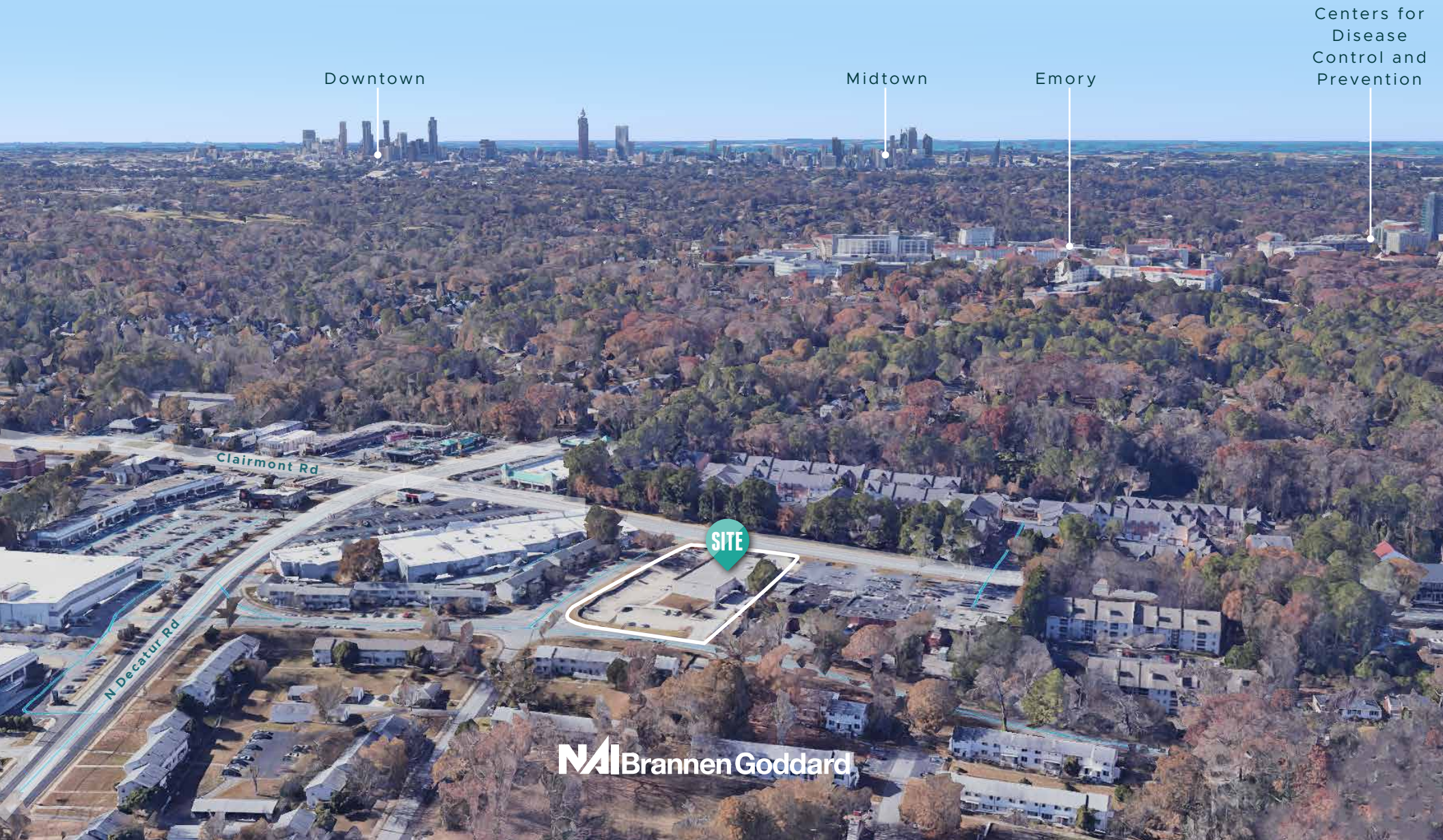


# 1341 CLAIRMONT

*Offering Summary*



Downtown

Midtown

Emory

Centers for  
Disease  
Control and  
Prevention

Clairmont Rd

SITE

N Decatur Rd

**NAI** Brannen Goddard



# 1341 CLAIRMONT

Offering Summary

## Property Overview

### LOCATION

1341 Clairmont Rd  
Decatur, GA 30033

### AREA OF LAND

1.35 Acres

### BUILDING

9,486 SF

### BUILDING NOTES

Three Tenants  
3,000 SF Expansion Pad

### MUNICIPALITY

Unincorporated Dekalb Co.

