



CHARMING DECATUR COMMERCIAL BUILDING (FORMER COUNSELING & WELLNESS CENTER)



CONTACT INFORMATION

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PROPERTY OVERVIEW

Opportunity to buy a charming move-in ready freestanding commercial building in the highly sought-after Decatur market on Memorial Drive. This ±1,640 SF building has 6 offices, is zoned O/I, and was formerly used as a counseling and wellness center. This is an excellent owner/user opportunity for any professional business or medical practice looking to relocate or expand in the Decatur/Belvedere Park area. The property is located less than 4 miles from the Emory Decatur Hospital campus and less than 3 miles from the Atlanta VA Hospital campus.

HIGHLIGHTS

- Move-in ready office/medical office space that is ideal for professional office users or therapy-based medical office users
- Beautifully landscaped grounds
- Dedicated surface parking
- Close proximity to Emory Decatur and Atlanta VA Hospital campuses



ADDRESS:
3232 MEMORIAL DRIVE
DECATUR, GA 30032



SALE PRICE:
\$725,000



BUILDING SIZE:
±1,640 SF



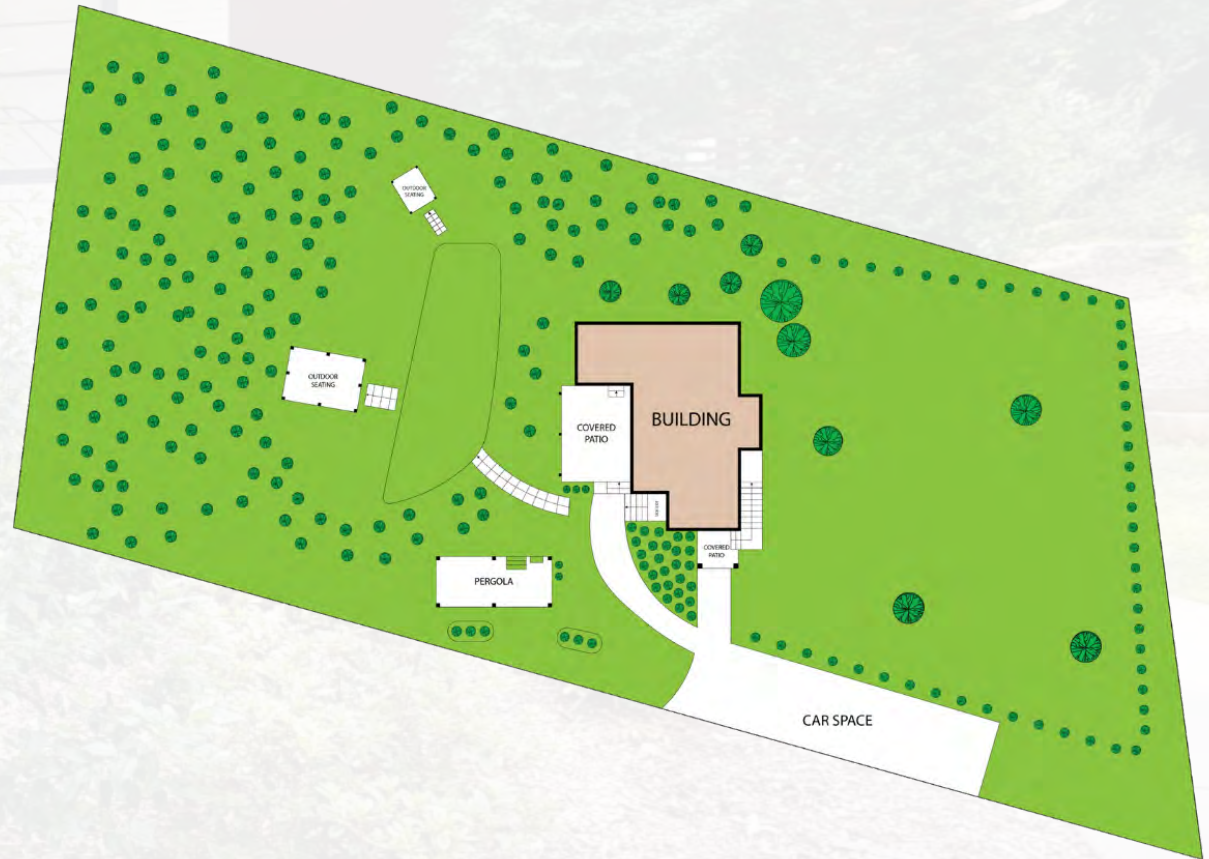
ZONING:
O/I



VIRTUAL WALKTHROUGH TOUR

PROPERTY INFORMATION

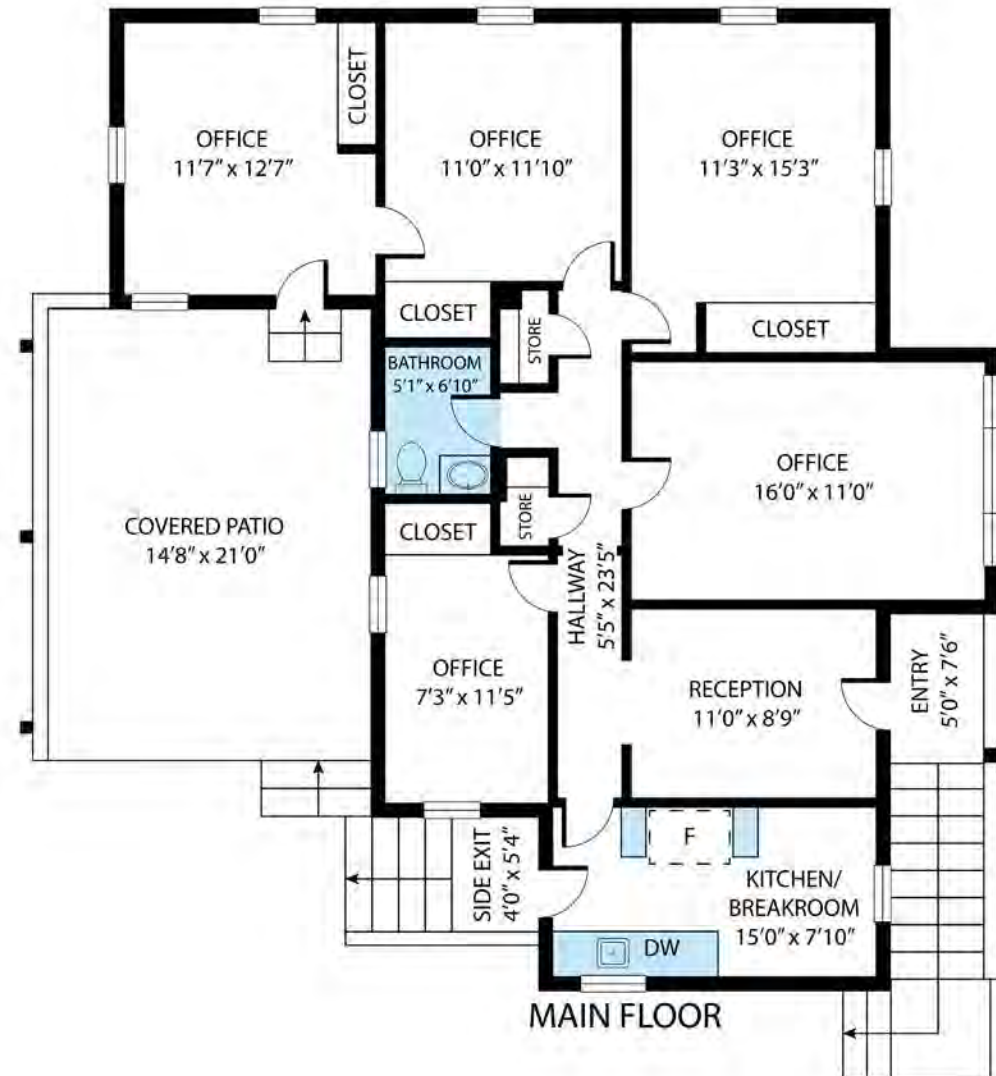
ADDRESS	3232 Memorial Drive Decatur, GA 30032
COUNTY	DeKalb
BUILDING SIZE	±1,640 SF
SITE SIZE	±0.54 Acres
ZONING	O/I
YEAR BUILT	1953
PARCEL ID	15-201-02-022
FLOORS	2
SALE PRICE	\$725,000



