

# 3186 Glenwood Rd Retail Property For Lease

3186 Glenwood Rd, Decatur, GA 30032



## Property Description

Spacious retail unit with a prominent street front location is now available for lease in Decatur, GA, situated at the intersection of Glenwood Rd and Candler Rd. The unit was formerly used as an event space & recording studio. Tenant may customize and transform the space according to their unique vision and business needs. This shopping center also features a diverse mix of businesses such as a hair salon, nail salon, dry cleaner, insurance company, and more.

## OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (NNN)
Building Size:	3,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,658	45,914	122,665
Total Population	10,316	102,977	274,352
Average HH Income	\$69,198	\$81,924	\$88,350

**DANNY GLUSMAN**

**BROKER**

404.465.3941

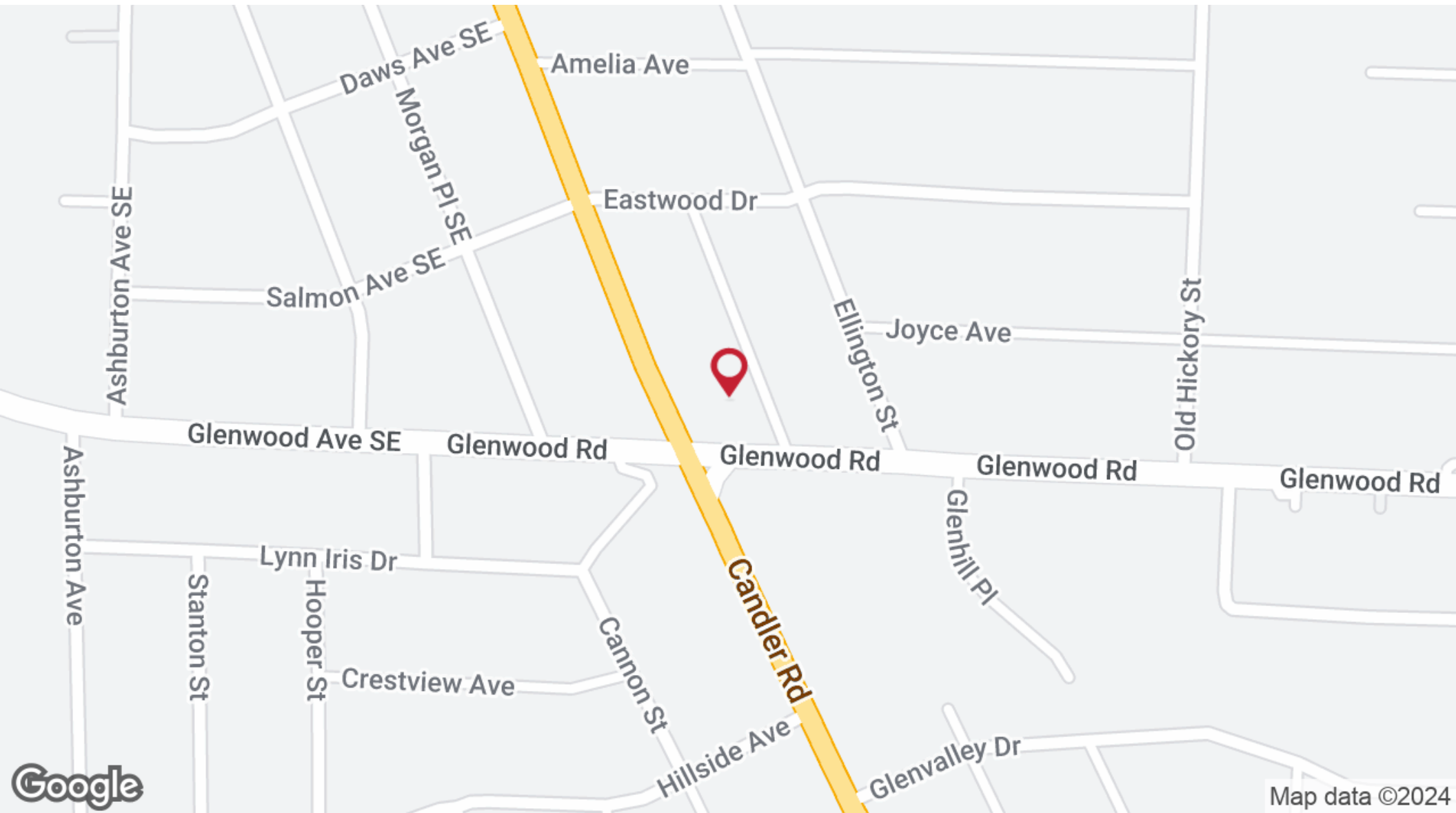
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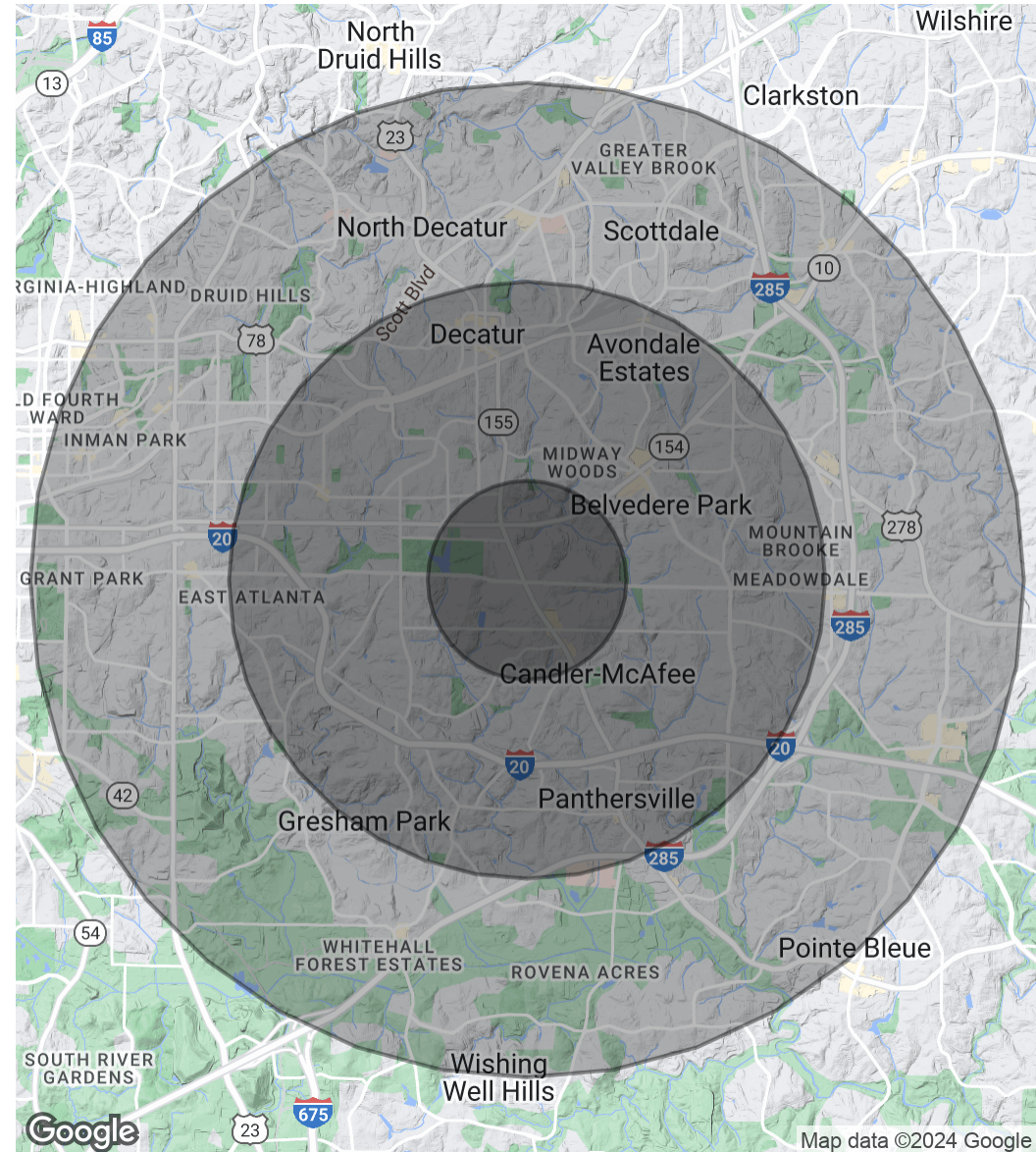
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,316	102,977	274,352
Average Age	41.1	38.5	37.0
Average Age (Male)	38.8	36.5	35.1
Average Age (Female)	42.2	39.5	38.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,658	45,914	122,665
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$69,198	\$81,924	\$88,350
Average House Value	\$262,730	\$287,762	\$296,284

2020 American Community Survey (ACS)



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