

2959 EAST PONCE DE LEON AVE

Decatur, GA 30030 | Dekalb County



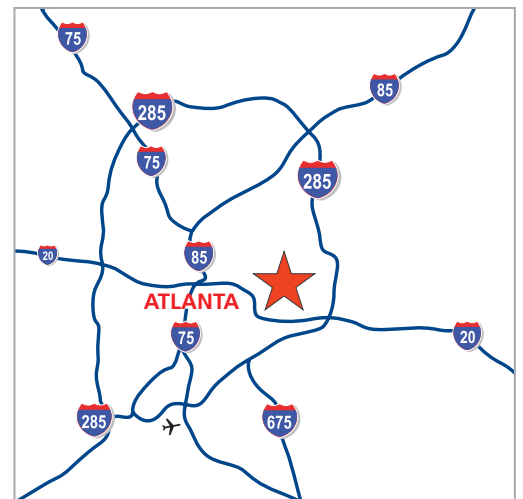
PROPERTY FOR SALE

PROPERTY FOR SALE .44 acres with 9,210 SF building

ASKING PRICE \$1,000,000

HIGHLIGHTS

- Building for sale is in great condition
- Currently occupied by owner / user (Pet Play House)
- Sprinkelered; 1 loading dock
- Beautiful wood ceiling; concrete floors
- Walking distance to MARTA
- Relocation of Dekalb Farmers Market's main entrance will feature a traffic light directly across from property
- Rising market conditions



BEN CAMPBELL

770.913.3931

bcampbell@ackermanco.net

Ackerman & Co.

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DeKalb County

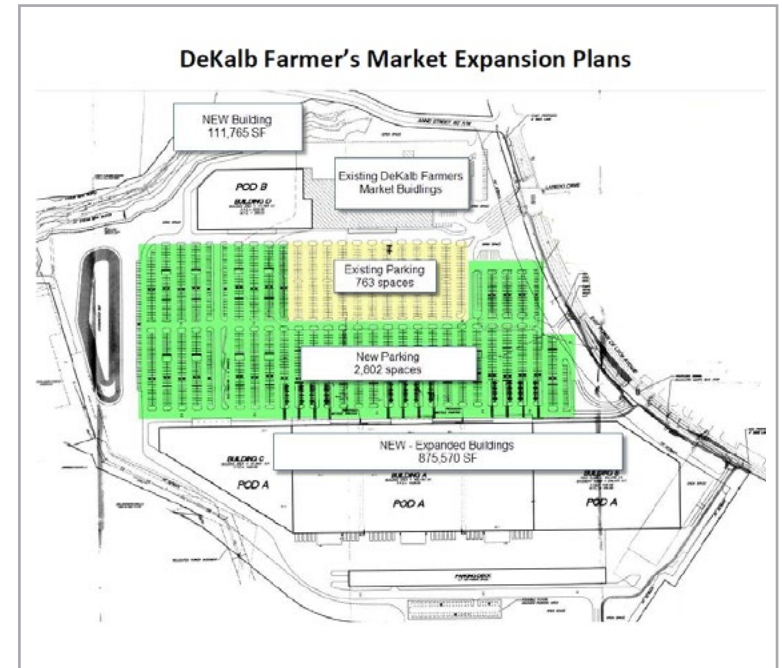
DEKALB FARMER'S MARKET OVERVIEW

Market History: The Dekalb Farmer's Market began on June 2nd, 1977 as a small 7,500 SF produce stand in Decatur, Georgia. Since that humble beginning, we have grown into a 140,000 SF true world market serving up to 100,000 people per week. The original founder and owner of the market, Robert Blazer, is still in charge of operations along with his wife, Barbara, and son Daniel.

As the very first private farmers market of its kind in Georgia, our reputation in the industry is as a pioneer in fresh food distribution to the consumer. We are very unique in receiving direct shipments of fresh food without costly warehousing and distribution delays. The result is the highest quality, lowest cost, and largest variety of fresh and organic food products currently available.