FLOOR PLAN

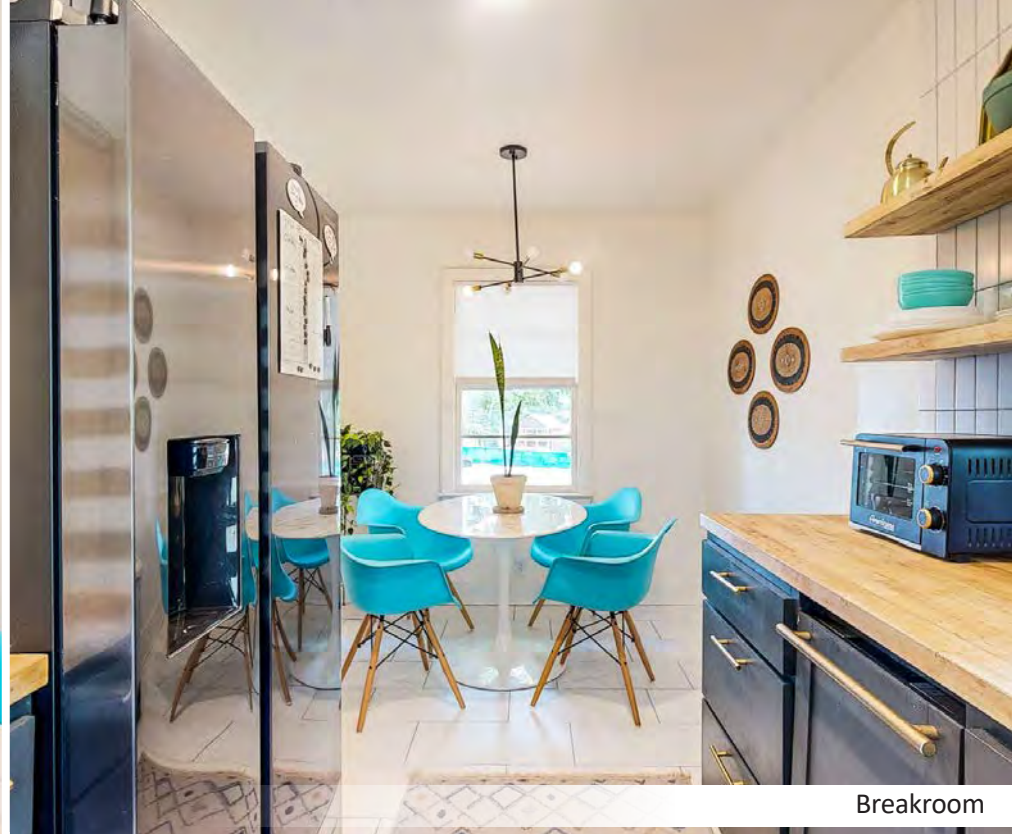


VIRTUAL WALKTHROUGH TOUR

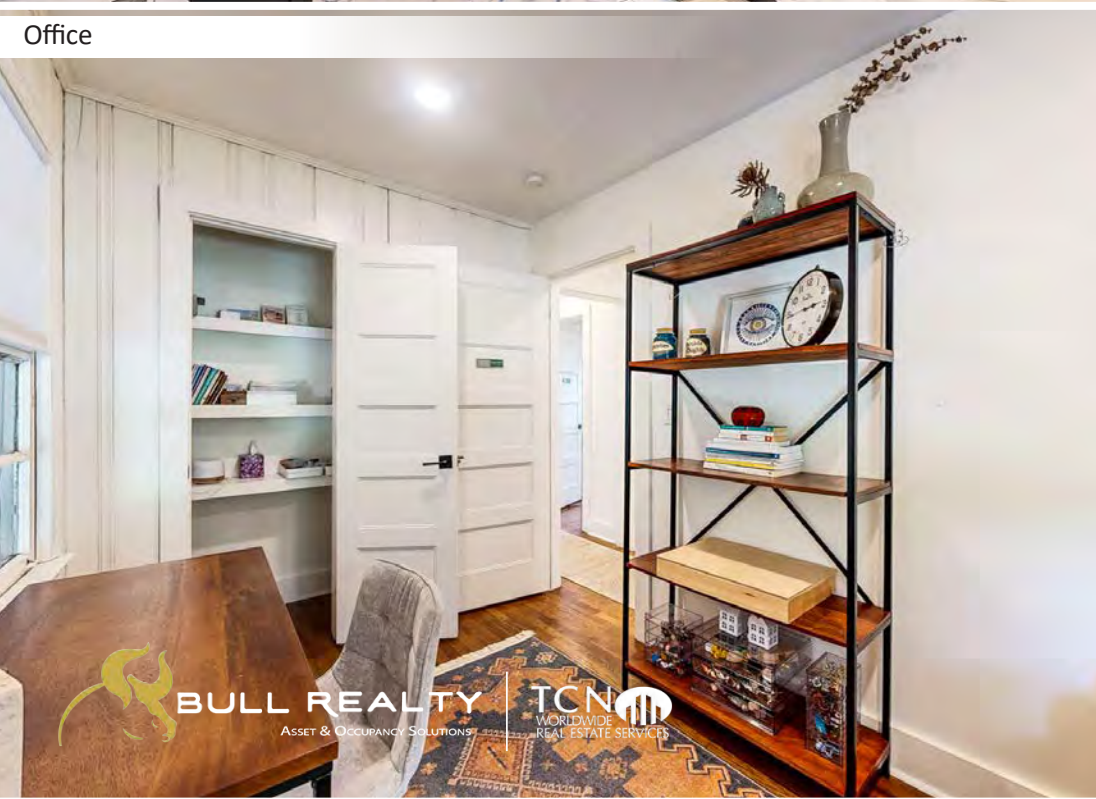




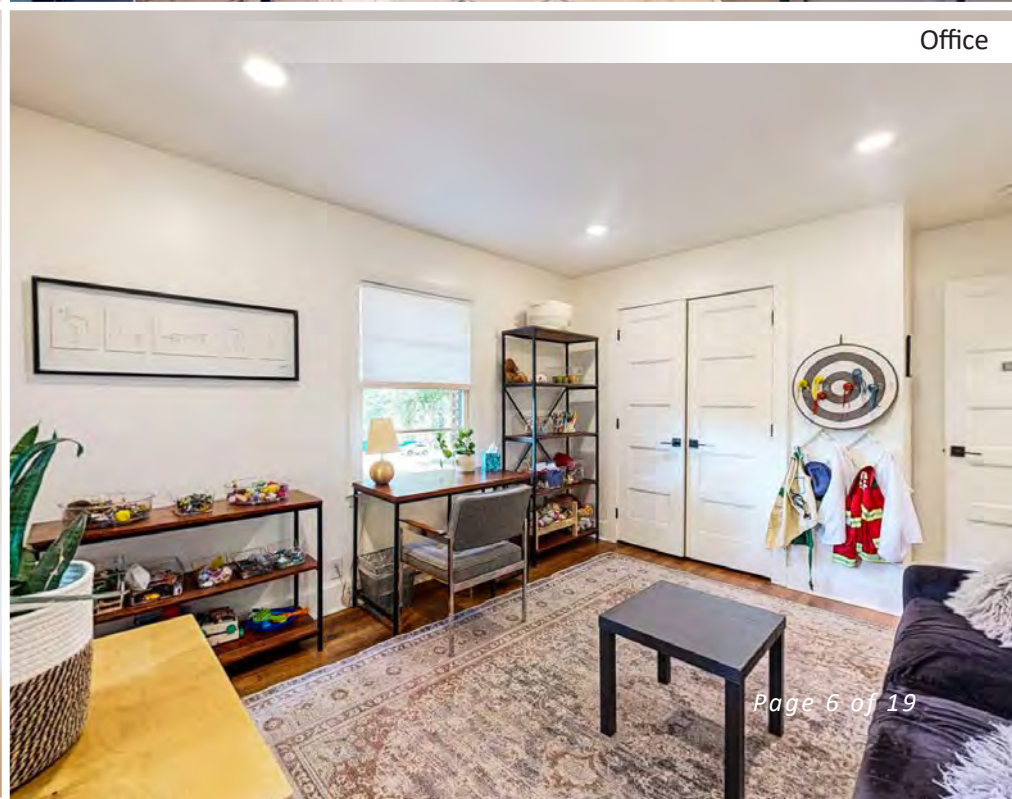
Breakroom



Breakroom



Office



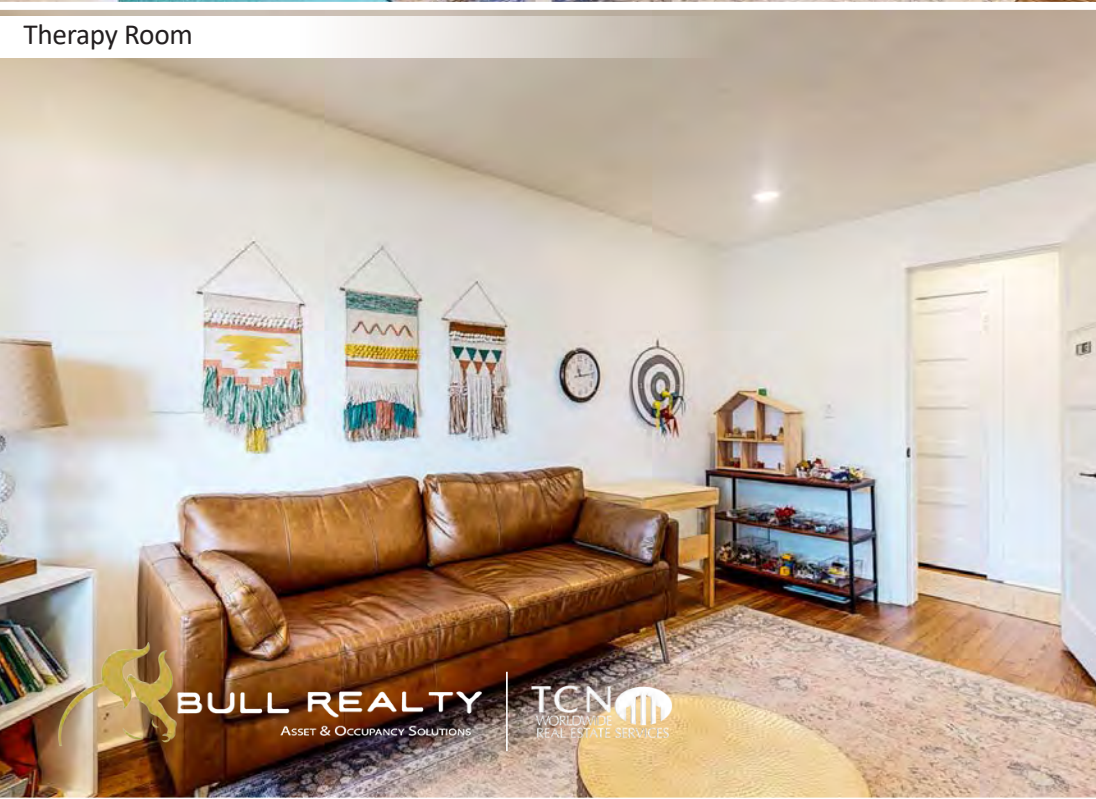
Office



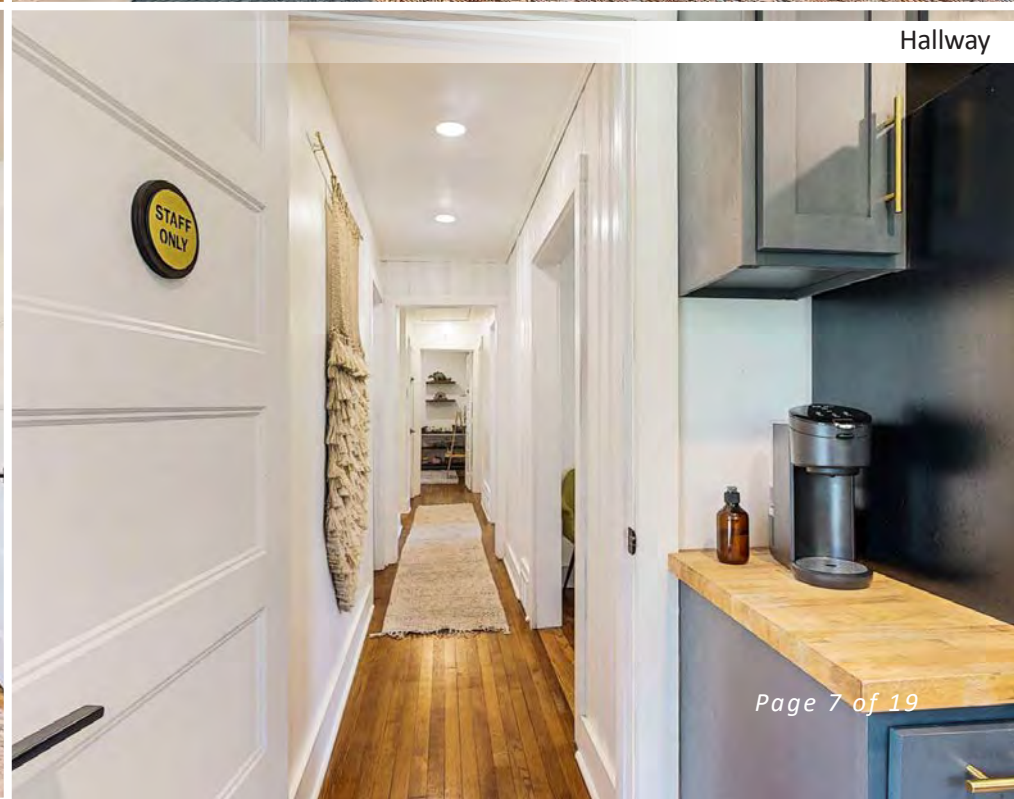
Therapy Room



Therapy Room



Therapy Room



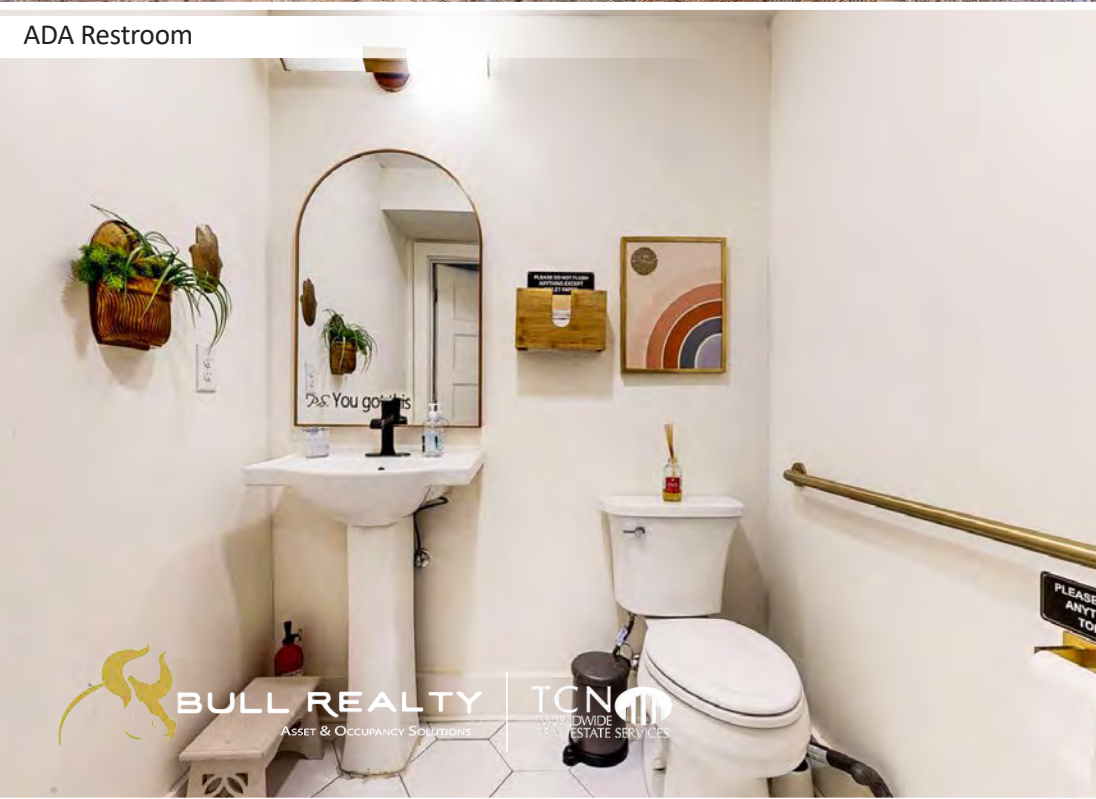
Hallway



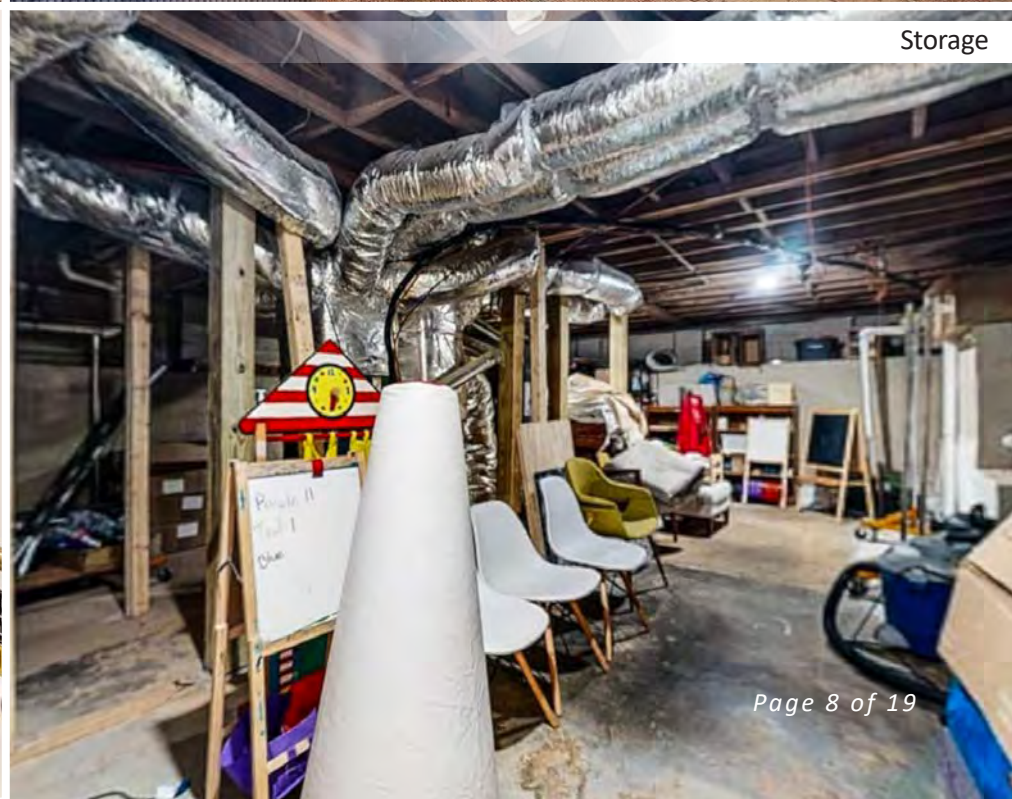
Lower Level Office



Lower Level Office



ADA Restroom



Storage



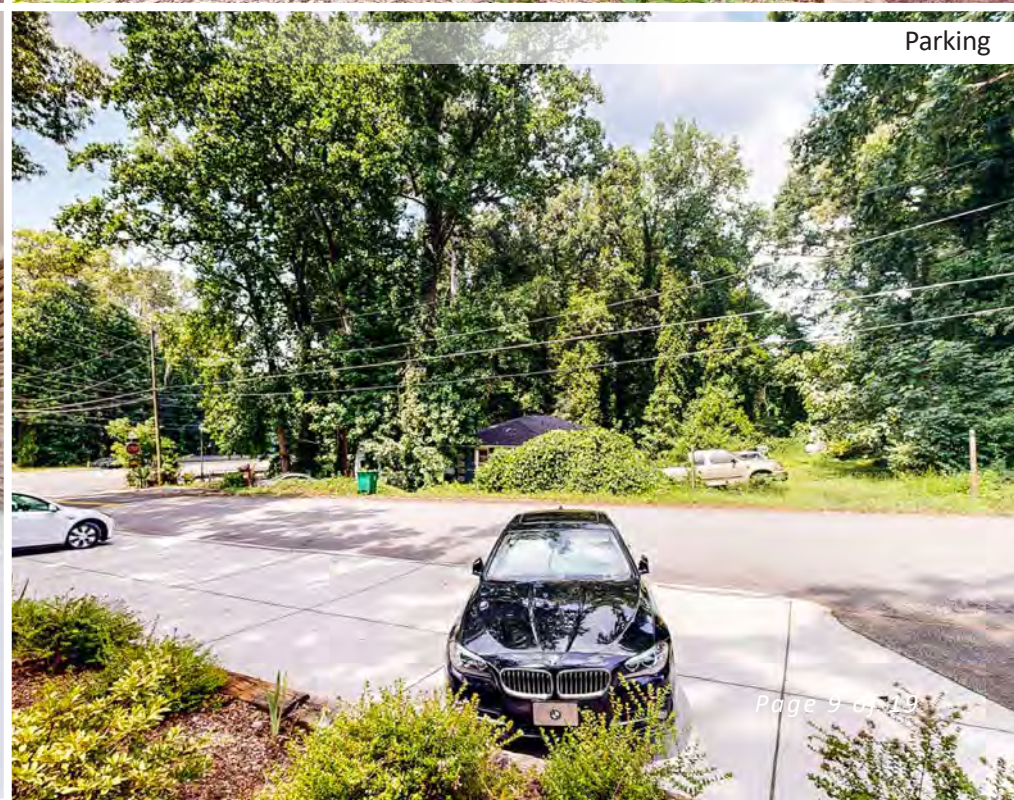
Lower Level Office Entrance



Staff Entrance



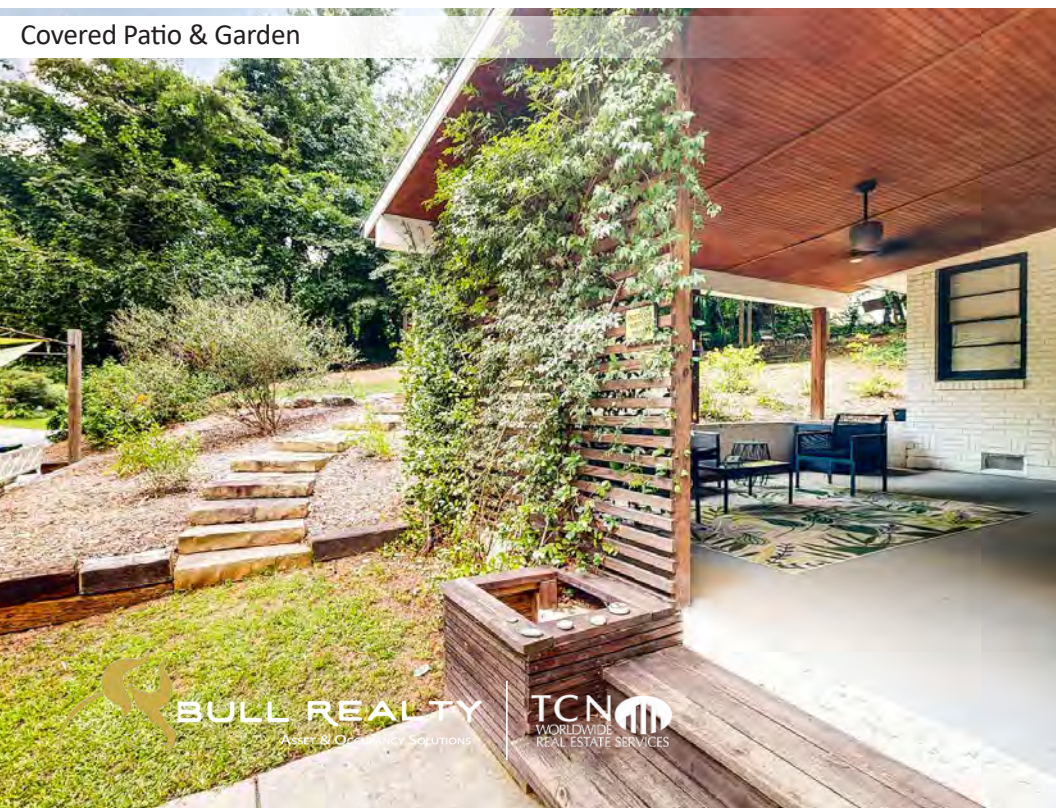
Side Garden & Parking