### ZONING

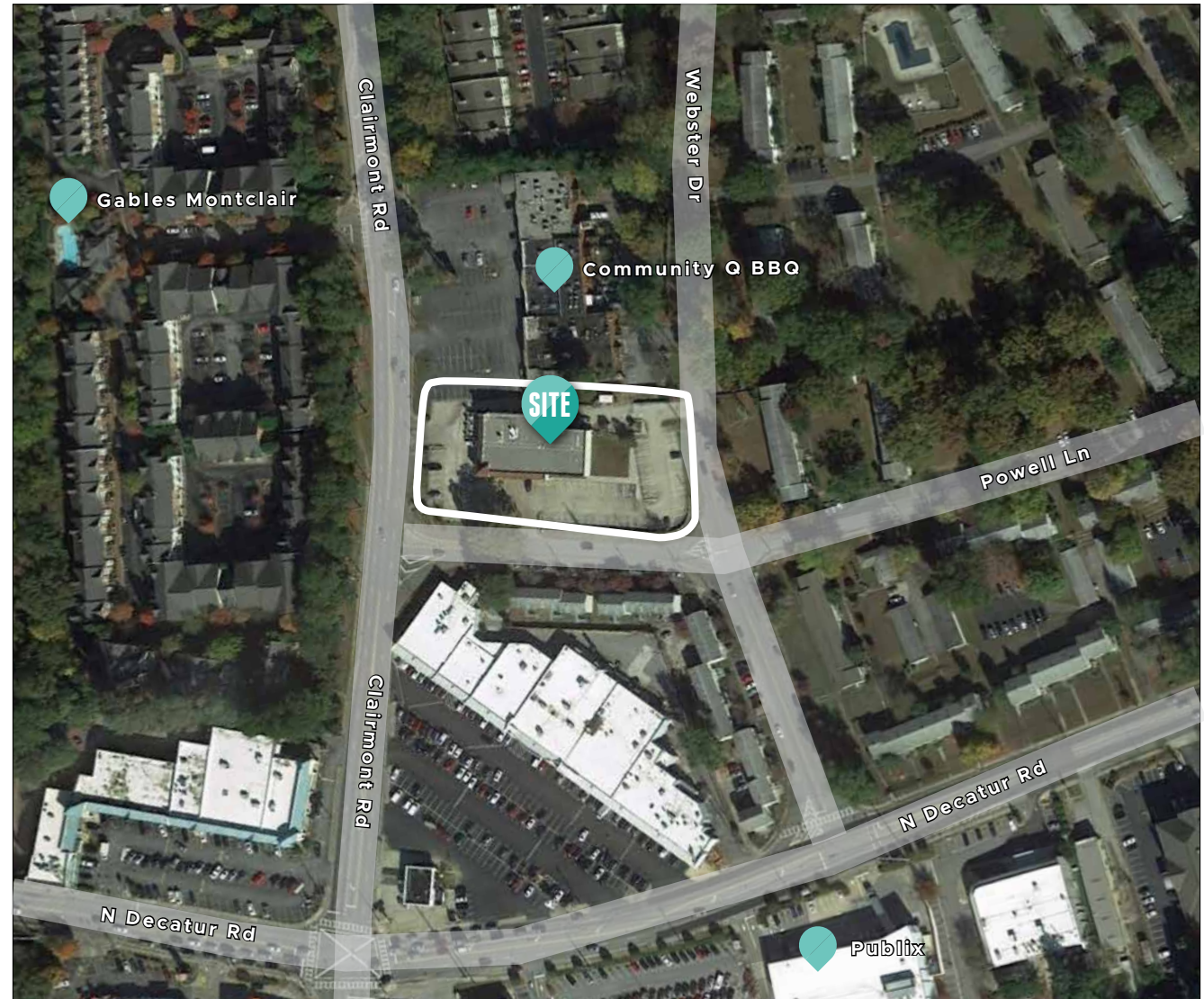
C-1 - Local Commercial

### FUTURE LAND USE

Town Center (TC)

