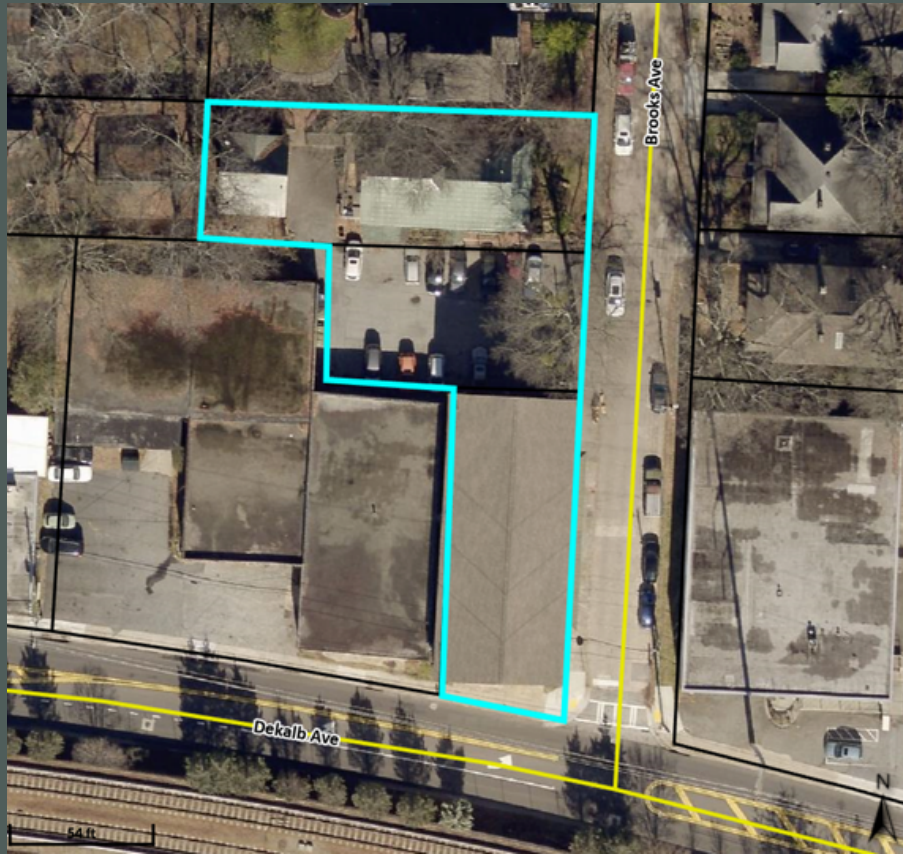


THE
MCGILL CO.

FOR SALE
CALL FOR PRICING

Dekalb Avenue & Brooks Avenue Assemblage



Prepared By:

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Joe Sleppy,
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joe@themcgillco.com

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT IT'S ACCURACY. WE DO NOT GUARANTEE IT. OFFER IS SUBJECT TO CHANGE WITHOUT NOTICE

Offered By:

Patty McGill

404.285.4553

patty@themcgillco.com

The McGill Co.

1404 Cornell Road

Atlanta, GA 30306



Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of the Memorandum, you agree that the contents of this Memorandum are confidential, that you will hold and treat it in the strictest confidence and that you will not disclose the Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or The McGill Co ("McGill"). You also agree that you will not use this Memorandum or any of its contents in any manner adverse to the interest of the Owner or McGill.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective purchasers may require to evaluate a purchase of real property. All information is provided for general reference purposes only and is based on theorizations pertaining to the general economy, market conditions, competition and other factors outside the control of the Owner or McGill. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, or other measurements should be treated as estimations and not exact figures. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are summarized. These summaries do not purport to be complete or necessarily fully exact descriptions of the agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature separately and not rely solely on the contents of the Memorandum.

Neither the Owner or McGill, nor any of their respective agents make any representation or warranty, express or implied, as to the exactness or completeness of this Memorandum or any of its contents, and no legal obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating possible purchase of the said property.

The Owner expressly reserves the right, at its sole discretion, to deny any offer to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review in this Memorandum. The Owner and McGill bear no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied and waived.

The information within this Memorandum has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumption, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the Property. You and your advisors should conduct a thorough, independent review of the Property to determine to your satisfaction the suitability of the property for your needs.

Executive Summary

Addresses:

1630 Dekalb Avenue, NE, Atlanta, GA 30307 / 314 Brooks Avenue, Atlanta, GA 30307 / 320 Brooks Avenue NE, Atlanta, GA 30307

Parcel IDs:

15 2100155 / # 15 2100156 / # 15 21001157

Buildings Size:

Commercial: +/- 10,000 SF

Residential: +/- 3,377 SF

Acreage:

.37 +/-

Road Frontage:

Tract (+/- 0.21 Acres)

+/- 218 LF along the side Brooks Avenue, a two-lane city paved city road.

+/- 45 LF along the side Dekalb Avenue, a two-lane paved city road

Adjacent Properties:

The property is a 5 minute walk to the Candler Park Farmers Market. Property is a 8 minute walk to the Edgewood-Candler Park Marta Station. A 7 minute walk to Candler Park. 10 minute Drive to I-75/I-85 Connector. 5 minute Drive to I-20.

Zoning & Land Use:

Current:

The site is designated a zoning of C-2 and R-5-c. The C-2 Zoning allows for a dynamic Commercial Use. The R-5 Zoning allows for the potential of a multifamily development.

Future:

The property's future land use is envisioned as Low-Density Mixed Use, unlocking opportunities for a vibrant, multi-functional commercial/residential use. The Future Land Use (FLU) Map, highlighting this designation, is included for reference. The Future Land is designed Low-Density Mixed Use.

Executive Summary

Description Summary

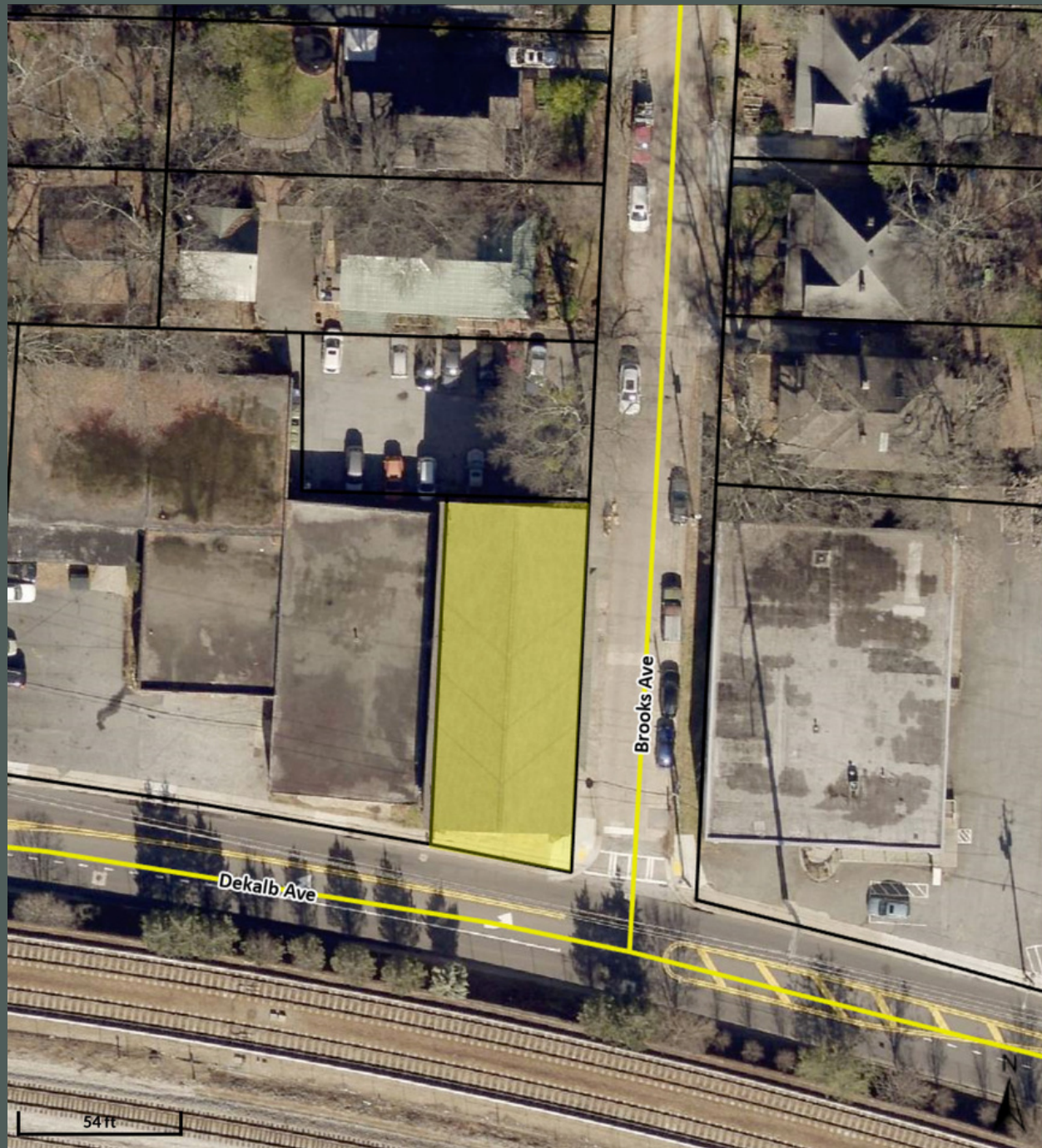
Situated at the corner of Dekalb Avenue and Brooks Avenue this +/- 10,000 square foot mixed-use building and +/- 3,337 square foot residential triplex presents a prime opportunity for investors or owner users alike seeking high-visibility positioning in one of Atlanta's most dynamic intown corridors. The commercial building features two street level commercial units and three upper floor residential lofts, creating a well-rounded asset with multiple income streams and broad appeal.