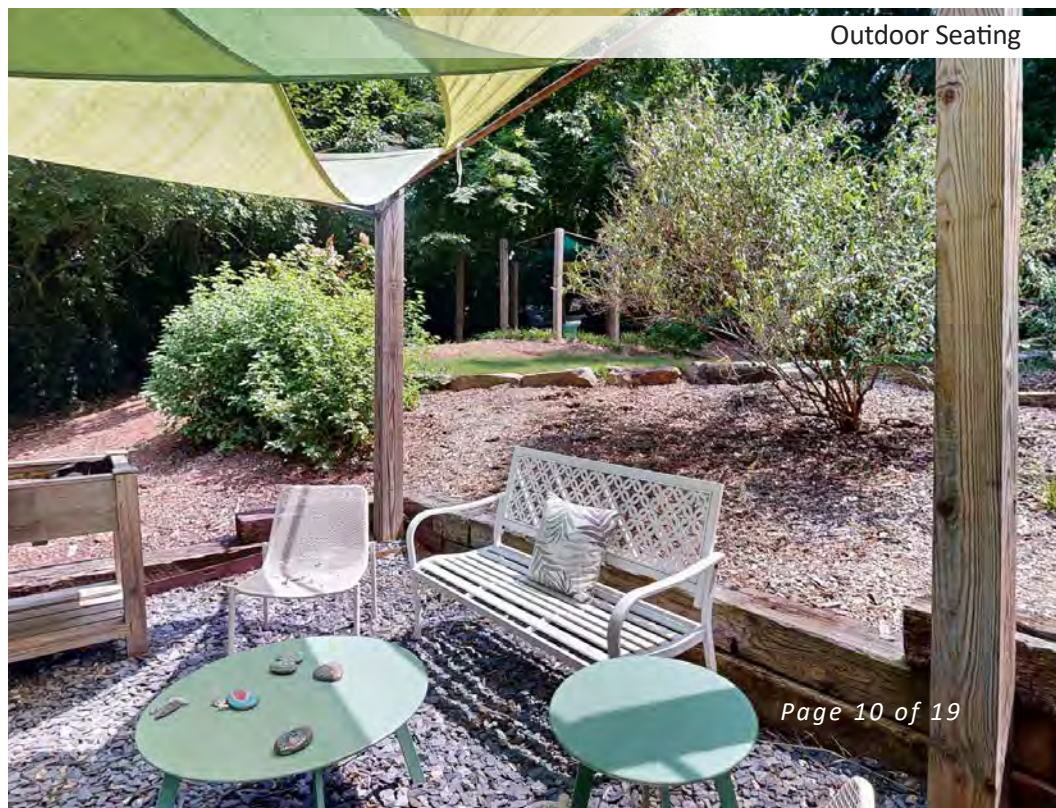
Parking



Covered Patio



Covered Patio & Garden



Outdoor Seating

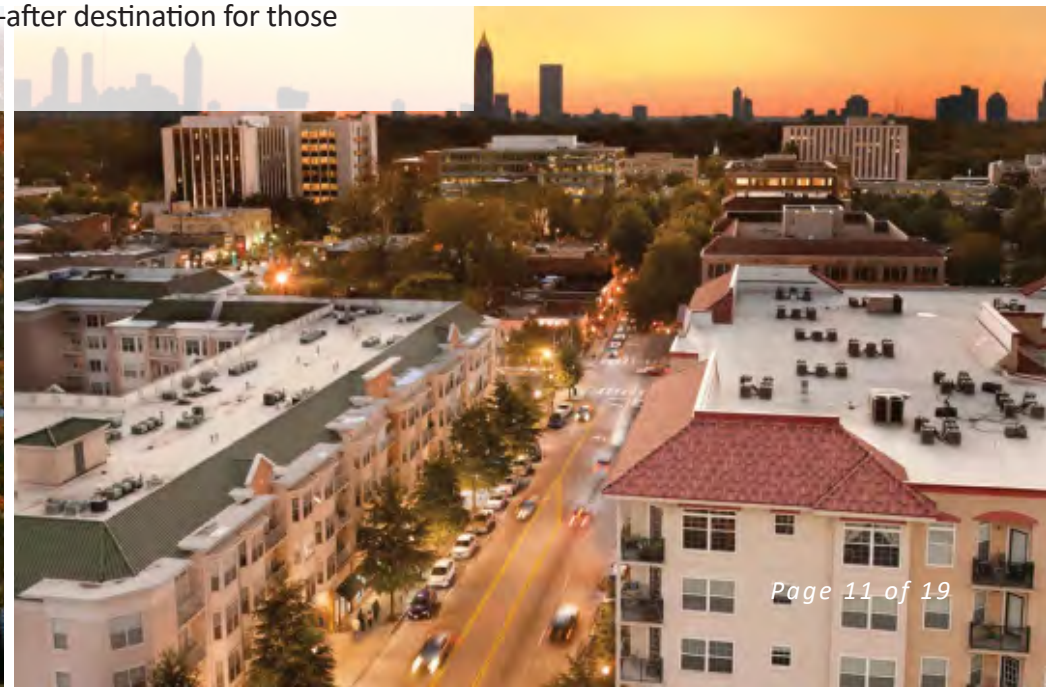
ABOUT THE AREA

DECATUR, GA

Decatur, Georgia is a vibrant, historic city nestled in DeKalb County, known for its eclectic charm and strong sense of community. Established in the early 19th century, Decatur grew around its traditional town square and today is celebrated for its well-preserved historic districts, tree-lined streets, and a mix of architectural styles, including Craftsman, Victorian, and Colonial Revival homes. With a population of just over 25,000, the city offers an engaging urban-suburban balance, combining walkable neighborhoods with a welcoming, small-town atmosphere.

