

CHURCH BUILDINGS / 5.51-ACRE OPPORTUNITY FOR SALE

CHURCH CAMPUS / LAND REDEVELOPMENT

4211 & 4239 FLAT SHOALS PARKWAY, DECATUR, GA 30034



FOR SALE

KW COMMERCIAL | FIRST ATLANTA

200 Glenridge Point Parkway
Atlanta, GA 30342

PRESENTED BY:

CHARLIE GONZALEZ

Associate

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361032, Georgia

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

PRICE:	\$1,900,000
BUILDING SF:	12,505
PRICE / SF:	\$160/SF
FLOORS:	3
LOT SIZE:	239,915 SF
YEAR BUILT:	1970 & 1953
ACCESS:	Flat Shoals Parkway
ZONING:	OI & R100
PARKING:	Surface

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PROPERTY OVERVIEW

This church campus offers 12,505 total SF across two buildings on a 5.51-acre site along Flat Shoals Parkway in Decatur, a rapidly growing corridor targeted for reinvestment and redevelopment. The 10,800 SF two-story sanctuary and administrative building includes worship space, offices, classrooms, and meeting rooms, while a separate 1,705 SF fellowship hall provides flexible space for receptions, programs, and events.

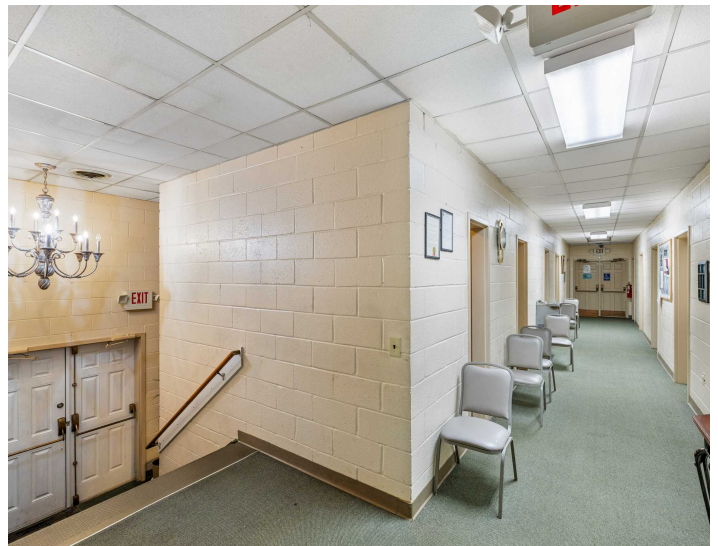
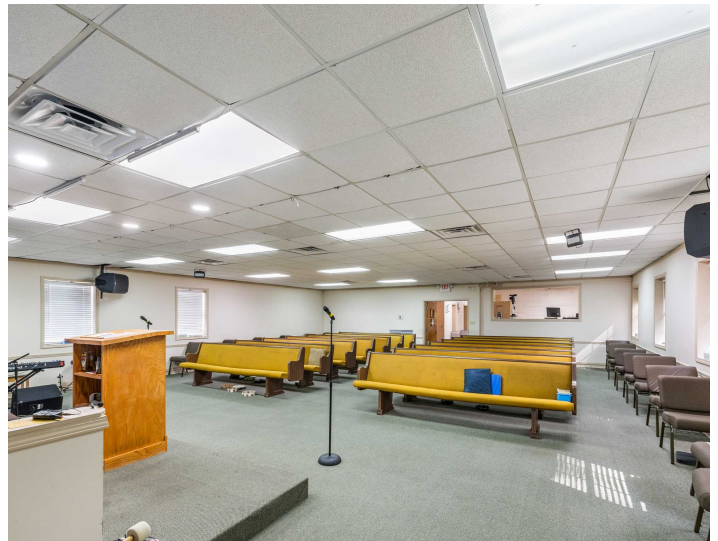
With substantial acreage, prime visibility, and location in a designated growth corridor, the property is ideal for continued church use or presents an excellent redevelopment opportunity

HIGHLIGHTS

- Expansive 5.51-acre site with redevelopment flexibility
- Positioned along Flat Shoals Parkway in Decatur, a designated growth corridor with strong residential and commercial demand
- Excellent visibility and access to I-285
- Suitable for residential, mixed-use, or community-focused projects in a fast-growing area
- Surrounded by ongoing development, public investment, and infrastructure improvements supporting future value