Zoned C-2, the building accommodates a wide variety of commercial uses, offering exceptional flexibility for a range of business concepts or tenant profiles. Its location in the heart of Candler Park, one of Atlanta's most beloved and established intown neighborhoods. Ensures strong daily traffic counts, outstanding street exposure, and a built in customer base drawn from the surrounding community.

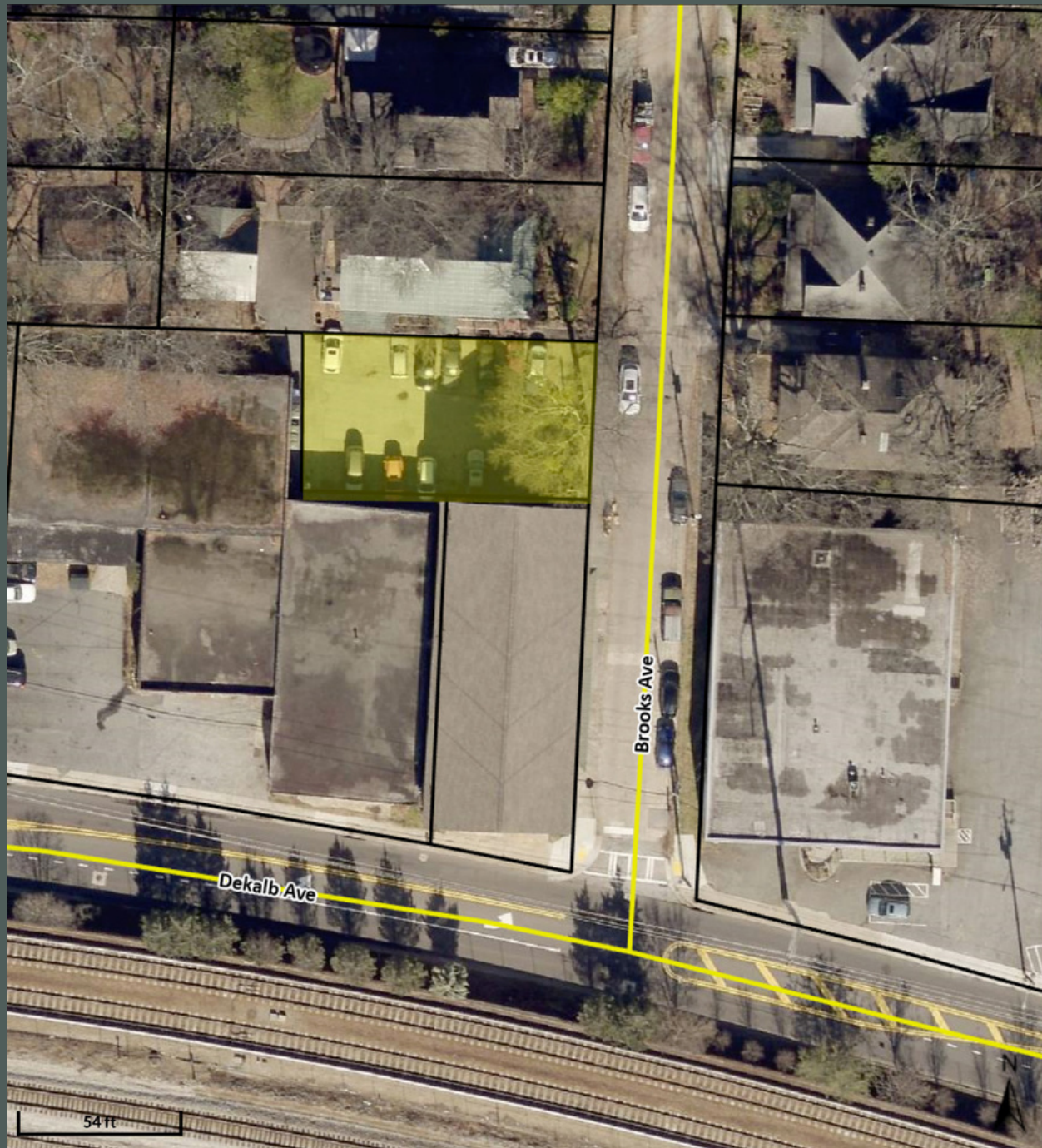
The property sits at the intersection of a thriving commercial and residential district, providing any future occupant or tenant with immediate visibility and ease of accessibility. The surrounding area continues to experience steady growth, with rising property values and sustained demand for both commercial and residential space, reinforcing the long-term investment appeal of this asset.

Comprehensive demographic data for the 1-mile, 3-mile, and 5-mile radius is included for reference, along with supporting map graphics to illustrate the property's regional context and market reach.

