

MARKET & DEMOGRAPHICS

The Decatur/Emory corridor benefits from strong fundamentals, including an educated workforce, affluent households, and a business-positive environment. The area continues to attract institutional employers and professional users, drawn by its mix of livability and accessibility.

Local market strengths include:

- Dense concentration of healthcare, education, and research institutions
- Well-established residential demand fueling local commerce
- High walkability supporting daytime activity
- Limited availability of small to mid-size office inventory

These conditions promote consistent occupancy levels, making quality, well-located office assets like 1393 Church Street increasingly scarce and in demand.

INVESTMENT & OWNER-USER APPEAL

Investment Overview:

- Owner-User: Establish a lasting footprint in Decatur, control occupancy costs, and build long-term equity.
- Investor: Leverage strong tenant interest, low vacancy, and appreciation potential in a constrained market.

The property's size and flexibility also allow for future repositioning, lease-up, or light redevelopment, adapting seamlessly to evolving market conditions. Its fundamentals—location, scale, and accessibility—offer resilience across cycles and appeal to both conservative and growth-oriented investors.

CONCLUSION & VALUE PROPOSITION

The property delivers a rare opportunity to own a well-located, high-utility office asset in one of Metro Atlanta's most enduring commercial districts. Combining visibility, flexibility, and accessibility, it offers investors and owner-users alike a platform for both immediate use and long-term upside. Opportunities of this caliber in Decatur remain limited and highly sought after—making this a standout choice for buyers focused on stability, exposure, and sustained growth potential.



Offering Memorandum
1393 Church Street | Decatur, GA 30030

Office | Owner-User or Investment Opportunity

OFFERED AT \$750,000 | Lot Size: 10,916 SF (±0.25 Acres) | Building Size: Under 4,000 SF

High-visibility office property in one of Decatur's most walkable and transit-accessible commercial corridors. Ideal for owner-users or investors seeking long-term value in a proven submarket.



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PROPERTY OVERVIEW

This well-located property offers the rare balance of functionality, adaptability, and street presence. The efficient building size supports a broad range of professional and medical users while maintaining manageable overhead.

- 1393 Church Street | Decatur, GA 30030
- Offered Price: \$750,000
- Lot Size: 10,916 SF (±0.25 Acres)
- Building Size: 1,646
- Property Type: Office | Owner-User or Investment
- Submarket: Decatur / Emory / CDC Corridor

Key Property Highlights:

- Prominent visibility along a high-traffic corridor
- Convenient parking with easy ingress/egress
- Strong signage exposure for branding
- Walkable location with nearby retail, cafés, and services

The property's flexible configuration appeals equally to owner-users seeking permanence and investors pursuing stable, supply-constrained assets within Decatur's thriving commercial base.

EXECUTIVE SUMMARY

An exceptional opportunity to acquire a versatile Decatur office property combining visibility, convenience, and long-term value within one of Metro Atlanta's most dynamic submarkets. Ideal for an owner-user or investor, 1393 Church Street provides immediate market presence in a high-demand corridor supported by strong demographics, institutional anchors, and consistent economic growth. Positioned minutes from Downtown Decatur, Emory University, and the CDC, the property enjoys high vehicle and foot traffic amid a vibrant mix of offices, medical users, restaurants, and retail. This location supports both operational efficiency and business expansion potential. Situated on approximately 0.25 acres, the property features excellent frontage, signage opportunity, and on-site parking. Its <4,000 SF footprint delivers flexibility across professional uses—making it a prime option for an owner-occupant or a long-term investment within Decatur's proven office market.

LOCATION & ACCESSIBILITY

Decatur remains one of Metro Atlanta's premier submarkets, defined by walkability, strong identity, and connectivity to top employment nodes. The property provides exceptional access to Downtown Decatur, Decatur Square, Emory University, and the CDC, ensuring a steady daytime population and enduring demand.

Accessibility:

- Immediate access to I-285 (Perimeter), US-78, and Ponce de Leon Avenue
- Close proximity to MARTA and public transit options
- Surrounded by established residential neighborhoods providing built-in customer and employee bases

The accessible and pedestrian-friendly setting reinforces Decatur's reputation as both a professional and lifestyle destination.