Market Expansion: The planned expansion appears to be underway. When everything is done there will be more than a million square feet of additional space, 2,800 more parking spaces and two new driveways: one on Ponce De Leon and one on Dekalb Industrial Way. Dekalb Farmer's Market's expansion is so large it had to be vetted as a Development of Regional Impact by the Atlanta Regional Commission. According to the Development of Regional Impact report: The entire project will be completed by 2023:

- **Phase 1** 361,972 SF of Warehouse and 186,703 SF of retail (2015 completion)
- **Phase 2** 223,530 SF of Warehouse
- **Phase 3** 419,875 SF of Warehouse and 89,065 SF of Retail
- **Phase 4** 98,774 SF of Warehouse and 53,186 SF of Retail



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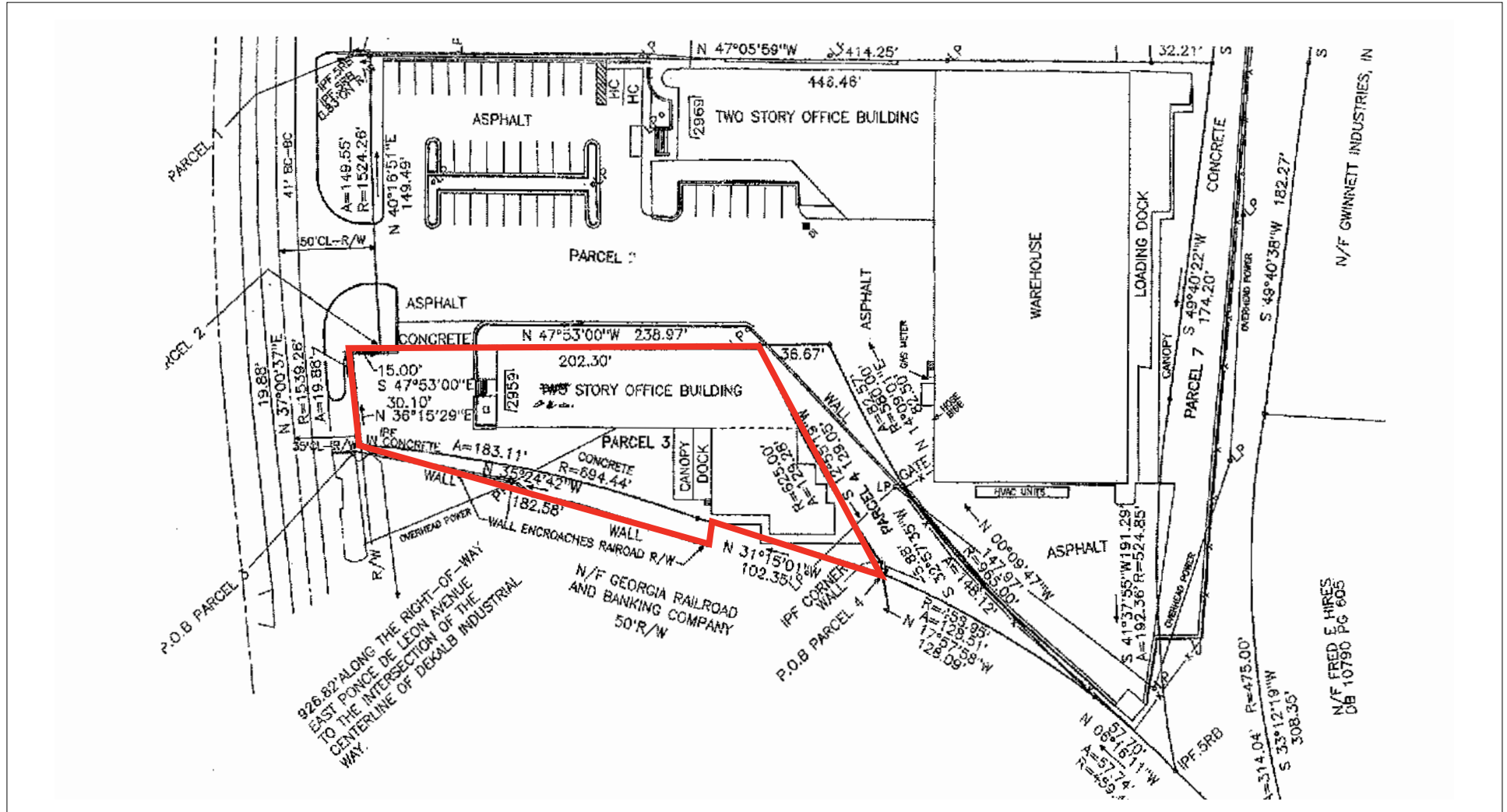
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LAND SURVEY