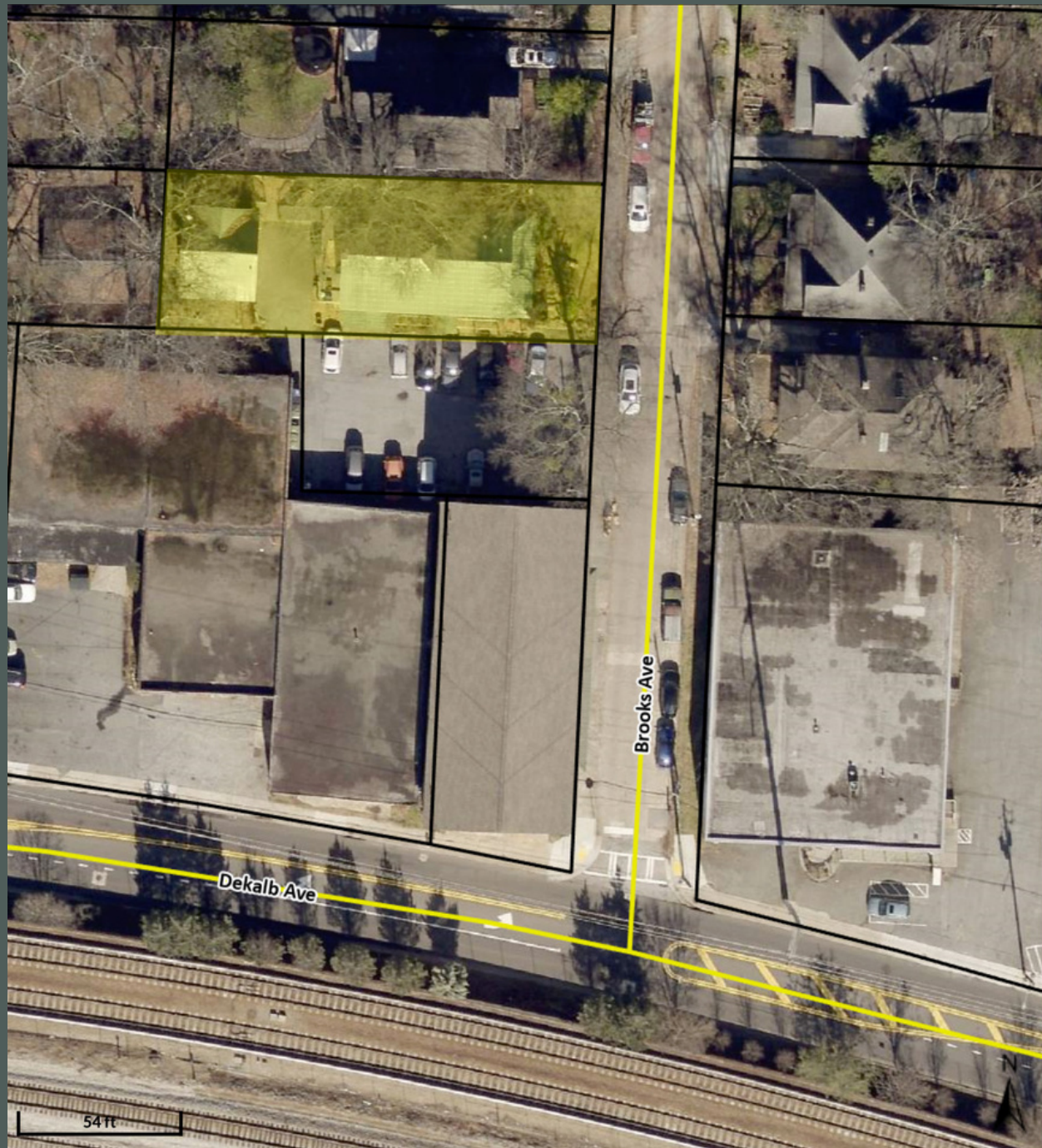
Parcels



Parcels



Parcels



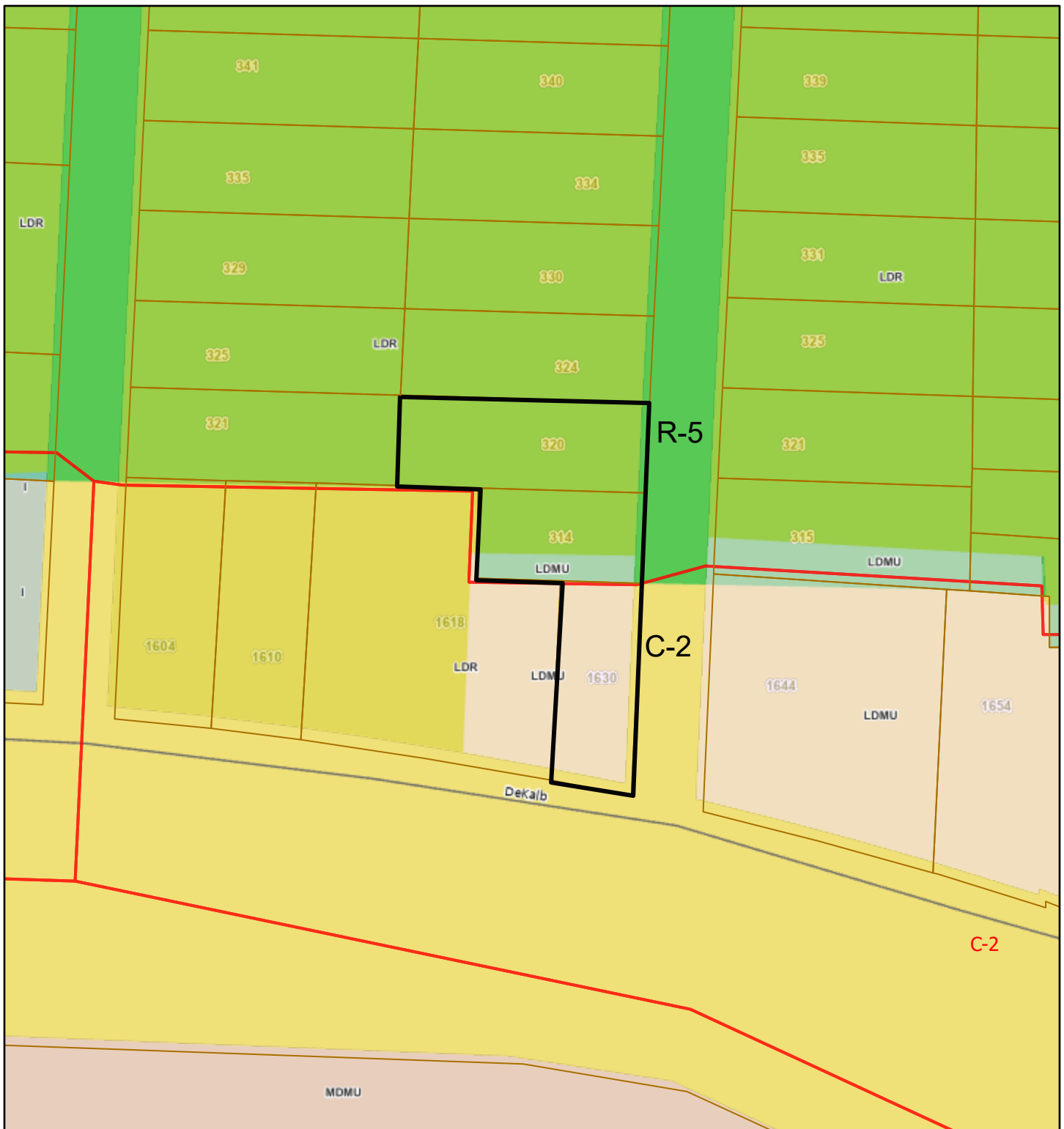
Commercial Building



Residential Building

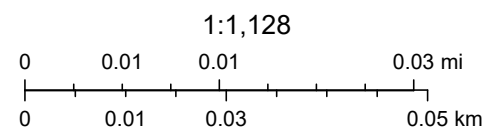


Future Land Use Map



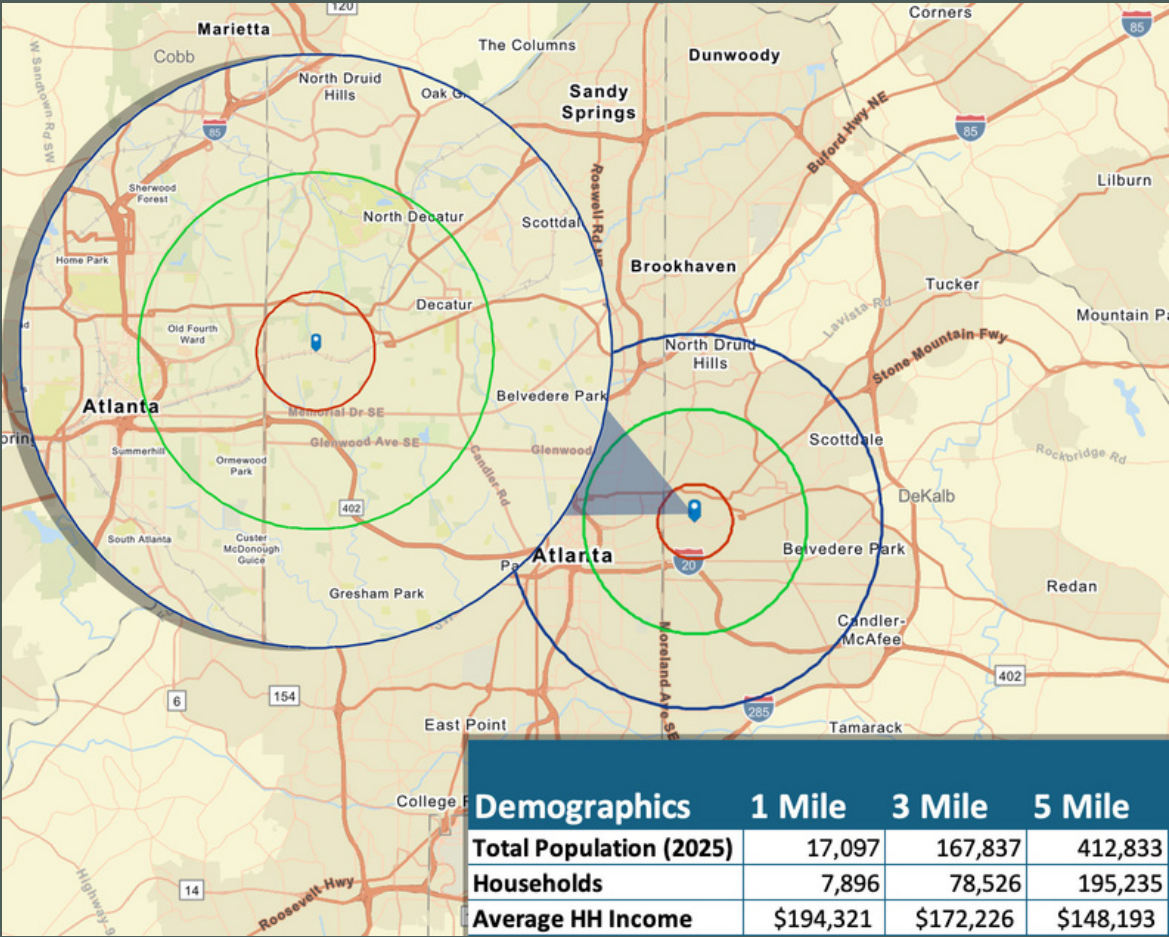
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- Override 1
- Tax Parcels
- County
- Atlanta City Limits
- Corridors
- Low Density Residential
- Low Density Mixed Use
- Medium Density Mixed Use
- Industrial
- Corridors
- Urban



City of Atlanta - DCP, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Demographics



Demographic and Income Profile

1630 Dekalb Ave NE, Atlanta, Georgia, 30307



Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	15,808	17,097	18,406
Total Households	7,324	7,896	8,535
Family Households	3,804	3,913	4,145
Average Household Size	2.16	2.16	2.16
Owner Occupied Housing Units	4,405	4,678	4,931
Renter Occupied Housing Units	2,919	3,218	3,604
Median Age	35.8	36.9	37.0

Trends 2025 - 2030	Area	State	National
Population	1.5%	0.7%	0.4%
Households	1.6%	0.8%	0.6%
Family Population	1.2%	0.7%	0.5%
Owner Occupied Housing Units	1.1%	1.2%	0.0%
Median Household Income	2.5%	2.5%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,018	6.4%	960	5.6%	993	5.4%
5-9	963	6.1%	998	5.8%	889	4.8%
10-14	844	5.3%	915	5.3%	946	5.1%
15-19	593	3.8%	816	4.8%	874	4.8%
20-24	680	4.3%	1,088	6.4%	1,455	7.9%
25-29	1,493	9.4%	1,294	7.6%	1,869	10.2%
30-34	2,030	12.8%	1,830	10.7%	1,573	8.6%
35-39	1,677	10.6%	1,740	10.2%	1,489	8.1%
40-44	1,377	8.7%	1,463	8.6%	1,499	8.1%
45-49	1,169	7.4%	1,323	7.7%	1,389	7.5%