PROPERTY PHOTOS

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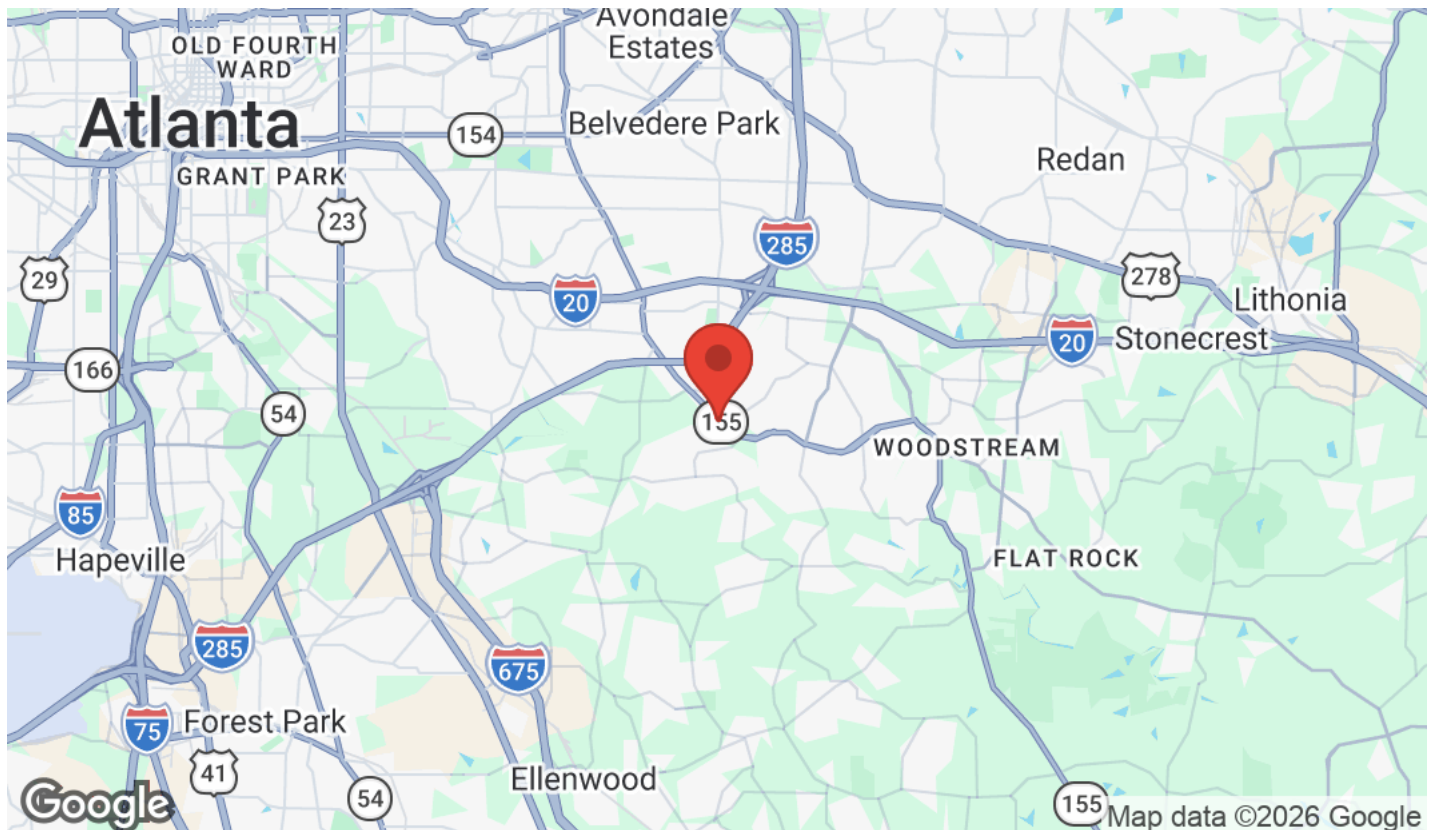