### TRAFFIC COUNTS

25,800 VPD - Clairmont Rd  
23,800 VPD - N Decatur Rd



**STAN WILLIAMS**

404 812 4069 / jswilliams@naibg.com

**MCNEILL STOKES**

404 812 4032 / mstokes@naibg.com

**NAI** Brannen Goddard



# 1341 CLAIRMONT

Offering Summary

## Area Demographics



113,016  
RESIDENTS  
WITHIN 3 MILES



35.5  
MEDIAN  
AGE



\$113,383  
MEDIAN HOUSE-  
HOLD INCOME



56  
WALKABILITY  
SCORE



#1  
BEST PLACE  
TO LIVE  
NICHE.COM



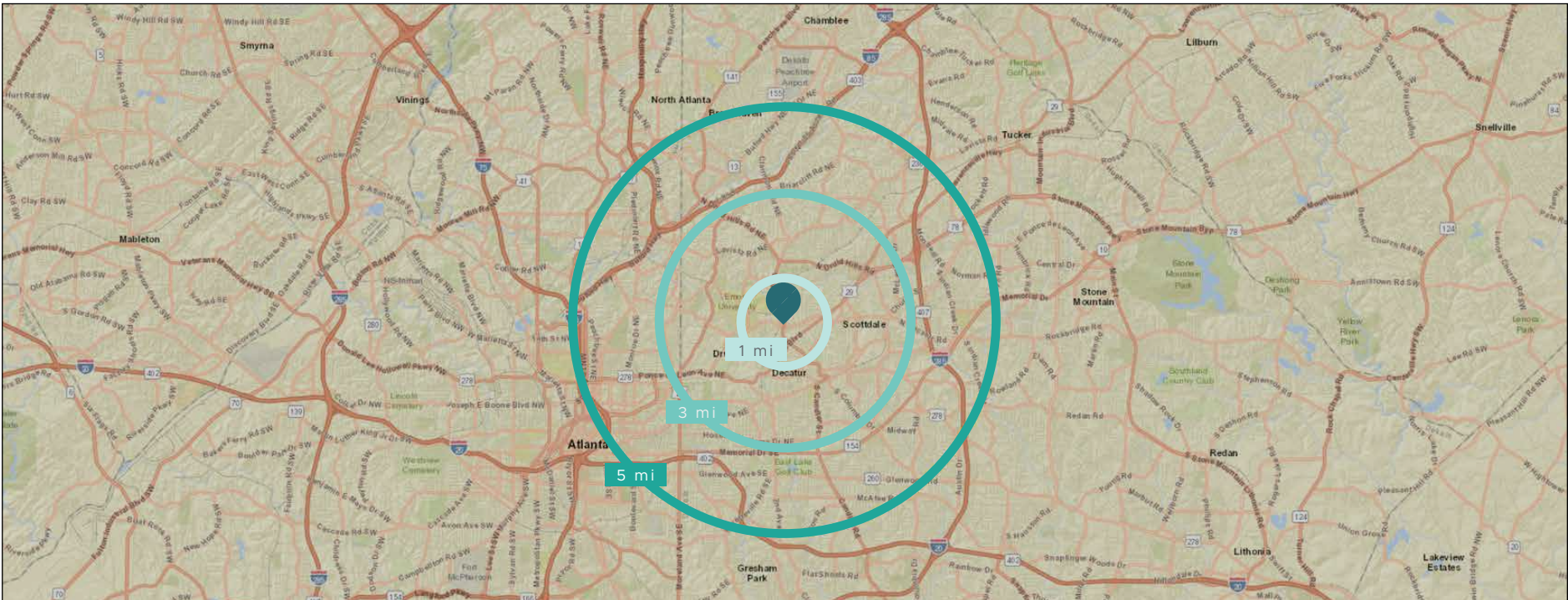
10,335  
LOCAL  
EMPLOYEES



5 COLLEGES  
LOCATED WITHIN  
4 MILES



71.7%  
HOLD 4-YEAR  
DEGREES



**STAN WILLIAMS**

404 812 4069 / jswilliams@naibg.com

**MCNEILL STOKES**

404 812 4032 / mstokes@naibg.com

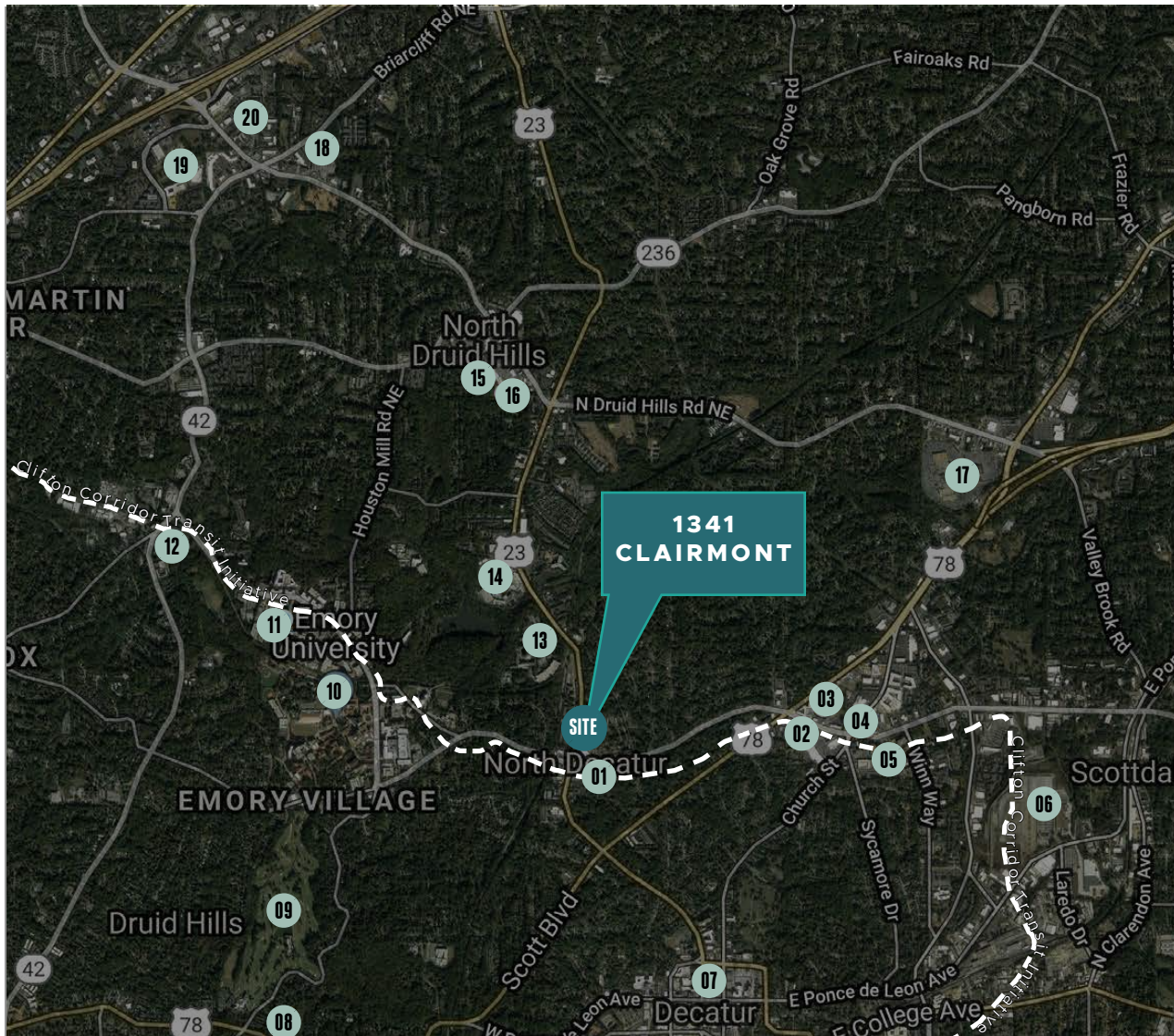




# 1341 CLAIRMONT

Offering Summary

## Nearby Amenities



01 Publix

02 Walmart

03 Sprouts  
Farmers  
Market

04 Whole Foods  
Market 365

05 Emory  
Decatur  
Hospital

06 Your DeKalb  
Farmer's  
Market

07 Downtown  
Decatur

08 Fernbank  
Museum

09 Druid Hills  
Golf Club

10 Emory  
University

11 Centers  
for Disease  
Control and  
Prevention

12 Kroger

13 Emory  
Clairmont  
Campus

14 Atlanta VA  
Medical  
Center

15 Toco Hills

16 Publix

17 North  