50-54	1,039	6.6%	1,120	6.5%	1,249	6.8%
55-59	844	5.3%	996	5.8%	1,062	5.8%
60-64	608	3.9%	782	4.6%	929	5.0%
65-69	572	3.6%	570	3.3%	734	4.0%
70-74	452	2.9%	503	2.9%	511	2.8%
75-79	209	1.3%	379	2.2%	422	2.3%
80-84	115	0.7%	181	1.1%	324	1.8%
Age 85+	127	0.8%	137	0.8%	199	1.1%

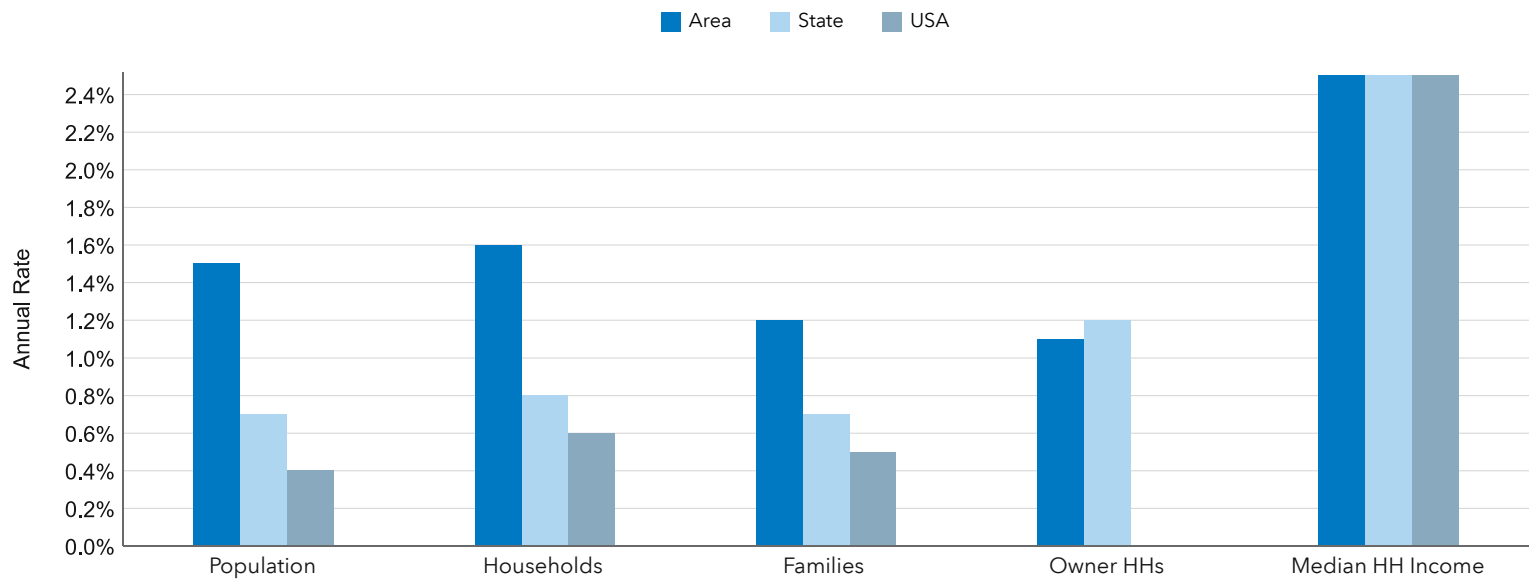
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	551	7.0%	536	6.3%
\$10,000-14,999	154	1.9%	150	1.8%
\$15,000-19,999	186	2.4%	152	1.8%
\$20,000-24,999	113	1.4%	95	1.1%
\$25,000-29,999	54	0.7%	44	0.5%
\$30,000-34,999	108	1.4%	95	1.1%
\$35,000-39,999	79	1.0%	78	0.9%
\$40,000-44,999	55	0.7%	52	0.6%
\$45,000-49,999	97	1.2%	88	1.0%
\$50,000-59,999	375	4.8%	331	3.9%
\$60,000-74,999	476	6.0%	454	5.3%
\$75000-99999	733	9.3%	703	8.2%
\$100,000-124,999	446	5.7%	448	5.3%
\$125,000-149,999	726	9.2%	762	8.9%
\$150000-199999	949	12.0%	1,065	12.5%
\$200,000-249,999	793	10.0%	984	11.5%
\$250,000-299,999	601	7.6%	806	9.4%
\$300,000-399,999	501	6.3%	714	8.4%
\$400,000-499,999	217	2.8%	174	2.0%
\$500,000+	683	8.7%	805	9.4%
Median Household Income	\$142,014	-	\$160,638	-
Average Household Income	\$194,321	-	\$210,682	-
Per Capita Income	\$89,287	-	\$97,217	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,583	67.0%	11,124	65.1%	11,289	61.3%
Black Alone	3,216	20.3%	3,721	21.8%	4,529	24.6%
American Indian	30	0.2%	36	0.2%	38	0.2%
Asian Alone	551	3.5%	602	3.5%	699	3.8%
Pacific Islander	6	0.0%	6	0.0%	6	0.0%
Some Other Race	225	1.4%	250	1.5%	286	1.6%
Two or More Races	1,197	7.6%	1,358	7.9%	1,559	8.5%
Hispanic (Any Race)	837	5.3%	900	5.3%	1,017	5.5%