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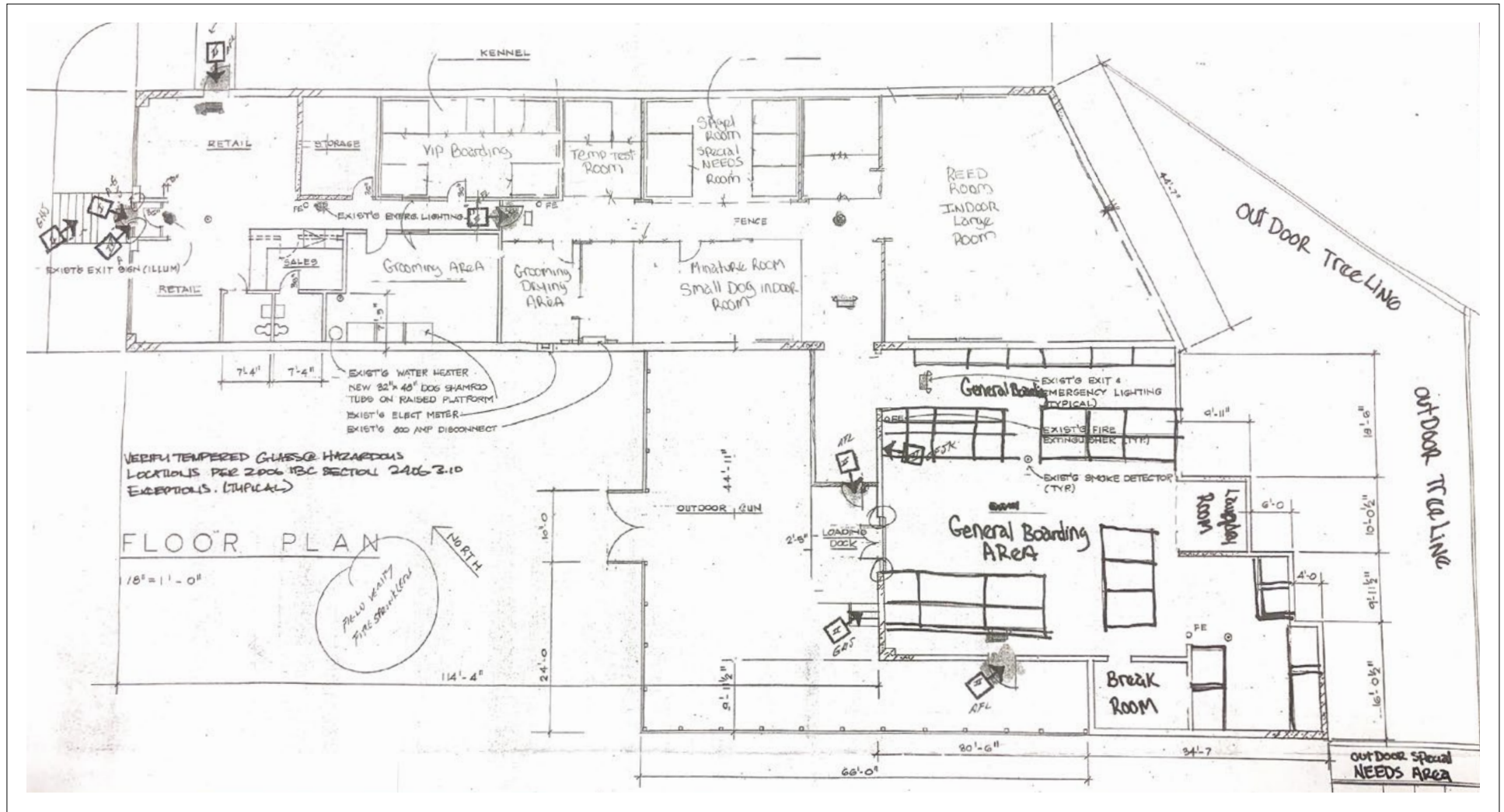
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BUILDING FLOOR PLAN (PET PLAY HOUSE)



