



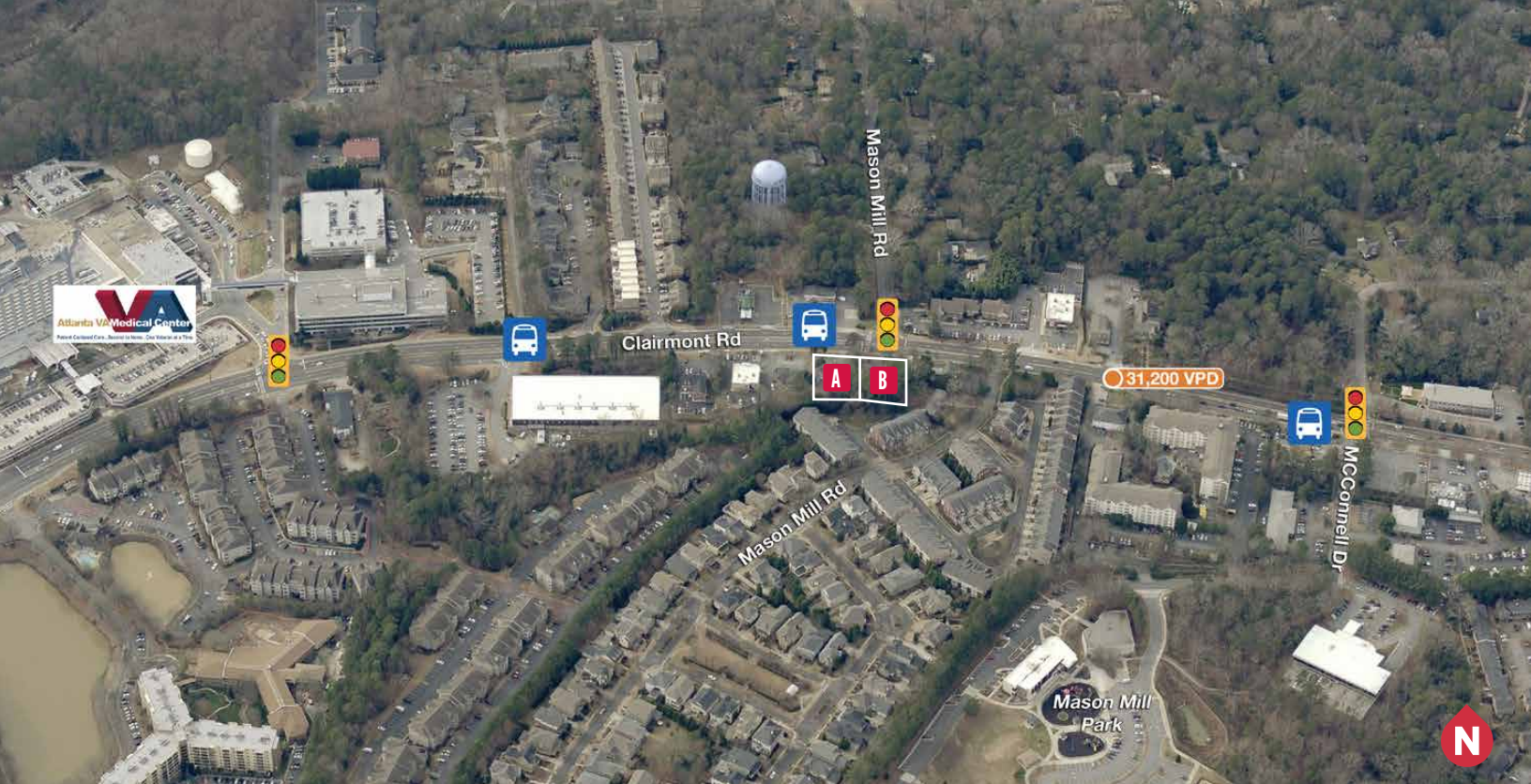
FOR SALE

0.70 ACRES

1799 & 1805 Clairmont Road, Decatur, GA 30033

NAI Brannen Goddard

Exclusively Listed By: **TODD ELLIS**
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OFFERING OVERVIEW

NAI Brannen Goddard has been engaged as the Exclusive Broker to market two (2) contiguous parcels totaling approximately 0.70 acres in Decatur (unincorporated DeKalb County). The respective parcels are currently zoned OI. The parcels are located across from the VA Medical Center, a general medical and surgical hospital with 239 beds, and is surrounded by beautiful residential developments as well as commercial uses of various types, which include an emphasis on medical.

