

FOR SALE > FREESTANDING RETAIL > DEKALB COUNTY

FORMER ADVANCE AUTO RETAIL

1856 COLUMBIA DR, DECATUR, GA 30032



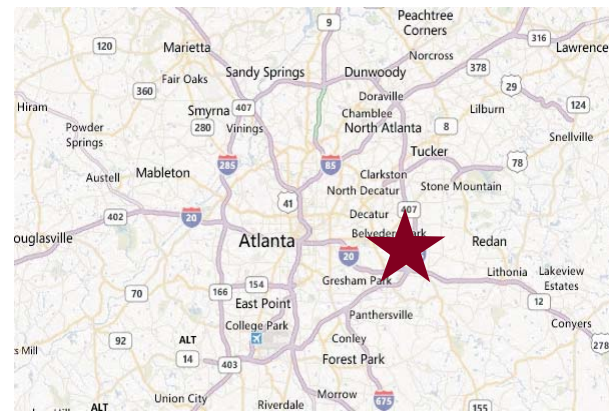
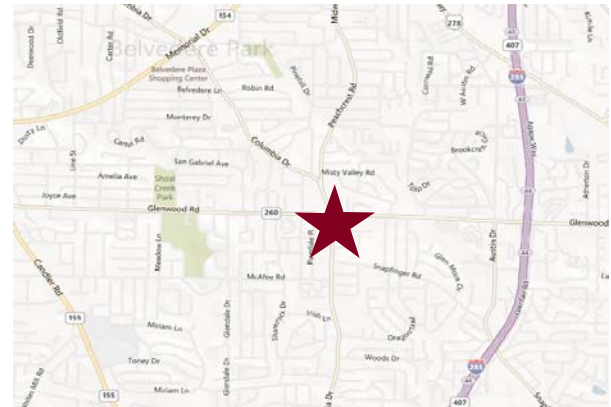
Purchase Price	\$699,000
Price per SF	\$99.86
Appx. SF	7,000
CAP	10.24%

Investment Highlights

- Great Visibility and Frontage on Columbia Drive
- Great Potential Location for Owner-Occupier (Auto related, ballroom, liquor store and national franchiser)
- Convenient to Major Highways and Close to Downtown Atlanta
- Limited Competition in the Immediate Area
- 2011 AADT : 32,668 Vehicles per day
- 2012 Total Household within 5 miles : 92,990

Overview

The subject property is a freestanding, 7,000-square foot building formerly occupied by Advance Auto Parts. It is located in Decatur, Georgia and it is currently vacant. The property sits in the southeast part of the city, conveniently positioned between Interstate 285 and 85. The area includes retailers such as Family Dollar, CVS and Checkers. It has great potential location for owner-occupier. (Auto related, ballroom, liquor store and national franchiser)



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