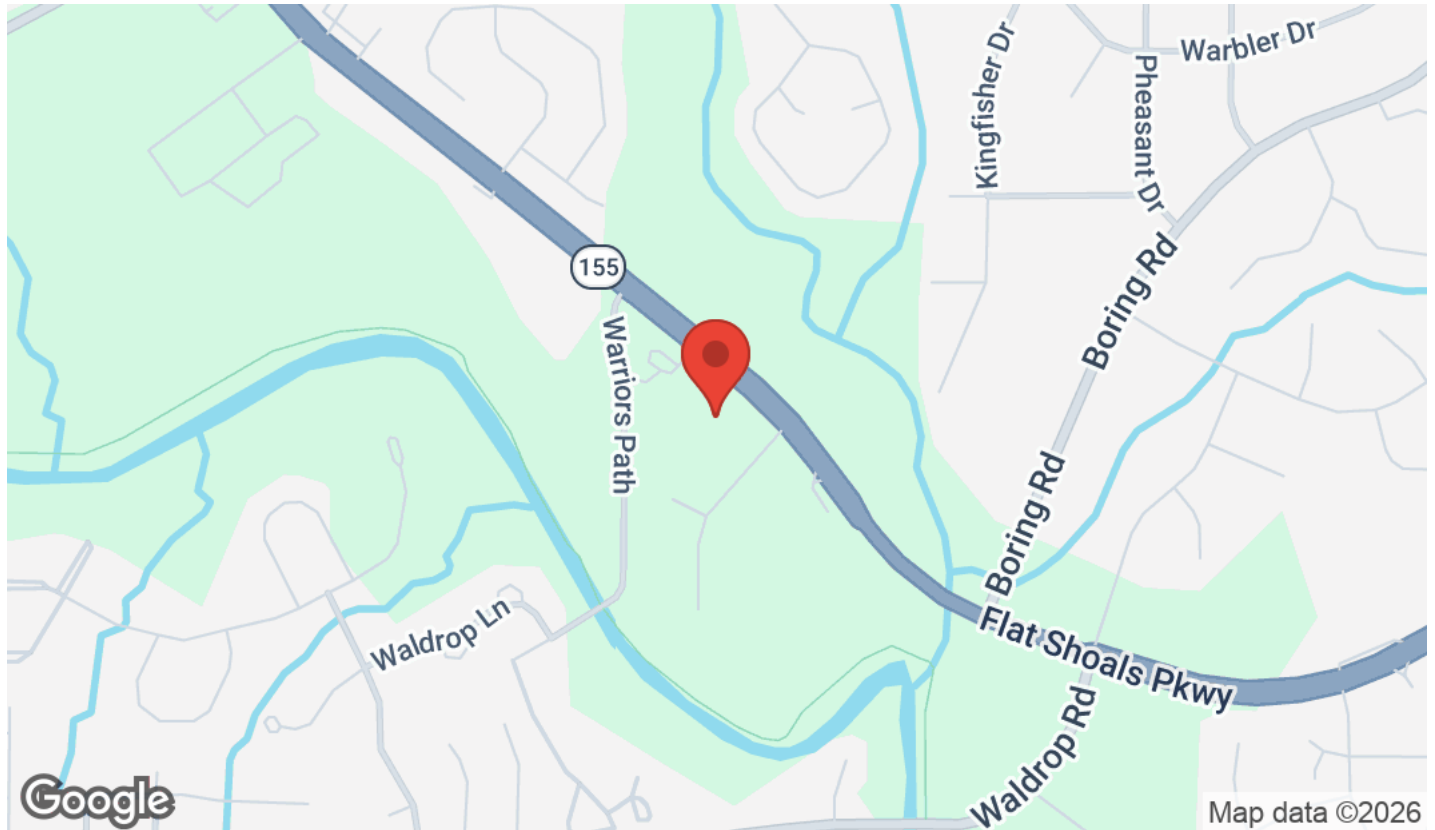
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LOCATION MAPS