Adjacent and south of the VA Medical Center is Emory University's Clairmont Campus and behind the VA Medical Center you will find Emory's Main Campus.

A broad array of possible uses include, but not limited to: self-storage, medical, retail and office.

NO.	ADDRESS	APN	ACRES	PRICE			ZONING		OVERLAY	LOT DIMENSIONS (PER DEKALB COUNTY)			
				\$/ACRE	TOTAL	\$/SF	CURRENT	FLUP		FRONT	REAR	SIDE	SIDE
A	1799 Clairmont Rd	18-103-03-018	0.30	\$1.2 M	\$360,000	\$27.55	OI	CRC	None	100.0	100.0	170.0	192.0
B	1805 Clairmont Rd	18-103-03-017	0.40	\$1.2 M	\$480,000	\$27.55	OI	CRC	None	100.0	84.0	137.0	150.0
TOTALS:			0.70	\$1.2 M	\$840,000	\$27.50							

CITY OF DECATUR

The City of Decatur is home to over 20,000 residents inside Atlanta's I-285 perimeter highway. Ponce de Leon Avenue is Decatur's main street connecting the city to Atlanta just six miles to the west, and to historic Stone Mountain just six miles to the east. Decatur is a college town bringing hundreds of commuting students, faculty and staff to the downtown square thanks to branches of the Art Institute of Atlanta and DeVry University. Agnes Scott College and Columbia Theological Seminary are both within Decatur's city limits and Emory University is just outside the city limits.

Decatur is a four square mile destination for critically acclaimed restaurants, storefront boutiques and live music. There are more than 200 mostly independent shops, restaurants, galleries, salons and other service businesses drawing students, office workers, residents and visitors who love to shop local in its walkable tree-shaded downtown. The downtown is tech friendly with the availability of municipal wi-fi.

Source: City of Decatur



DEMOGRAPHICS

		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2018 Estimate	13,546	119,058	303,258
	2023 Projected	14,307	127,704	417,931
HOUSEHOLDS	2018 Estimate	5,899	53,236	183,447
	2023 Projected	6,254	57,156	201,224
AVERAGE HH INCOME	2018 Estimate	\$90,443	\$110,003	\$105,449
	2023 Projected	\$105,346	\$123,892	\$120,104

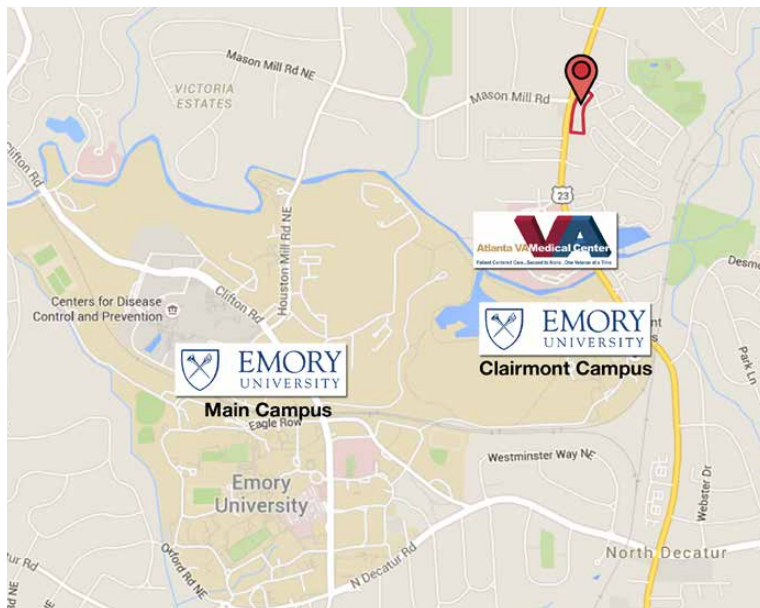
AREA SUMMARY

DeKalb County

DeKalb County is Georgia's third largest county with more than 700,000 residents calling it home. The County consists of a portion of Atlanta, Avondale Estates, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Lithonia, Pine Lake, Stone Mountain, Tucker and several unincorporated areas. Four major interstates and MARTA (Metropolitan Atlanta Rapid Transit Authority) public transportation are easily accessible. DeKalb is also home to Georgia's second busiest airport – DeKalb Peachtree Airport (PDK).