DeKalb Mall

18 Target

19 Executive  
Park

20 Children's  
Healthcare  
of Atlanta

**STAN WILLIAMS**

404 812 4069 / jswilliams@naibg.com

**MCNEILL STOKES**

404 812 4032 / mstokes@naibg.com

**NAI** Brannen Goddard



# 1341 CLAIRMONT

Offering Summary

## Area Highlights



**EMORY UNIVERSITY** Built in 1836, Emory has been a longtime Atlanta staple. It is a perennial top 20 national university, and enrolls over 15,500 students.



**CHILDREN'S HEALTHCARE OF ATLANTA (CHOA)** A new 68-acre CHOA campus will include a new hospital, support buildings, and 20+ acres of greenspace.



**EXECUTIVE PARK** A \$1B redevelopment is coming to this 70-acre office park, set to include a hospital, hotel, multi-family housing, retail, medical, and offices.



**ATLANTA VA MEDICAL CENTER (VAMC)** The VAMC sits on 26 acres and houses 466 inpatient beds, aiming to serve Veterans in the northeast Georgia area.



**DOWNTOWN DECATUR** Centered around "The Square," boutique shops, restaurants, bars, and entertainment offer quaint alternatives to city bustle.



**TOCO HILL** The heart of the Toco Hills neighborhood is this classic 1950's shopping center, which caters to its surrounding suburban residents.