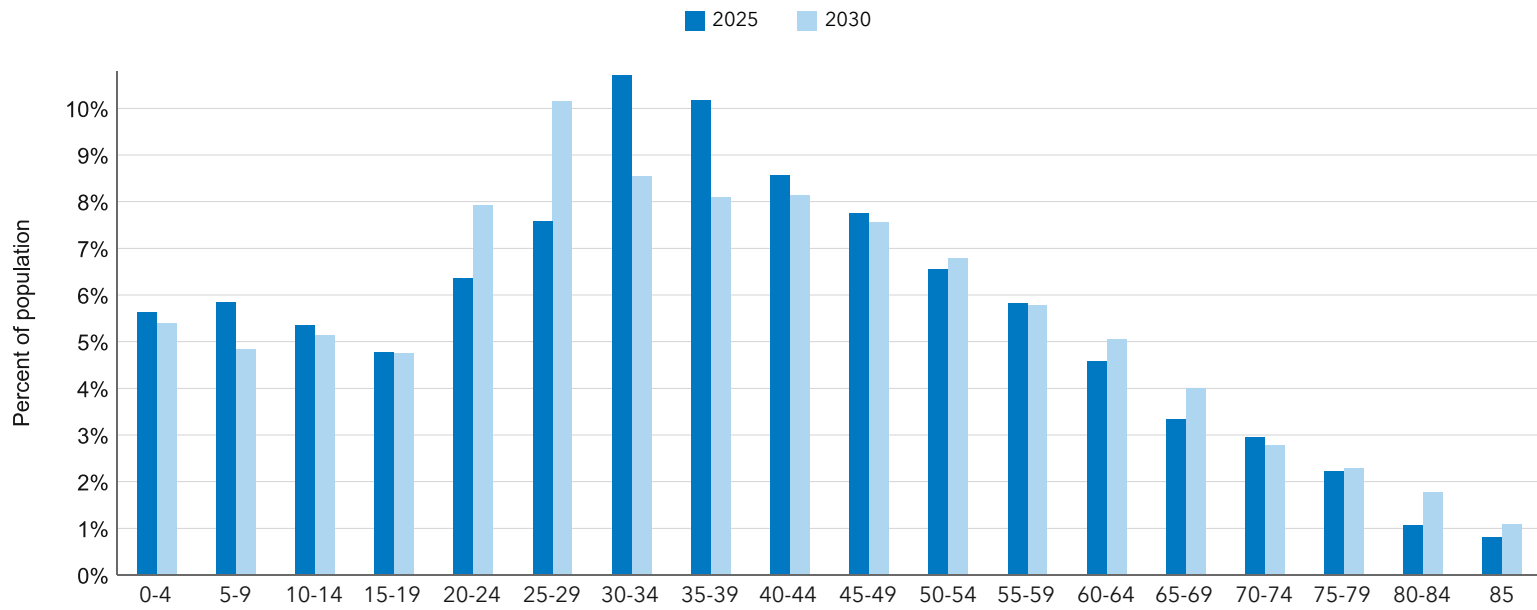
Key Indicators for 2025



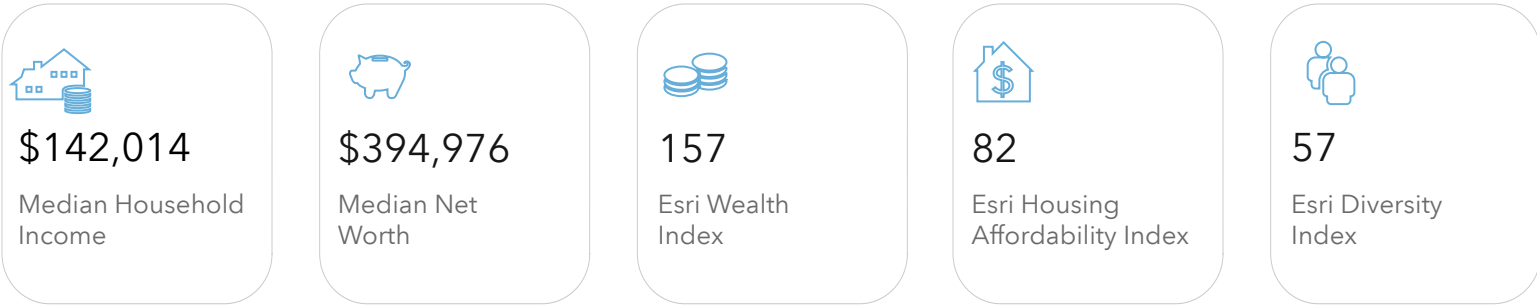
Trends: 2025 - 2030 Annual Rate



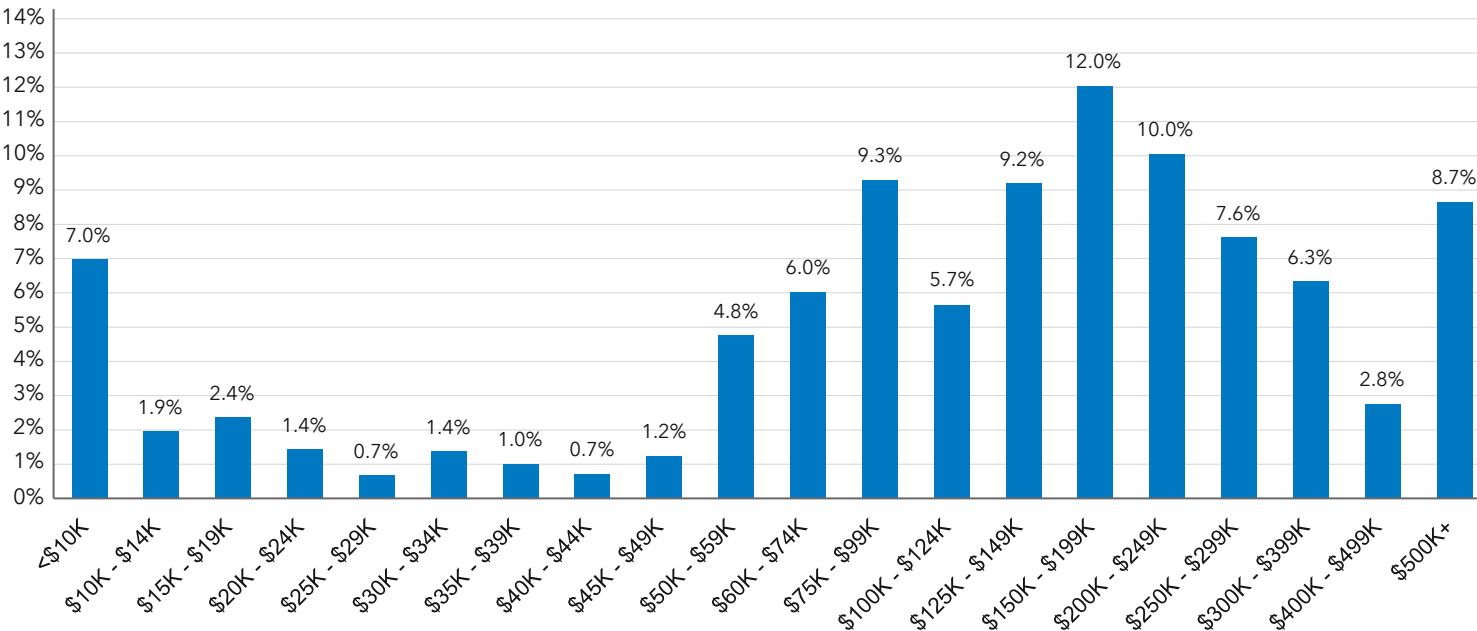
Population by Age



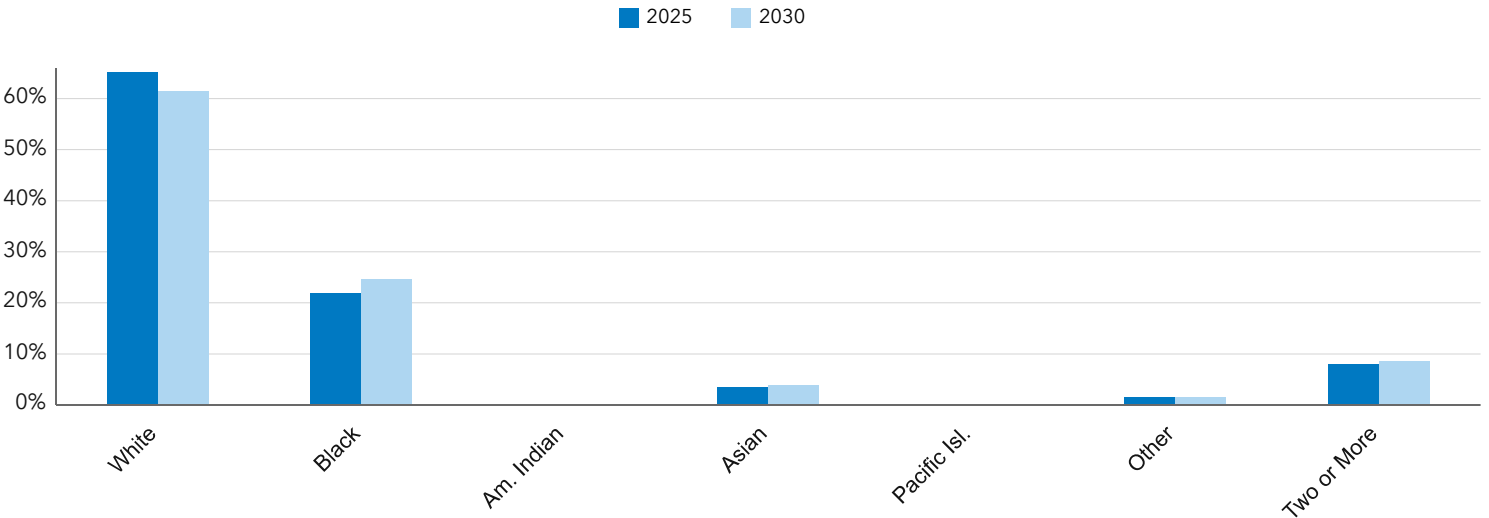
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

1630 Dekalb Ave NE, Atlanta, Georgia, 30307



Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	156,852	167,837	172,358
Total Households	72,484	78,526	81,467
Family Households	30,841	31,698	32,502
Average Household Size	2.00	1.98	1.97
Owner Occupied Housing Units	35,363	38,855	40,532
Renter Occupied Housing Units	37,121	39,671	40,936
Median Age	33.7	34.6	35.2

Trends 2025 - 2030	Area	State	National
Population	0.5%	0.7%	0.4%
Households	0.7%	0.8%	0.6%
Family Population	0.5%	0.7%	0.5%
Owner Occupied Housing Units	0.8%	1.2%	0.0%
Median Household Income	2.5%	2.5%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	7,859	5.0%	7,692	4.6%	7,661	4.4%
5-9	7,516	4.8%	7,560	4.5%	6,874	4.0%
10-14	6,746	4.3%	7,314	4.4%	7,159	4.2%
15-19	8,871	5.7%	10,471	6.2%	10,782	6.3%
20-24	14,064	9.0%	15,695	9.3%	17,584	10.2%
25-29	19,603	12.5%	18,330	10.9%	19,730	11.4%
30-34	18,365	11.7%	18,505	11.0%	15,896	9.2%
35-39	14,073	9.0%	15,293	9.1%	14,581	8.5%
40-44	11,484	7.3%	12,552	7.5%	13,111	7.6%
45-49	10,320	6.6%	10,881	6.5%	11,591	6.7%
50-54	8,808	5.6%	10,006	6.0%	10,034	5.8%
55-59	7,464	4.8%	8,206	4.9%	8,951	5.2%
60-64	5,966	3.8%	6,844	4.1%	7,373	4.3%
65-69	5,596	3.6%	5,746	3.4%	6,405	3.7%
70-74	4,527	2.9%	4,903	2.9%	4,952	2.9%
75-79	2,644	1.7%	3,968	2.4%	4,234	2.5%
80-84	1,484	0.9%	2,144	1.3%	3,142	1.8%
Age 85+	1,460	0.9%	1,726	1.0%	2,300	1.3%