DeKalb is the headquarters of some of the country's most prominent businesses and organizations including: The Center for Disease Control (CDC), the only federal agency based outside of Washington, DC; The Yerkes Primate Center; American Cancer Society and Emory University's Rollins Research Center. Emory University, considered one of the Ivy League schools of the South, is located in DeKalb as is Agnes Scott College, one of the top liberal arts colleges in the country.

Source: DeKalb County

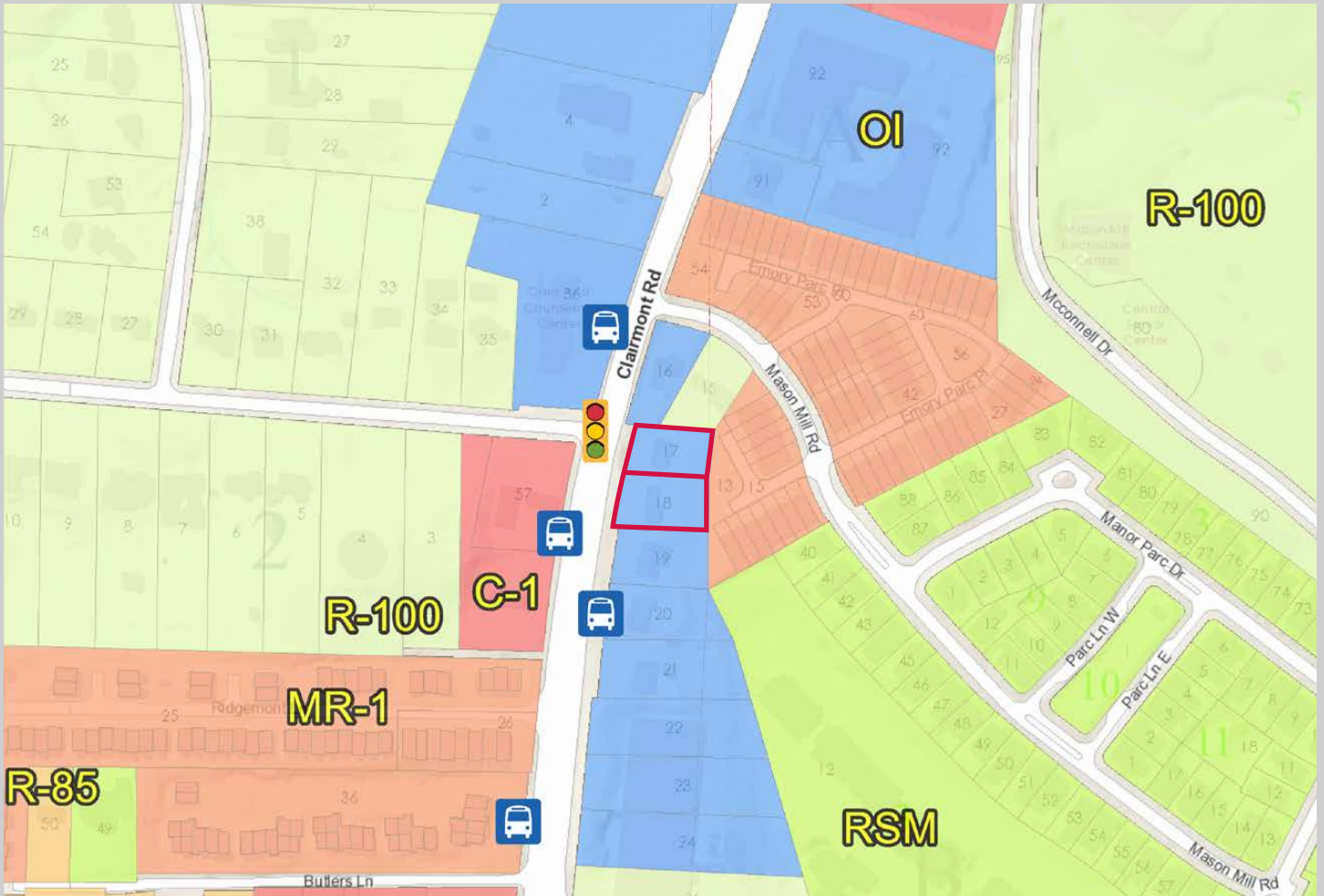


Emory University

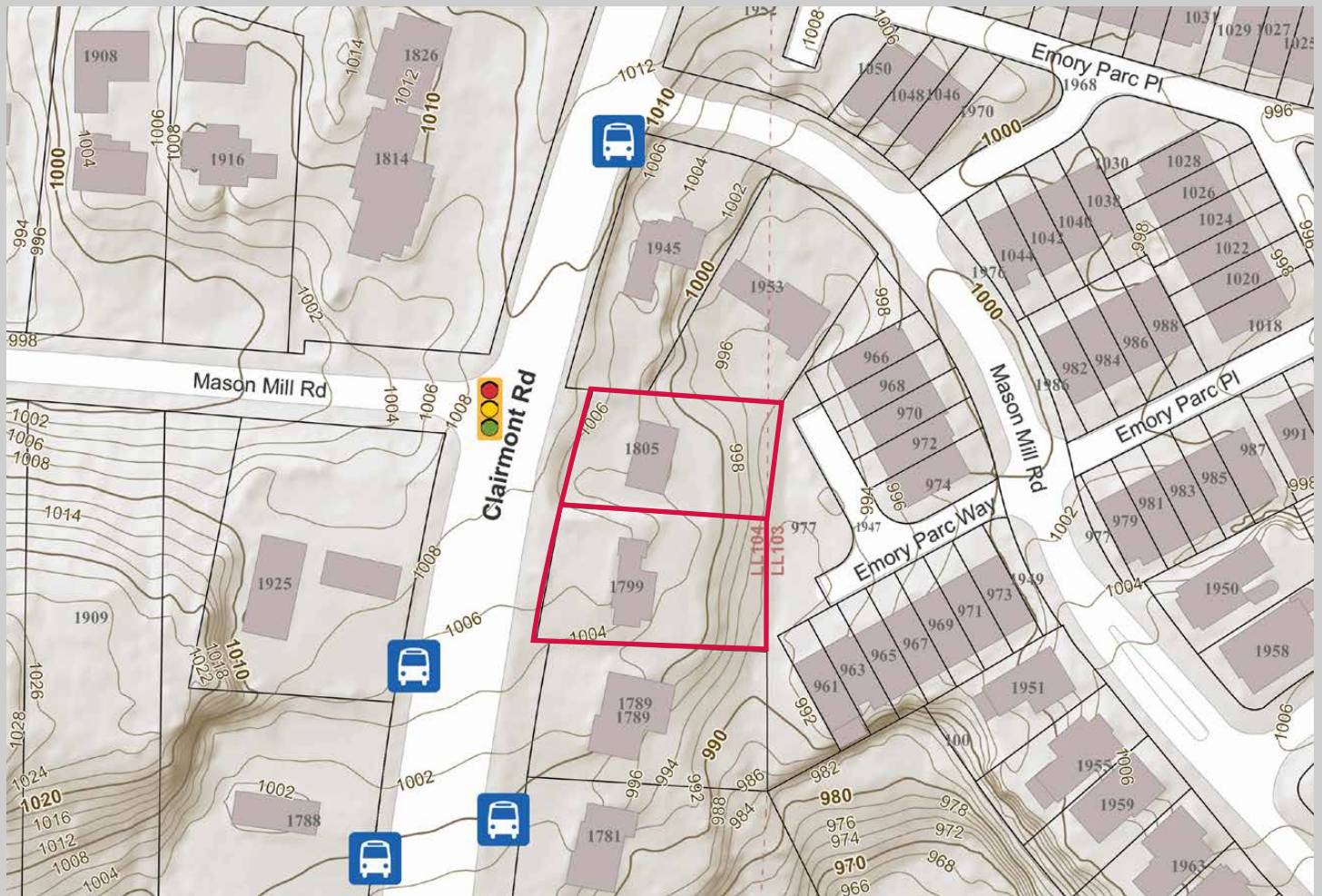
Emory University, a top-ranked private institution recognized internationally for its outstanding liberal arts colleges, graduate and professional schools, and one of the world's leading health care systems, is located on a beautiful campus in Atlanta's historic Druid Hills neighborhood. Emory's scholars and experts generate more than \$572 million in research funding annually while also maintaining a traditional emphasis on teaching. Over 15,000 students (undergraduate and graduate) were enrolled the fall of 2017.

Source: Emory University

DEKALB COUNTY ZONING MAP



DEKALB COUNTY TOPOGRAPHICAL MAP



DEKALB COUNTY FUTURE LAND USE MAP

