

AUTO REPAIR GARAGE

2059 Candler Road, Decatur, GA 30032



OFFERING SUMMARY

SALE PRICE:	\$475,000
LOT SIZE:	20,473 SF
YEAR BUILT:	1968
BUILDING SIZE:	4,485 SF
ZONING:	C-1, Local Commercial
SUBMARKET:	Decatur/East Atlanta
TRAFFIC COUNT:	23,000
PRICE / SF:	\$105.91

PROPERTY OVERVIEW

This is an excellent investment opportunity. The improvements include a 4,485 SF auto repair garage on a 0.47-acre site along Candler Road in unincorporated Decatur, DeKalb County. This property is perfect for an owner/user or an investor seeking income in the interim to long-term, with a redevelopment opportunity as the area continues to grow.

LOCATION OVERVIEW

The property is located along the west side of Candler Road, just south of Memorial Drive and north of Interstate 20. This corridor is rapidly growing with new and repurposed commercial uses. Significant development along Memorial Drive, east of Downtown Atlanta, has been spurred by the Eastside Beltline Trail which crosses Memorial Drive about five miles to the west of the property. Moreover, new residential construction in the neighborhood has increased home values significantly. The area is expected to grow in population and household income.

PROPERTY HIGHLIGHTS

- High Traffic Counts Along Candler Road
- Growing Commercial Corridor
- Growing Household Incomes Within the Area
- Interim Use For Potential Redevelopment

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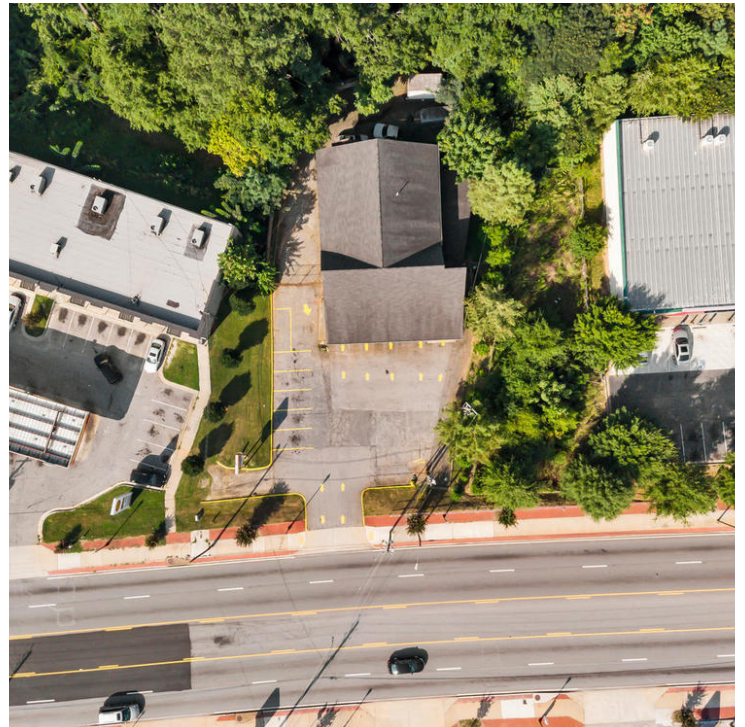
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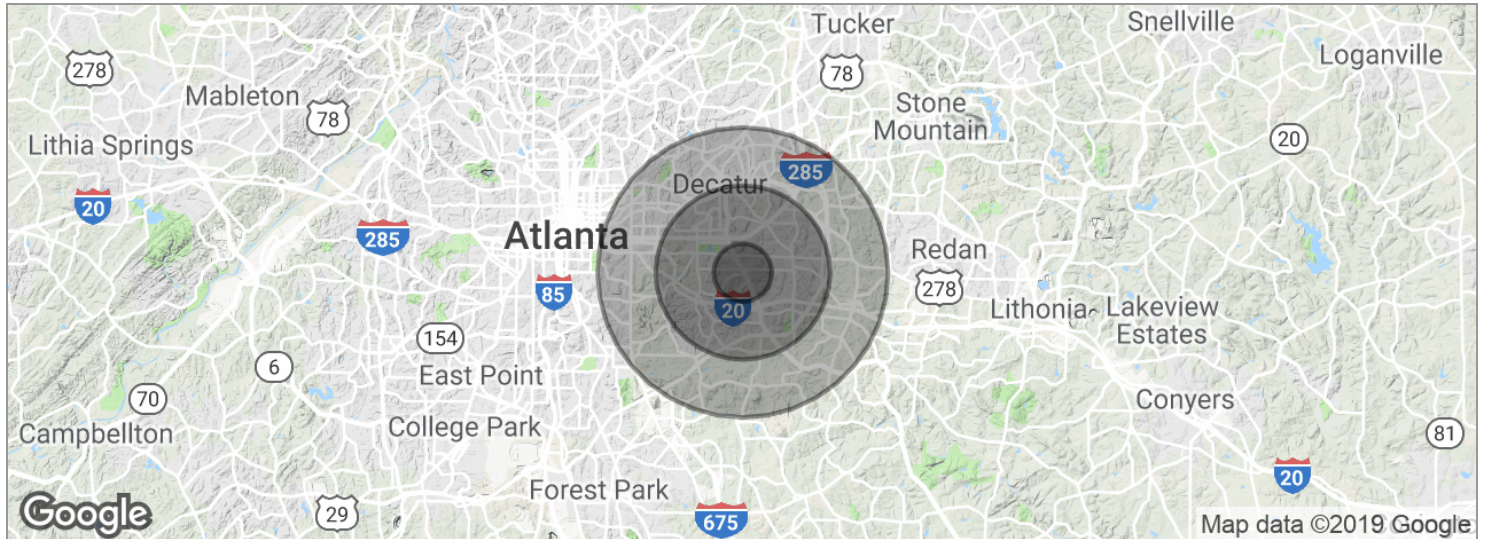
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,798	86,649	231,506
Median age	39.3	36.4	35.4
Median age (male)	35.5	34.7	34.0
Median age (Female)	40.7	38.7	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,165	32,982	88,875
# of persons per HH	2.6	2.6	2.6
Average HH income	\$42,575	\$55,498	\$62,293
Average house value	\$170,796	\$234,669	\$255,857

** Demographic data derived from 2010 US Census*

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