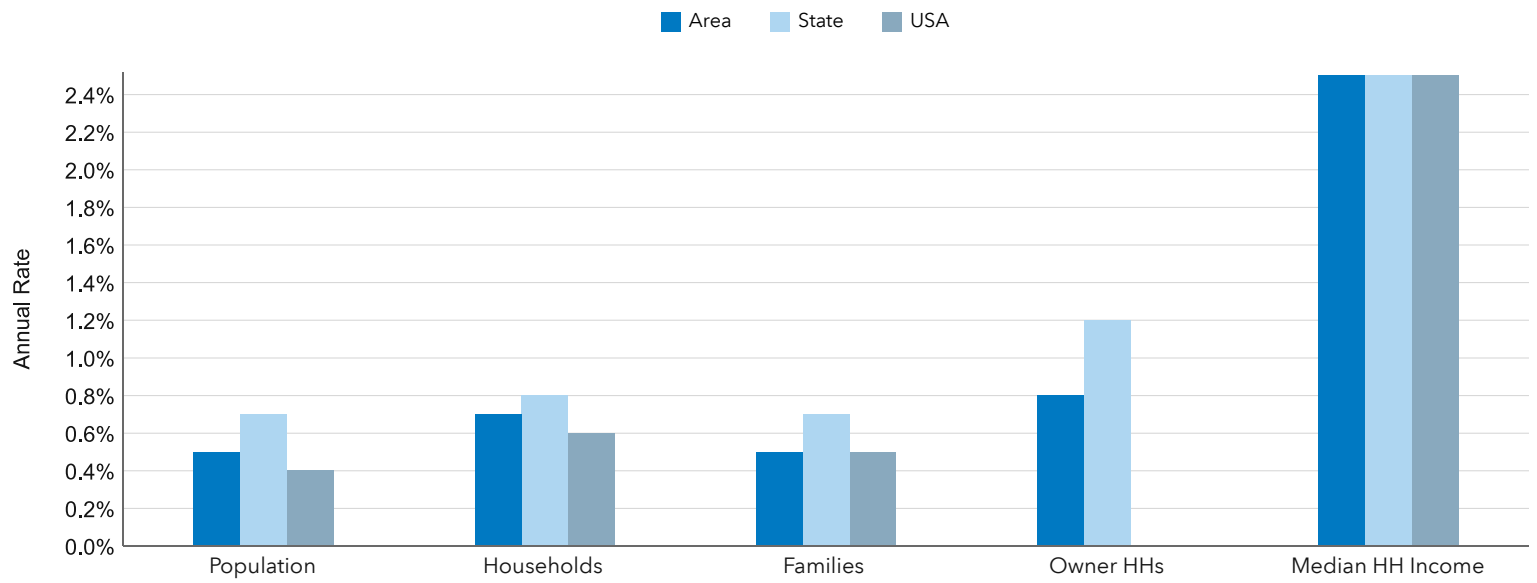
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	5,160	6.6%	4,840	5.9%
\$10,000-14,999	2,678	3.4%	2,460	3.0%
\$15,000-19,999	2,078	2.6%	1,735	2.1%
\$20,000-24,999	1,474	1.9%	1,273	1.6%
\$25,000-29,999	1,297	1.6%	1,047	1.3%
\$30,000-34,999	1,507	1.9%	1,267	1.6%
\$35,000-39,999	1,350	1.7%	1,199	1.5%
\$40,000-44,999	1,265	1.6%	1,091	1.3%
\$45,000-49,999	1,184	1.5%	993	1.2%
\$50,000-59,999	2,964	3.8%	2,578	3.2%
\$60,000-74,999	5,101	6.5%	4,688	5.8%
\$75000-99999	6,835	8.7%	6,551	8.0%
\$100,000-124,999	7,333	9.3%	7,311	9.0%
\$125,000-149,999	6,806	8.7%	7,223	8.9%
\$150000-199999	9,446	12.0%	10,452	12.8%
\$200,000-249,999	6,307	8.0%	7,511	9.2%
\$250,000-299,999	5,192	6.6%	6,778	8.3%
\$300,000-399,999	4,017	5.1%	5,523	6.8%
\$400,000-499,999	1,467	1.9%	1,158	1.4%
\$500,000+	5,062	6.5%	5,789	7.1%
Median Household Income	\$121,102	-	\$136,685	-
Average Household Income	\$172,226	-	\$189,226	-
Per Capita Income	\$80,947	-	\$89,847	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	94,078	60.0%	97,277	58.0%	95,782	55.6%
Black Alone	39,300	25.1%	43,985	26.2%	47,256	27.4%
American Indian	340	0.2%	368	0.2%	380	0.2%
Asian Alone	8,370	5.3%	9,494	5.7%	10,641	6.2%
Pacific Islander	71	0.1%	73	0.0%	76	0.0%
Some Other Race	2,881	1.8%	3,204	1.9%	3,466	2.0%
Two or More Races	11,813	7.5%	13,436	8.0%	14,758	8.6%
Hispanic (Any Race)	9,243	5.9%	10,162	6.1%	11,090	6.4%