Located just six miles east of downtown Atlanta, Decatur provides residents with easy access to the cultural, employment, and entertainment amenities of the metro area while retaining its own distinctive identity. The city boasts a lively downtown with local boutiques, restaurants, and cafés, as well as community events such as the Decatur Book Festival and weekly farmers' markets. Parks, greenways, and nearby natural areas add recreational opportunities that appeal to families, professionals, and retirees alike.

Known for its excellent schools, historic character, and inclusive community spirit, Decatur attracts buyers seeking a vibrant, livable environment within reach of Atlanta's urban core. With its combination of walkability, historic architecture, and strong local culture, Decatur continues to be a sought-after destination for those valuing lifestyle, convenience, and long-term investment potential.



IN THE AREA

The Decatur office market presents a compelling opportunity for owner/users seeking to establish a long-term presence in one of Metro Atlanta's most desirable and supply-constrained submarkets.

Anchored by a highly educated workforce, strong surrounding demographics, and convenient access to Downtown Atlanta, Emory University, and the broader DeKalb County employment base, the market offers an ideal environment for businesses looking to combine operational efficiency with employee accessibility. Limited new office construction and continued investment in mixed-use development have reinforced the value of well-located office assets, while the area's walkable amenities, dining, and transit connectivity enhance its appeal to both employees and clients.

For owner/users, acquiring office space in Decatur provides the opportunity to control occupancy costs, build long-term equity, and secure a strategic location within a market that continues to benefit from steady investment, strong fundamentals, and enduring demand.



DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
9,308	109,606	300,710



HOUSEHOLDS

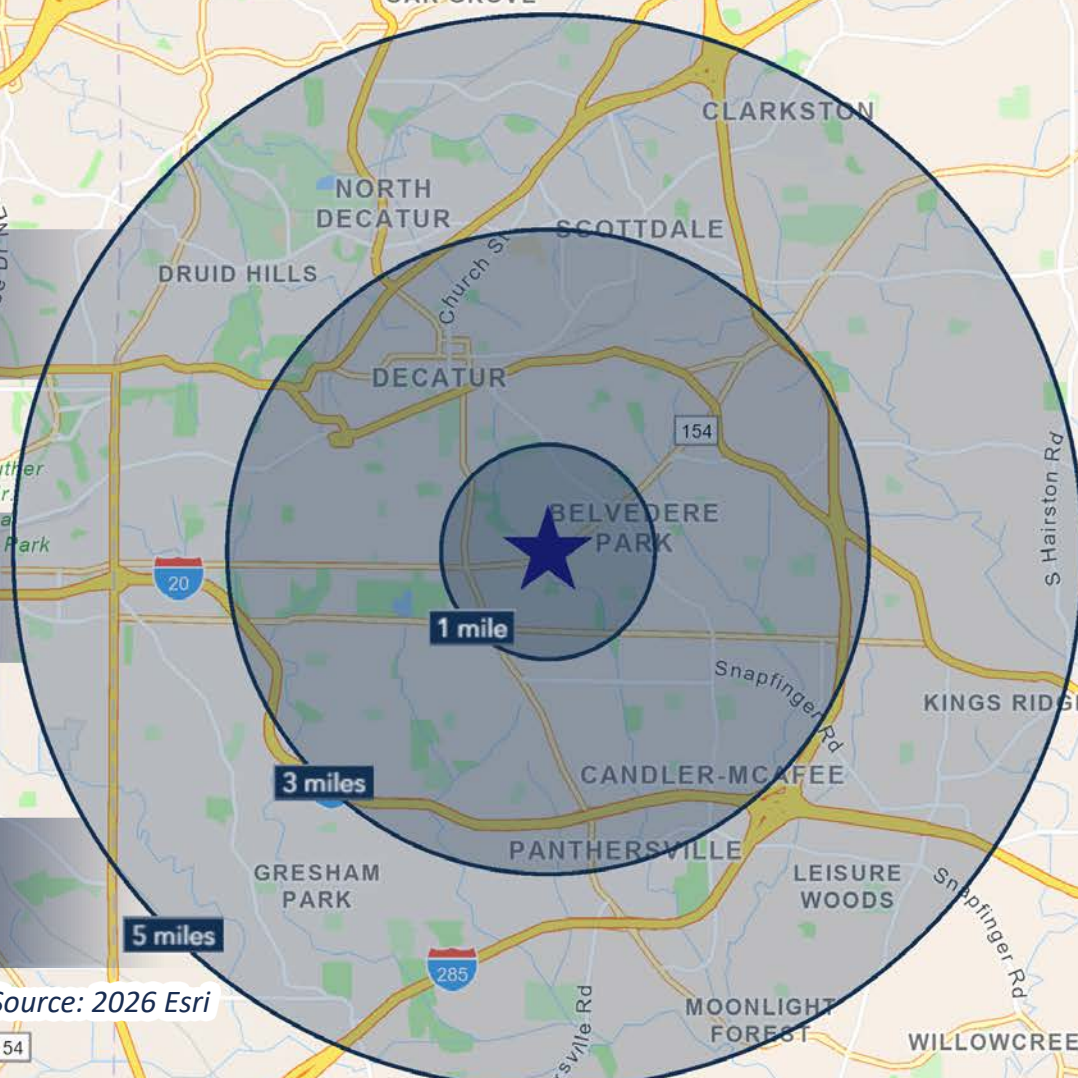
1 MILE	3 MILES	5 MILES
3,849	45,788	125,860



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$166,692	\$145,717	\$142,953

Source: 2026 Esri



ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburban quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**16 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN
THE U.S. 2024**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2025

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS

KING & SPALDING



Mercedes-Benz



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

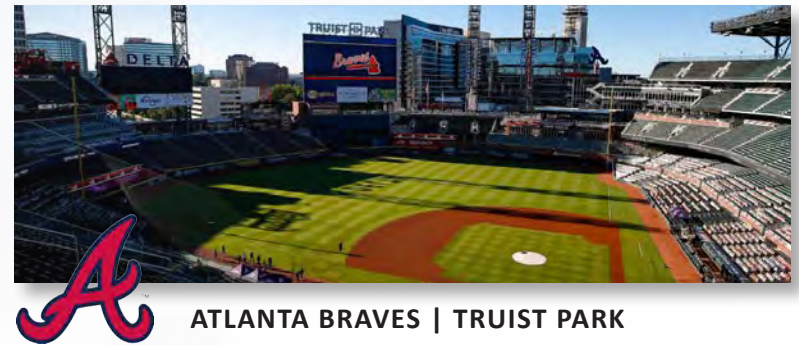
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

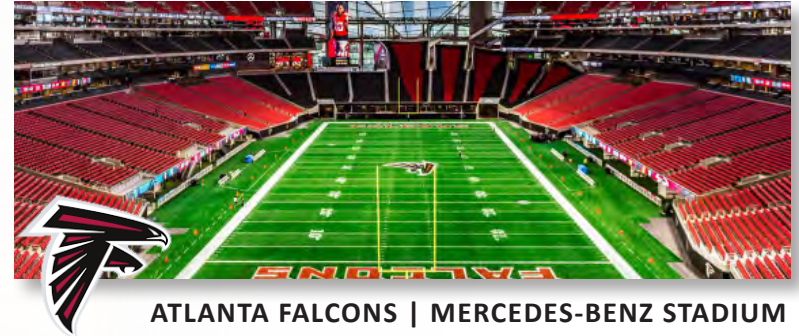
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 16 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Centers for Disease Control and Prevention.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM



ABOUT BULL REALTY



28
YEARS IN
BUSINESS

LICENSED
IN



8
SOUTHEAST
STATES



ATL
HEADQUARTERED

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.



BROKER PROFILE



LINDSAY BRERETON, CCIM

V.P. Healthcare Real Estate Services

Lindsay@BullRealty.com

404-876-1640 x 106

Lindsay is a seasoned commercial real estate professional specializing in healthcare real estate. With more than 25 years of industry experience, she provides strategic advisory services including tenant representation, site selection, and project leasing, delivering value to private practice physicians, healthcare systems, investors, and institutional owners through data-driven decision making and deep market expertise.

Prior to her current role, Lindsay provided advisory services in representing REITs and Georgia-based health systems in the comprehensive management of medical office building portfolios. Her responsibilities included oversight of annual operating budgets, financial reporting, lease negotiations, tenant improvements, vendor procurement, and execution of capital initiatives. Earlier in her career, Lindsay worked with Turner Construction Company's San Francisco and Atlanta business units, gaining hands-on experience in construction and project management across multiple phases of commercial development.

Lindsay holds the Certified Commercial Investment Member (CCIM) designation and is a member of the CCIM Institute, National Association of Realtors, Women In Healthcare, and the Greater North Fulton Chamber of Commerce. A proud veteran of the United States Navy Reserves, she served as a Naval Officer in the Civil Engineer Corps. Lindsay earned a degree in Civil Engineering from California State University, Sacramento and remains actively engaged in community service.

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers or tenants.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser's or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner/Seller/Landlord. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller/Landlord. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.