

# FOR SALE | \$6,000,000

3.4 Acres | 14,444 Flex Space

2920 N Decatur Rd, Decatur, GA 30033



OAKHURST  
REALTY  
PARTNERS

EXCLUSIVE OFFERING

ExtraSpace<sup>®</sup>  
Storage

Public  
Storage

Building 3

Building 2

Building 1

For Sale	\$6,000,000
Acreage	3.4 Acres
Building 1	3,600 SF (Office) 8,296 (Flex)
Building 2	2,548 SF
Building 3	Covered Storage
Neighborhood	Decatur
County	Dekalb

N DECATUR RD - 39,000 VPD

**FOR MORE INFORMATION, PLEASE CONTACT:** Ben Campbell | 404-371-4100 | [bcampbell@oakrep.com](mailto:bcampbell@oakrep.com)

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## Within 3 Miles



**123,446**

Population



**\$144,602**

Average Household Income



**49,506**

Total Households



**4,680**

Businesses



**146,614**

Employees



**39,000**

Cars Per Day

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## PROPERTY HIGHLIGHTS

- » 3.4 Acres | 14,444 Flex Space
- » HR-2 (High Density Residential-2) Zoning District
- » 4 large drive-in doors
- » 3 dock-high doors
- » Flat topography
- » 5 large hangers for open covered storage
- » Great signage and visibility
- » High traffic count
- » Walking distance to retail and grocery
- » 22 striped parking spaces





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WEST

Downtown Atlanta

EMORY  
DECATUR  
HOSPITAL

TIRES PLUS  
TOTAL CAR CARE

CHASE

Kroger

WHOLE FOODS  
MARKET

Walgreens

ExtraSpace  
Storage

Buckhead

PACES PARK  
APARTMENT HOMES

Public  
Storage

DEKALB INDUSTRIAL WAY

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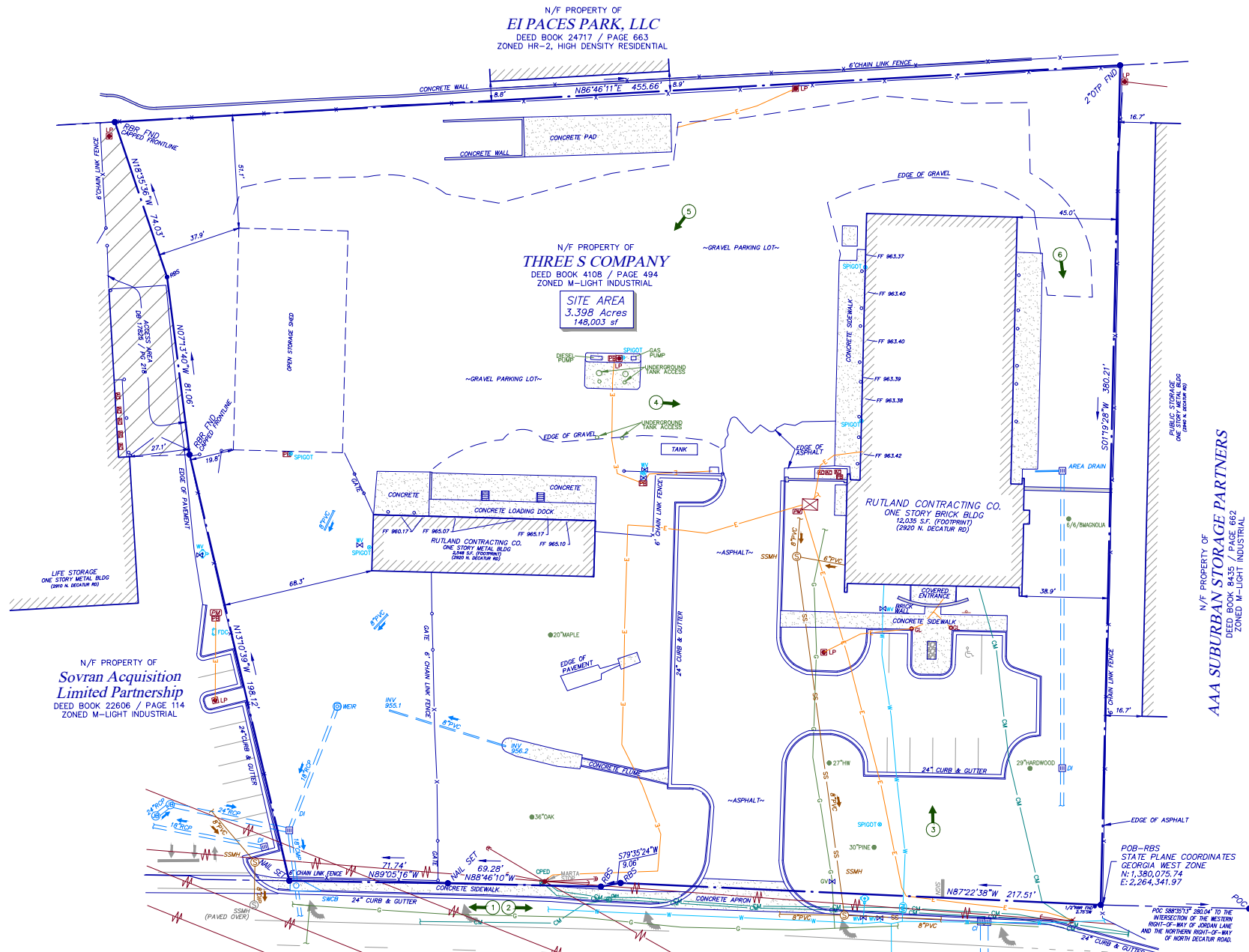
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