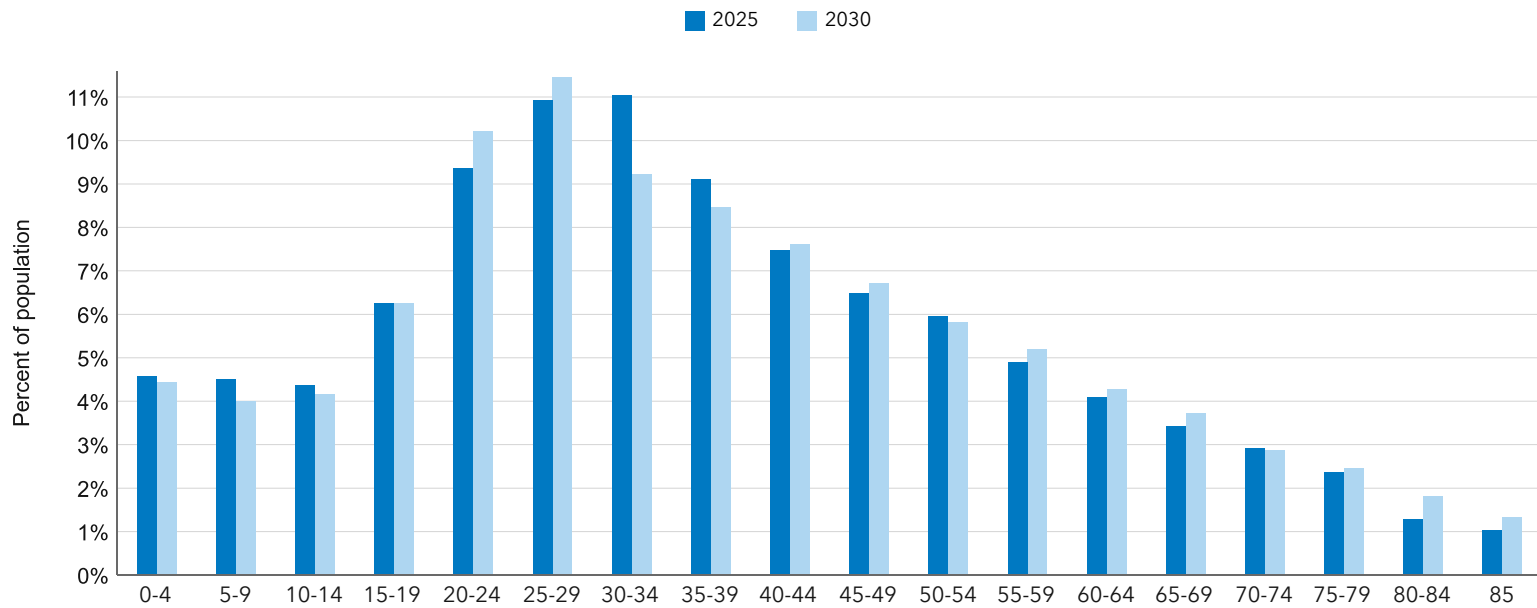
Key Indicators for 2025



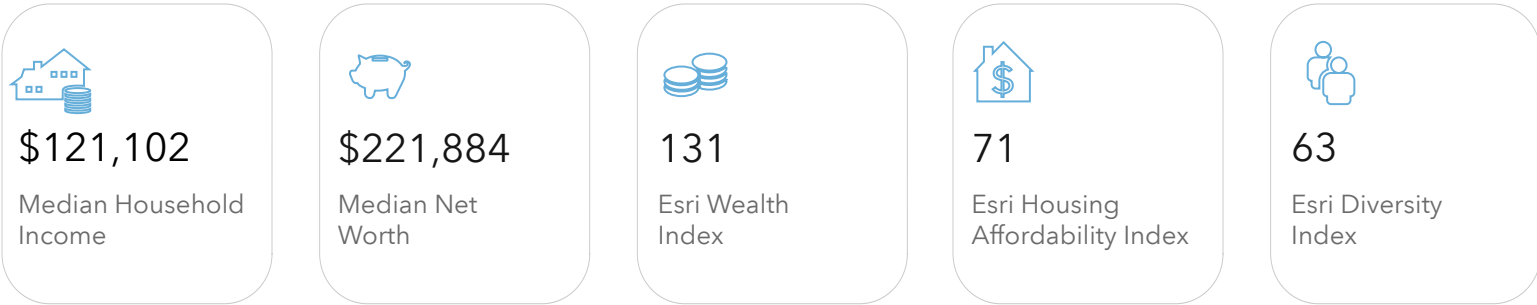
Trends: 2025 - 2030 Annual Rate



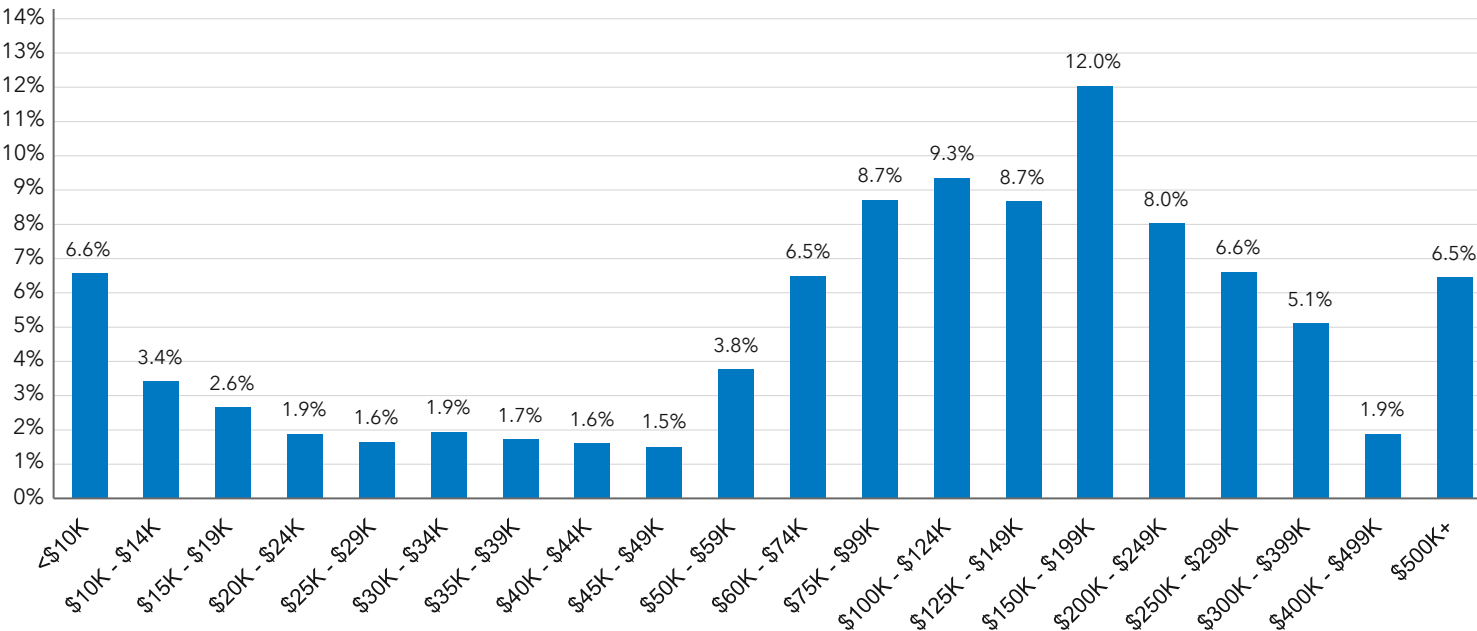
Population by Age



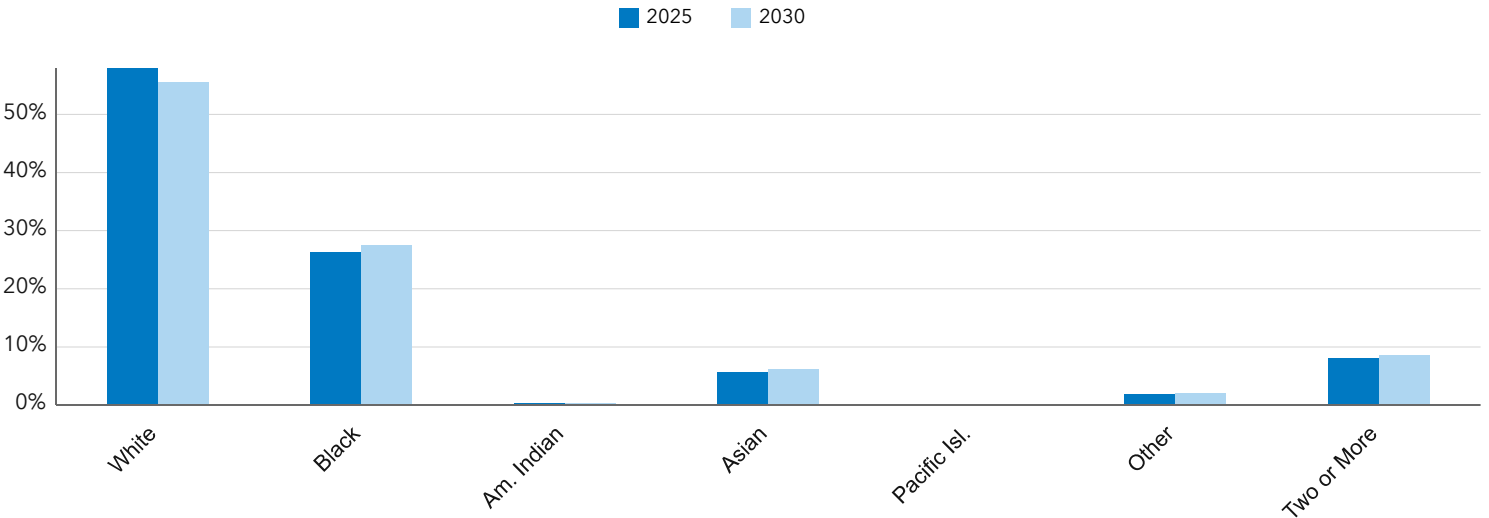
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

1630 Dekalb Ave NE, Atlanta, Georgia, 30307



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	384,038	412,833	434,478
Total Households	177,915	195,235	209,219
Family Households	72,240	75,141	78,842
Average Household Size	1.98	1.95	1.92
Owner Occupied Housing Units	75,571	83,933	88,209
Renter Occupied Housing Units	102,344	111,302	121,009
Median Age	33.0	34.0	34.7

Trends 2025 - 2030	Area	State	National
Population	1.0%	0.7%	0.4%
Households	1.4%	0.8%	0.6%
Family Population	1.0%	0.7%	0.5%
Owner Occupied Housing Units	1.0%	1.2%	0.0%
