

FOR SALE

1.9 Acres | City of Decatur | Mixed-Use Zoning | Transit Subarea
601 E. College Avenue, Decatur GA 30030



OAKHURST
REALTY
PARTNERS



FOR MORE INFORMATION, PLEASE CONTACT: Eric Carlton or Ben Campbell | 404-371-4100 | ecarlton@oakrep.com | bcampbell@oakrep.com

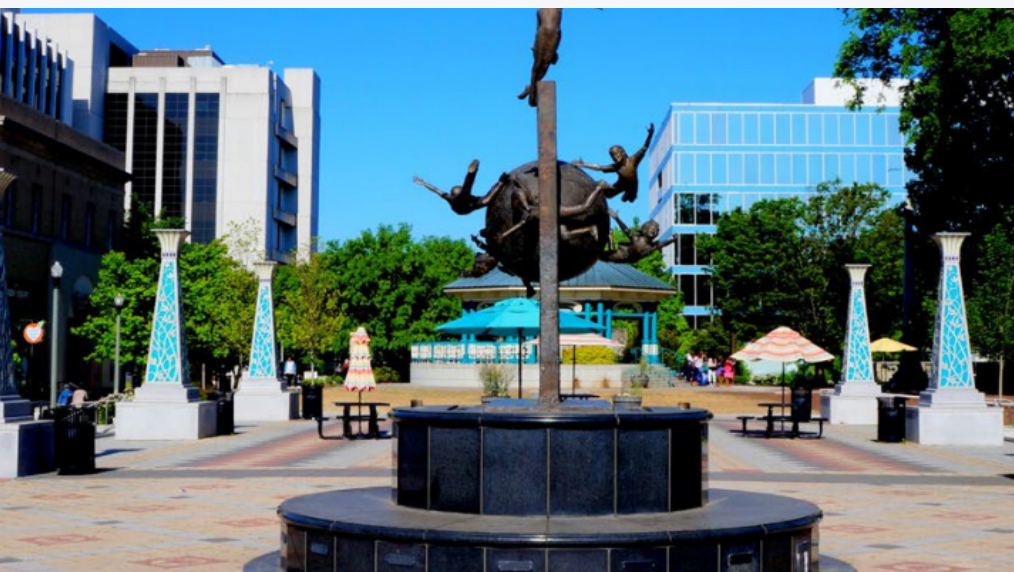
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OVERVIEW

- » 1.9 acres of land in high-desirable City of Decatur
- » Potential to assemble total of ~ 9 contiguous acres
- » Flexible MU (Mixed-Use District) zoning that has a wide variety of allowable uses - 70 units per acre
- » Walking distance to both Decatur and Avondale MARTA station
- » Outstanding demographics and diversity in the trending area
- » Supportive municipality for mixed-use development
- » Functional redevelopment site based on shape, frontage, and topography
- » Located in affluent Winnona Park neighborhood
- » Walking distance to a wide selection of restaurants, shops, and breweries
- » Proximity to university campuses including Agnes Scott and Emory University
- » Supportive municipality for mixed-use development
- » Pedestrian and bike-friendly community



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Within 3 Miles



118,362

Population



\$138,677

Average Household Income



49,505

Total Households



4,352

Businesses



163,367

Employees



17,200

Cars Per Day

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Exclusive Offering

 Additional Properties For Sale

 Biking / Walking Paths

Subject Property

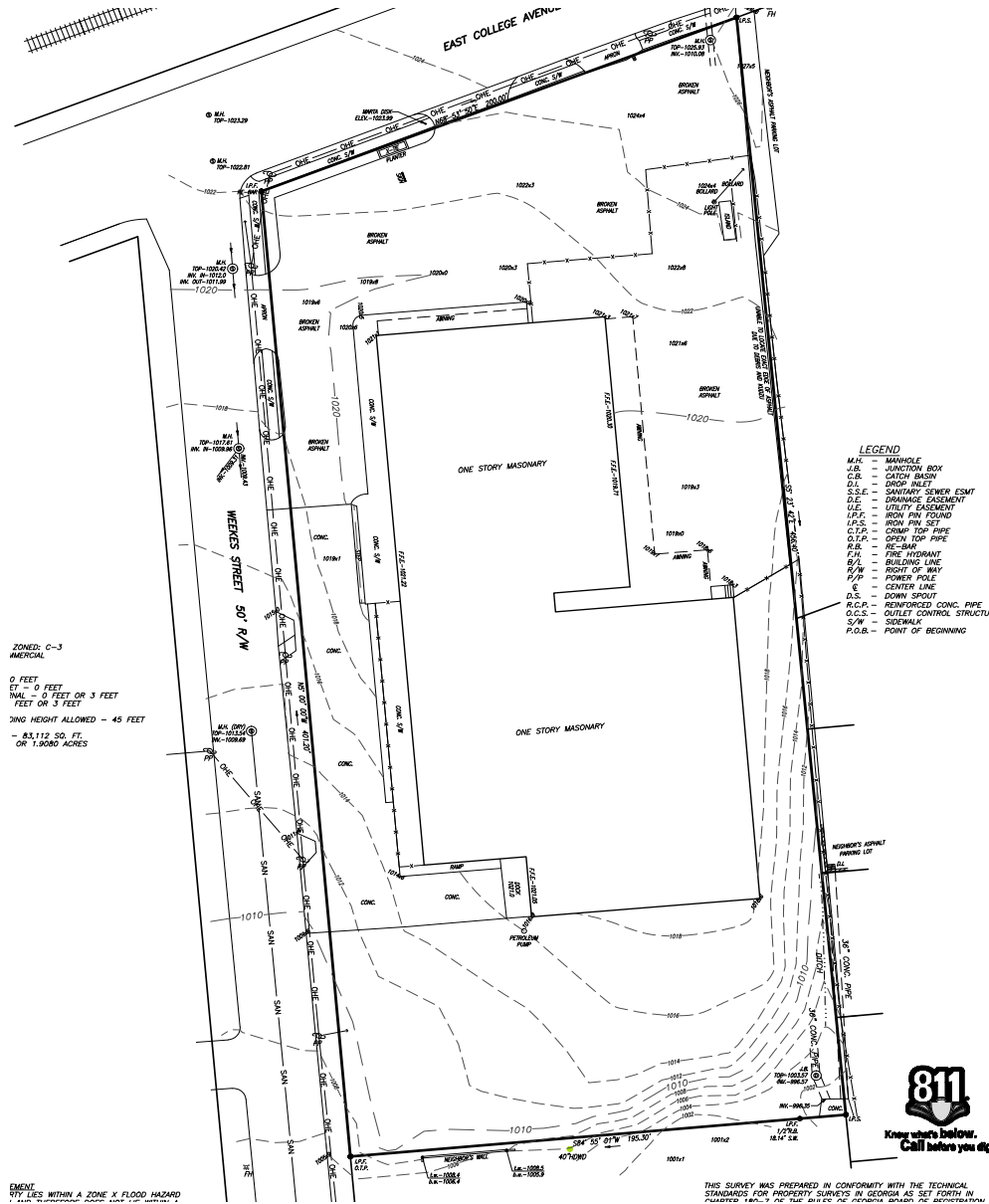


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DOWNTOWN ATLANTA

DOWNTOWN DECATUR



EAST COLLEGE AVENUE - 17,200 Cars Per Day



SITE