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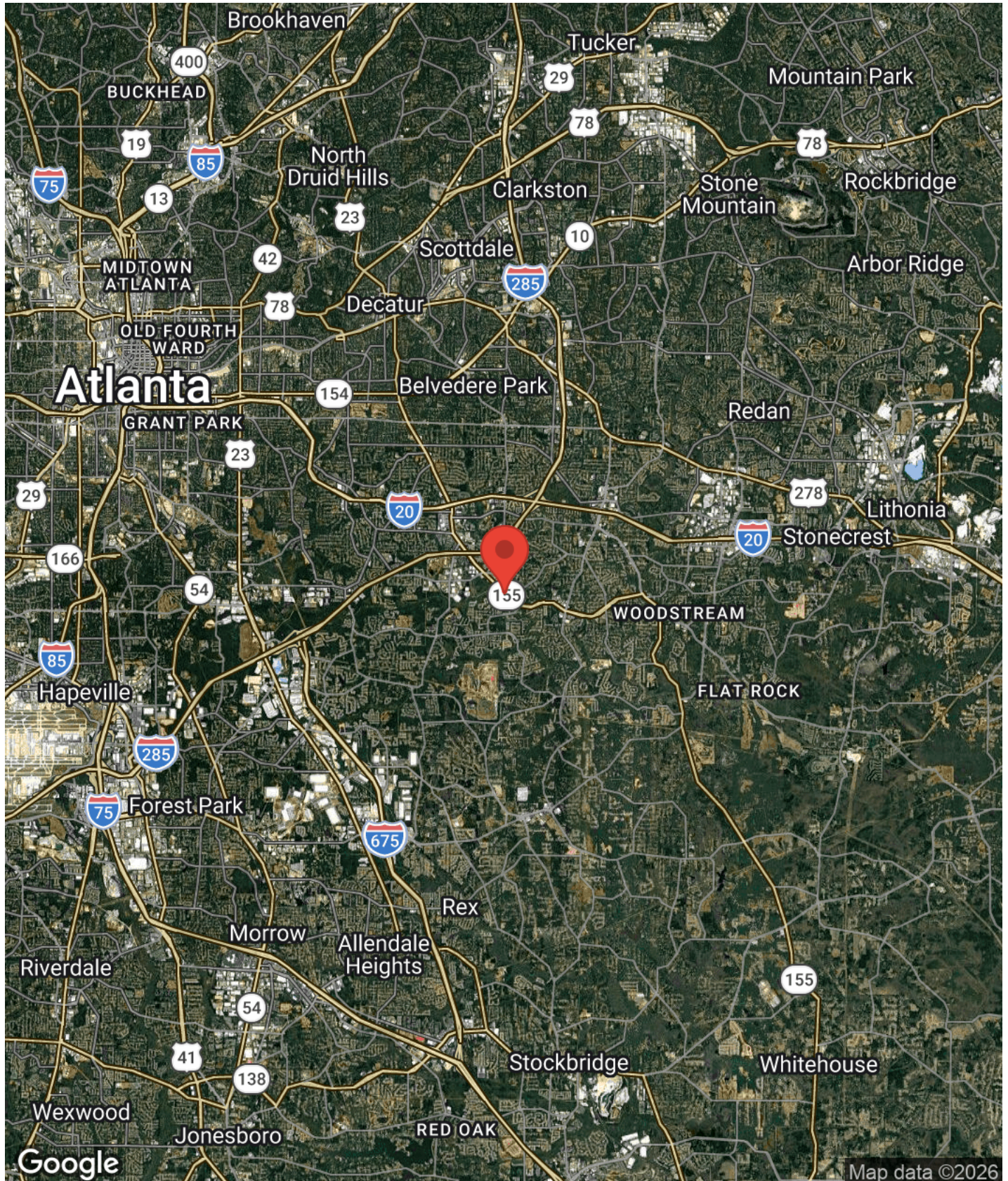
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REGIONAL MAP

