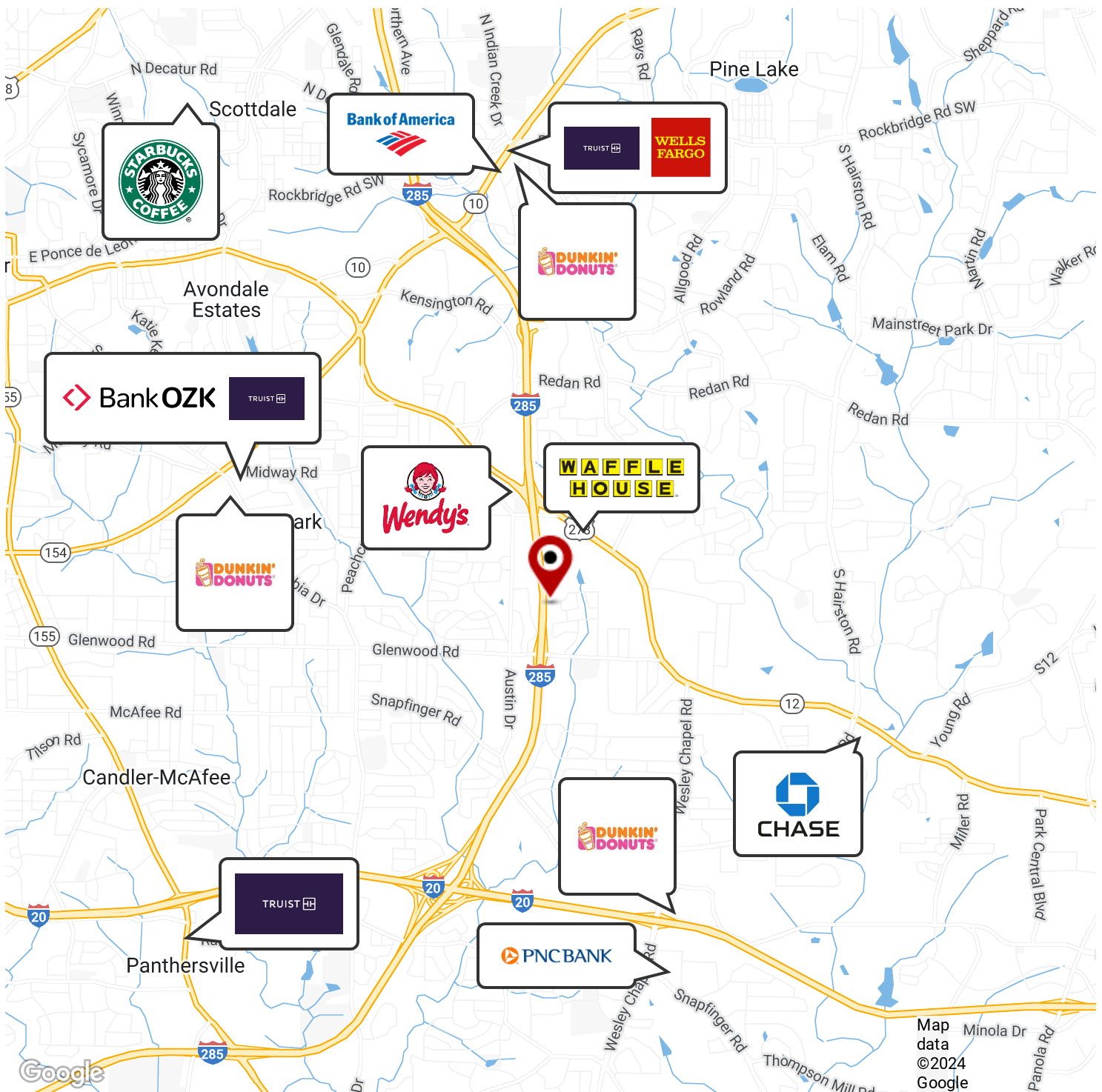
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