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This market has seen significant growth with retail and multifamily development projects. A summary of these projects near the subject property, follows:



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DEVELOPMENT ACTIVITY | DECATUR



1 NORTH DECATUR SQUARE

North Decatur Square will include approximately 90,000 square feet of commercial space, including a 365 by Whole Foods Market, retail and restaurants. The property is anchored by 365 by Whole Foods Market, one of the top volume producers in the grocery segment and first in Georgia. The site offers walkability and a fully signalized access point of North Decatur Road and four additional ingress/egress points. North Decatur Crossing will feature a four-story apartment building housing 450 residents which will augment existing apartment stock of over 1000 units within 1/4 mile radius.



2 AVILA/EURAMAX DEVELOPMENT

Historically a manufacturing/warehouse site, 278 Oak was re-categorized and entitled as The Mill District to include residential and mixed use components. Avila purchased the property in 2014 and is currently working towards design of the 13 acre property, which is anticipated to be comprised of multifamily rental, for sale townhomes and other uses. Moreover, 278 Oak has direct access to The PATH, a 20+ mile network of trails in and around the metro Atlanta area for walkers, runners, skaters, and cyclists.

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3 DEKALB FARMERS MARKET EXPANSION (DFM)

Currently under construction, the DFM is expected to be the largest grocery store in the United States upon opening. This 100-plus-acre project will initially include approximately 550,000 SF of retail space and 2,600 additional parking spaces. The DFM is located in Scottdale, Ga on East Ponce De Leon Avenue, an industrial area that is rapidly changing to include a multifamily and retail space. The site is located east of the City of Decatur and just North of the City of Avondale Estates. Founded by Robert Blazer more than three decades ago, the DFM has become a local cultural icon for its enormous selection of global foods and low prices. The DFM is 1.3 miles from 601 East College Avenue.



4 DECATUR CROSSING

Under construction and planned to be completed in spring 2016, this mixed-use urban project consist of 40,000 SF of retail space and 250 multifamily units being developed by Fuqua Development. Sprouts Farmers market will anchor the retail portion. The center, is located at the corner of Scott Boulevard and North Decatur Road and sits on 3.5 acres.



5 AVONDALE RE-DEVELOPMENT (MARTA)

Currently under construction, Columbia Ventures is developing 378 multifamily units, a 92 unit senior affordable housing "component", 22,000 SF of retail space, and a 728 space parking deck on 7.5 acres. Future phases in this development include a Decatur Early Childhood Learning Center. The DeKalb County Chamber of Commerce has named the Avondale MARTA station redevelopment its 2017 project of the year.

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6 WESTERN GATEWAY

Currently under construction in Avondale Estates, Western Gateway is a major redevelopment located at East College Avenue and Sam's Crossing. Located on the western boundary of Avondale Estates and adjacent to the City of Decatur, the Western Gateway will include 200 multifamily units and 10,000 SF of retail space. Western Gateway is being developed by award-winning South City Partners on a 3.1 acre site.



7 CALLAWAY SITE

Currently under construction, the Callaway Site is located across from City Hall and along West Trinity Place in Downtown Decatur. Cousins Properties and AMLI Residential have planned a mixed-use re-development on approximately 5 acres known as the Callaway site. This development consists of 360 multifamily units and 20,000 SF of retail space.

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