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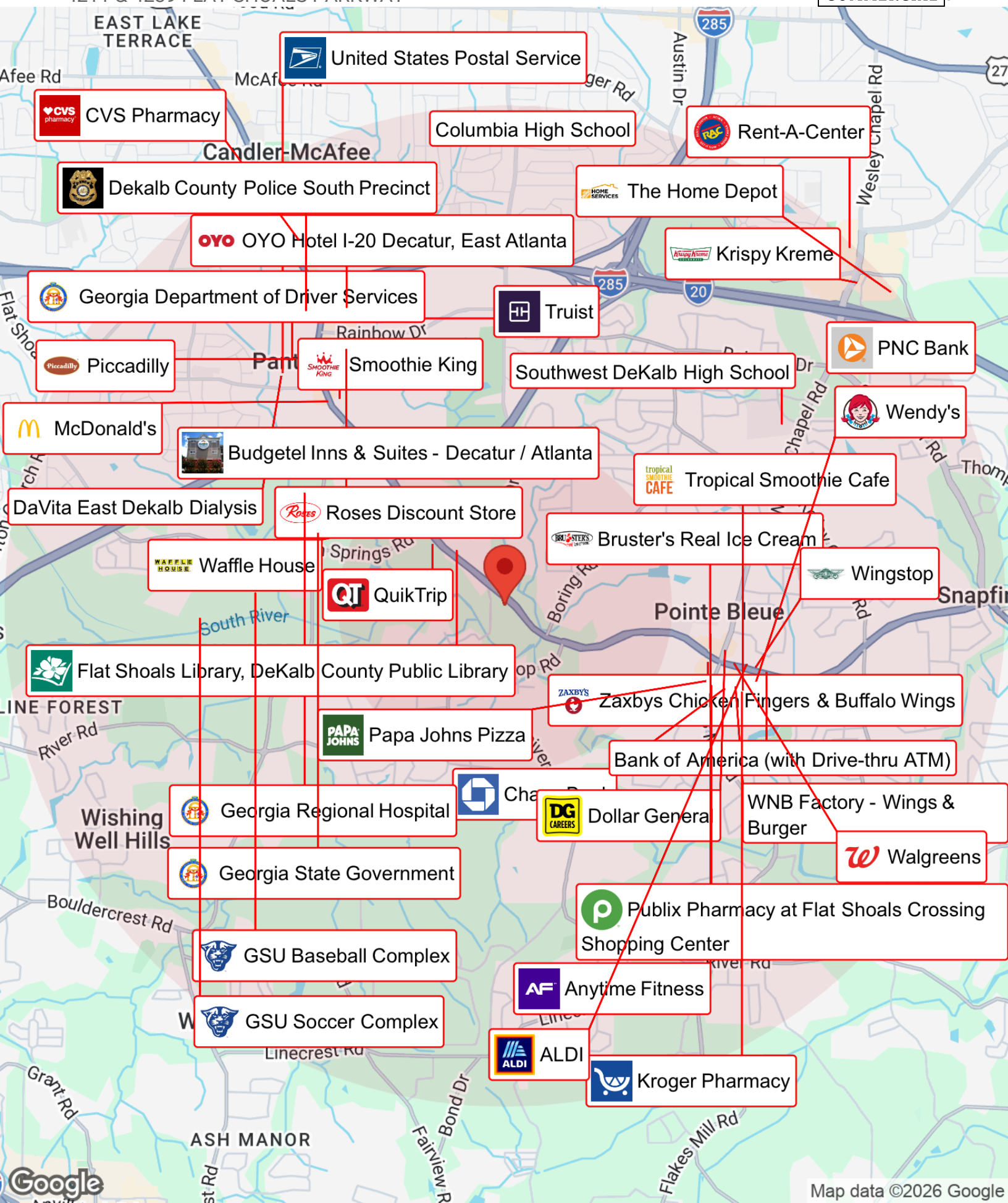
