

PRIME INVESTMENT ADAPTIVE REUSE OPPORTUNITY

City of Decatur



OAKHURST
REALTY
PARTNERS

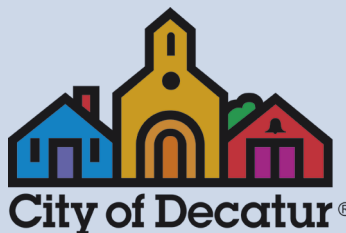


FOR SALE

2670 - 2686 E. College Avenue, Decatur, GA 30030

- ± 1 acre of land in City of Decatur
- 8,300 sf brick and block retail warehouse and 1,200 sf brick building could be adaptively reused with ample parking
- 1 mile from the Decatur Square
- 1.5 miles from Emory Decatur Hospital and 1 mile to Emory Clinic
- Exploding residential and retail node including $\pm 1,400$ new apartments, townhomes and condos coming online within .5 mile
- 29,000 daily traffic count
- Turn lane provided
- Steps to the Avondale MARTA Station
- All utilities on site
- Zoned Mixed-Use (M.U.)

EMORY
HEALTHCARE



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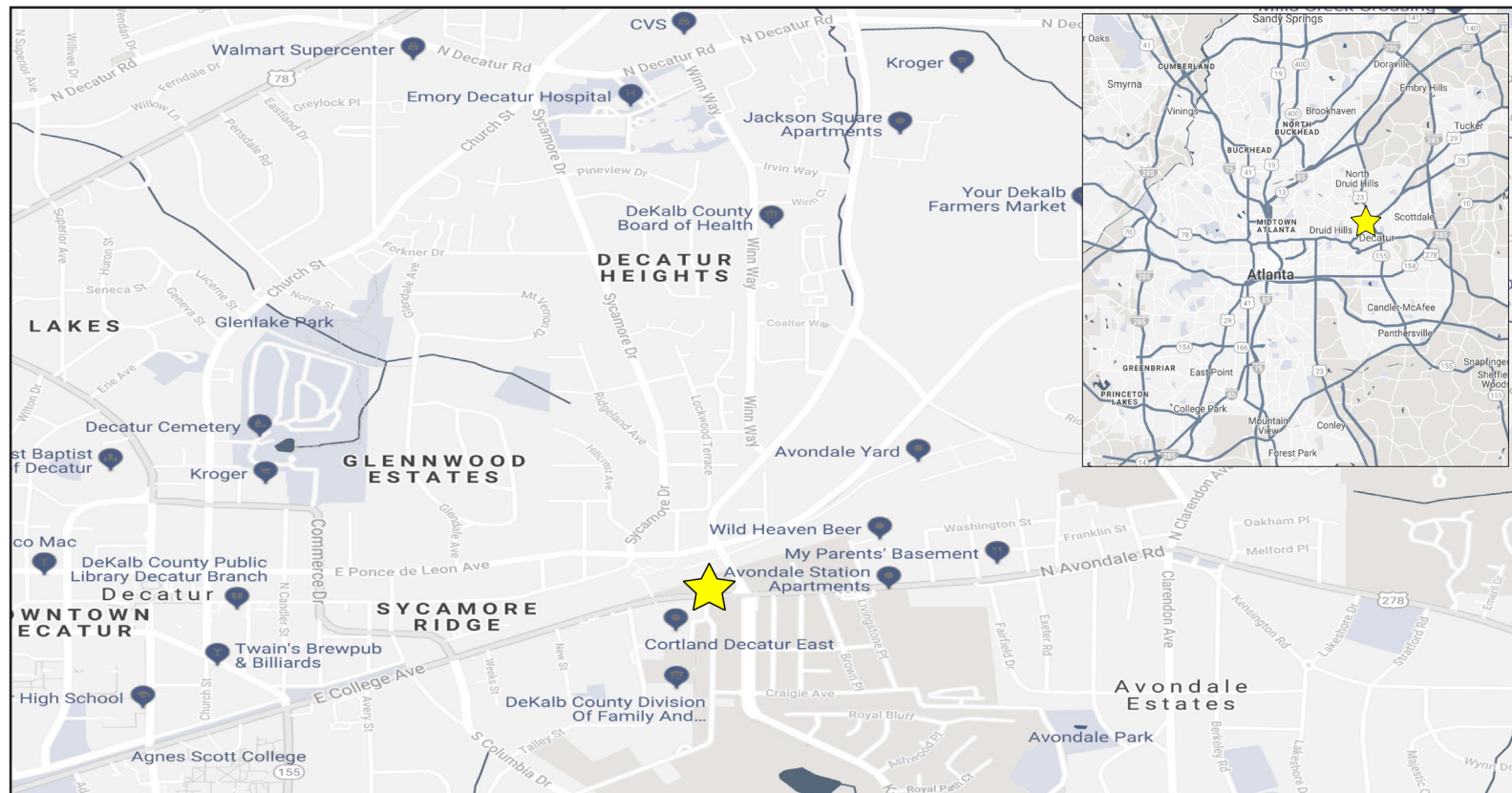
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PRIME REDEVELOPMENT/ADAPTIVE REUSE OPPORTUNITY

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