**STAN WILLIAMS**

404 812 4069 / jswilliams@naibg.com

**MCNEILL STOKES**

404 812 4032 / mstokes@naibg.com

**NAI** BrannenGoddard

# 1341 CLAIRMONT

Offering Summary

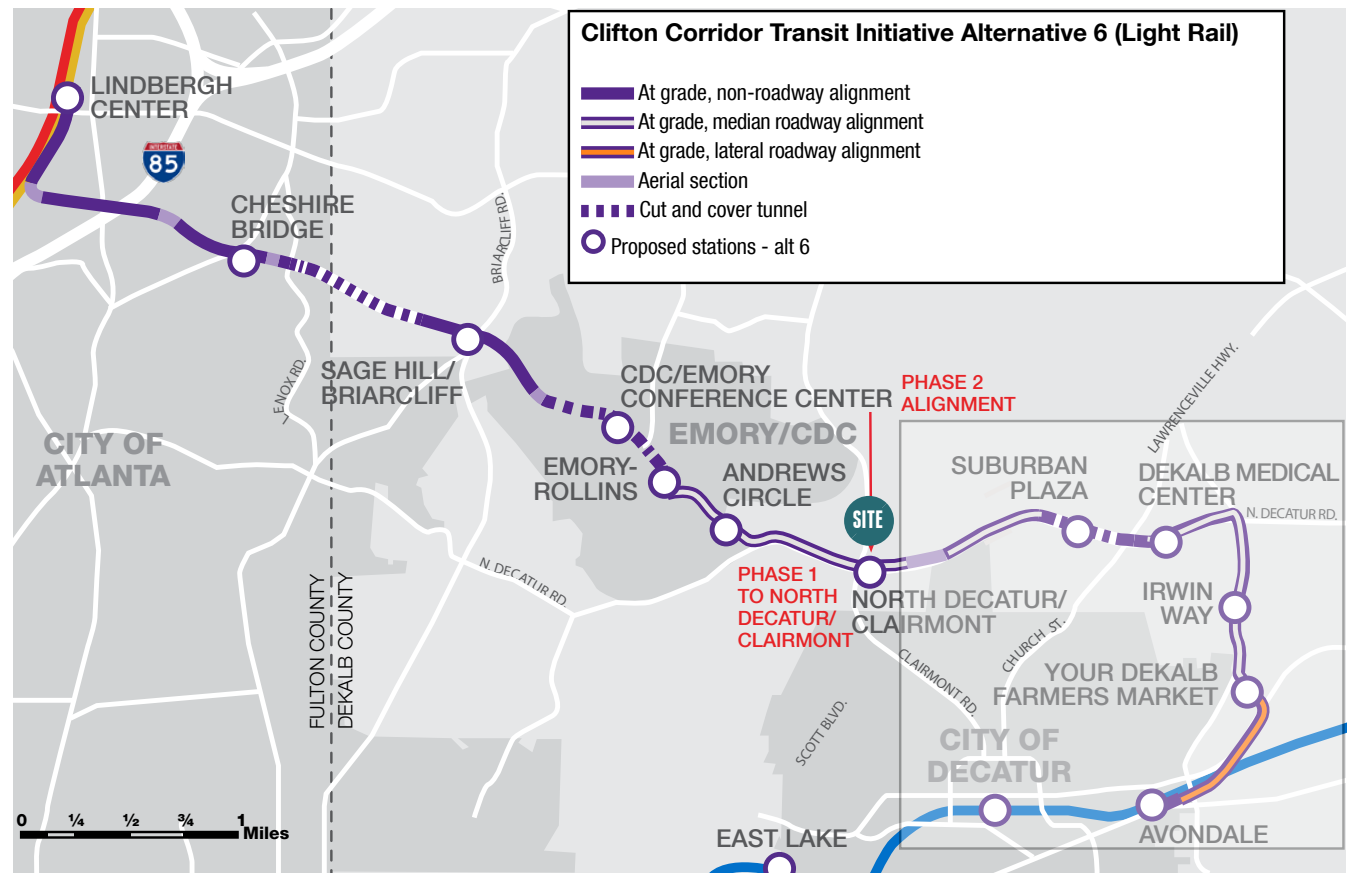
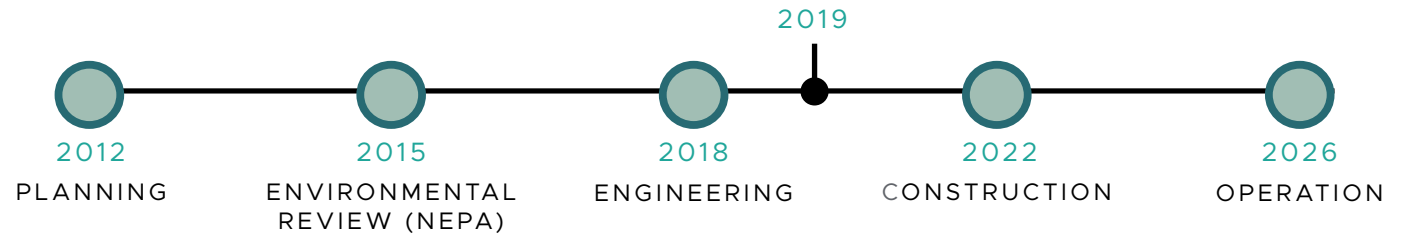
## Clifton Corridor

### ABOUT THE CLIFTON CORRIDOR TRANSIT INITIATIVE

The Clifton Corridor Transit Initiative is a MARTA expansion project connecting the Red / Gold and Blue MARTA rail lines to major employment, educational, healthcare, and shopping destinations, while providing transportation options along a congested corridor.

### BENEFITS

The project will increase service reliability and frequency, improve access and connectivity, provide emergency evacuation options, and create an alternative to other transportation options, like cars and busses.



**STAN WILLIAMS**

404 812 4069 / jswilliams@naibg.com

**MCNEILL STOKES**

404 812 4032 / mstokes@naibg.com

**NAI Brannen Goddard**



**STAN WILLIAMS**  
404 812 4069  
JSWILLIAMS@NAIBG.COM

**MCNEILL STOKES**  
404 812 4032  
MSTOKES@NAIBG.COM

**NAI Brannen Goddard**

5555 GLENRIDGE CONNECTOR, SUITE 1100  
ATLANTA, GA 30342  
404 812 4000