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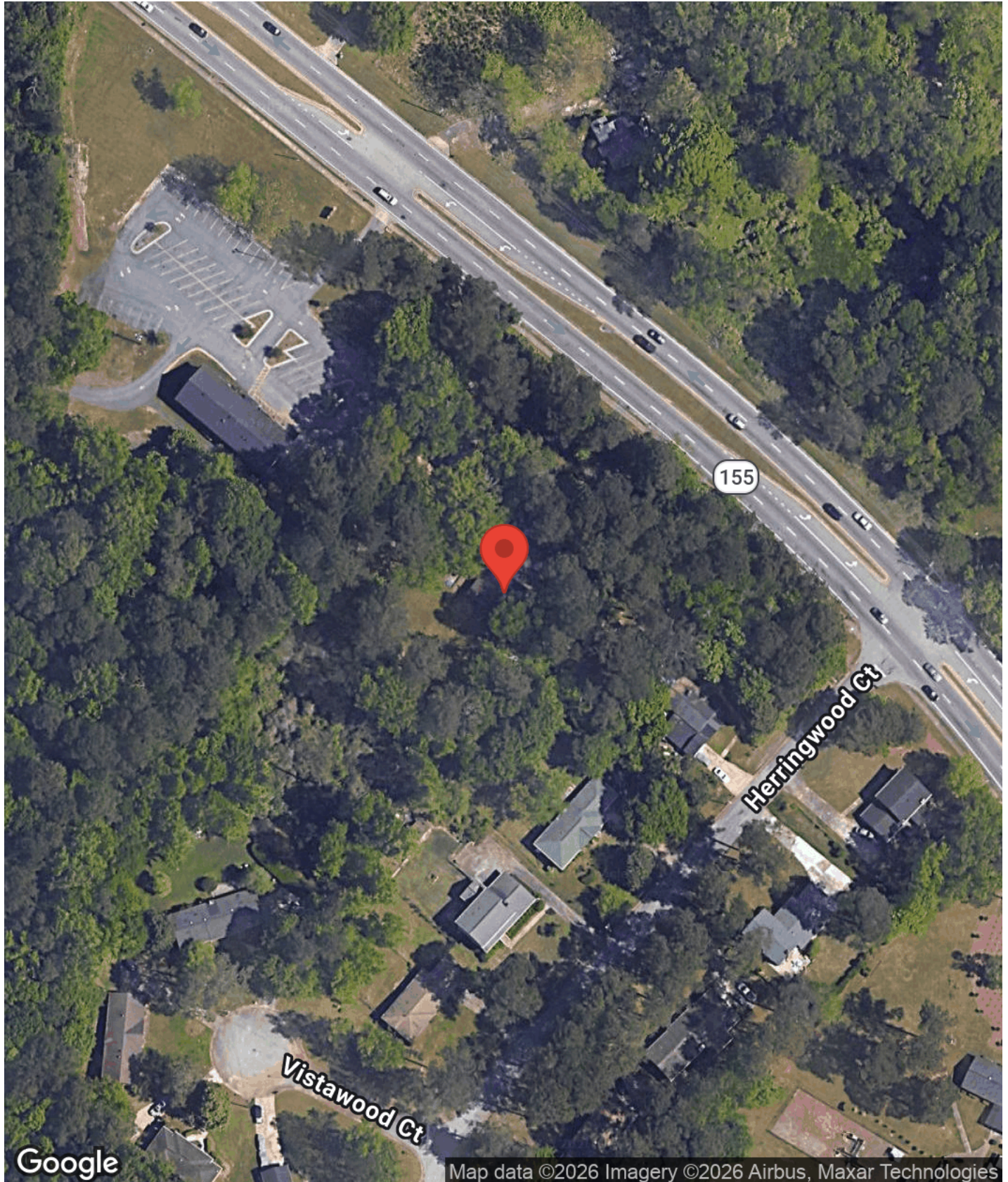
BUSINESS MAP

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AERIAL MAP

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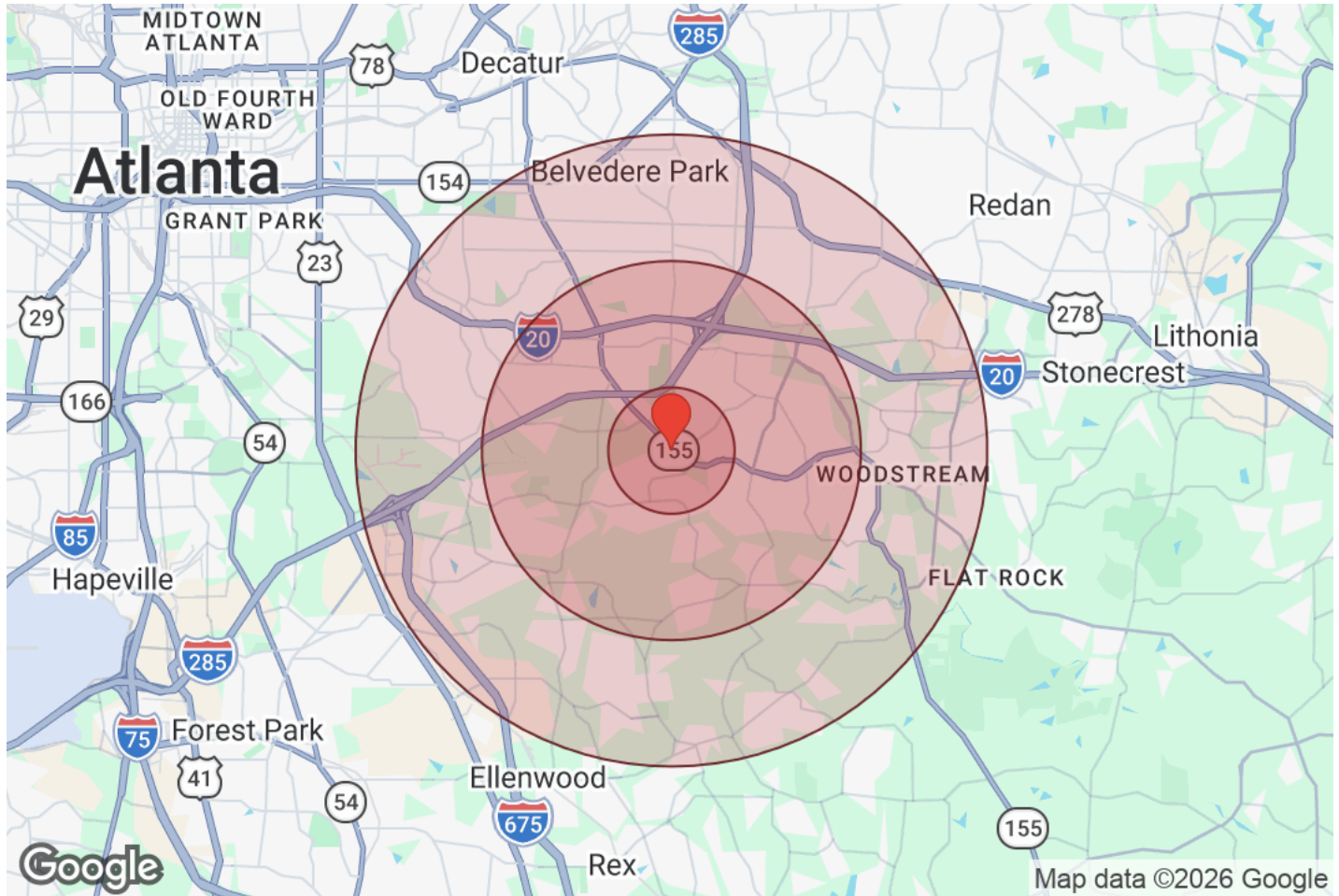
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,432	31,448	78,947
Female	5,638	37,586	92,130
Total Population	10,070	69,034	171,076

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	687	4,957	19,092
Black	8,783	59,880	139,393
Am In/AK Nat	14	62	154
Hawaiian	1	7	17
Hispanic	324	2,257	7,048
Asian	91	697	2,275
Multiracial	162	1,091	2,857
Other	8	83	257

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,134	28,350	72,133
Occupied	3,831	26,005	65,998
Owner Occupied	1,999	15,499	39,559
Renter Occupied	1,832	10,506	26,439
Vacant	303	2,344	6,135

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,944	11,726	28,966
Ages 15 - 24	1,350	8,514	20,683
Ages 25 - 54	4,181	26,520	69,108
Ages 55 - 64	1,173	9,391	22,699
Ages 65+	1,422	12,884	29,621

Income	1 Mile	3 Miles	5 Miles
Median	\$65,769	\$70,263	\$74,336
Under \$15k	388	2,384	6,023
\$15k - \$25k	158	1,312	3,980
\$25k - \$35k	221	2,086	4,841
\$35k - \$50k	504	3,099	6,727
\$50k - \$75k	1,011	4,969	11,703
\$75k - \$100k	421	3,611	8,704
\$100k - \$150k	659	4,549	11,602
\$150k - \$200k	229	1,658	6,135
Over \$200k	241	2,338	6,283

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PROFESSIONAL CONTACT INFORMATION

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Charlie Gonzalez has been in commercial real estate since 2006. Through the real estate cycles, he has advised private and institutional commercial real estate investors, stakeholders, and lenders. Charlie graduated from Georgia State University with a B.B.A. in Finance, and previously worked for CBRE; BDO USA, LLP; Mountain Seed Advisors; and co-founded Crestview Property Analytics before starting Redwood Property Advisors and Hedge Commercial Real Estate. In the last 20 years, Charlie's been part of transactions involving various commercial real estate property types including retail shopping centers, free standing retail buildings, office buildings, vacant land, ground leases, senior living facilities, hotels, apartment complexes, subdivision developments, golf courses, industrial buildings, church buildings, gas stations, car wash facilities, and school buildings.

Charlie is a State of Georgia licensed General Certified appraiser, as well as a member of the Atlanta Commercial Board of Realtors.