Median Household Income	2.5%	2.5%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	17,917	4.7%	17,980	4.4%	18,335	4.2%
5-9	16,863	4.4%	17,429	4.2%	16,483	3.8%
10-14	15,405	4.0%	16,488	4.0%	16,798	3.9%
15-19	21,368	5.6%	24,184	5.9%	24,989	5.8%
20-24	43,442	11.3%	43,992	10.7%	48,290	11.1%
25-29	50,392	13.1%	49,504	12.0%	52,986	12.2%
30-34	44,106	11.5%	46,352	11.2%	42,106	9.7%
35-39	32,134	8.4%	36,441	8.8%	37,080	8.5%
40-44	25,409	6.6%	29,029	7.0%	32,223	7.4%
45-49	22,969	6.0%	24,658	6.0%	27,770	6.4%
50-54	20,570	5.4%	22,664	5.5%	23,607	5.4%
55-59	18,919	4.9%	19,840	4.8%	21,287	4.9%
60-64	15,633	4.1%	17,422	4.2%	18,111	4.2%
65-69	13,925	3.6%	14,864	3.6%	16,433	3.8%
70-74	11,120	2.9%	12,498	3.0%	13,243	3.0%
75-79	6,530	1.7%	9,767	2.4%	11,003	2.5%
80-84	3,666	0.9%	5,393	1.3%	7,855	1.8%
Age 85+	3,669	1.0%	4,328	1.1%	5,878	1.4%

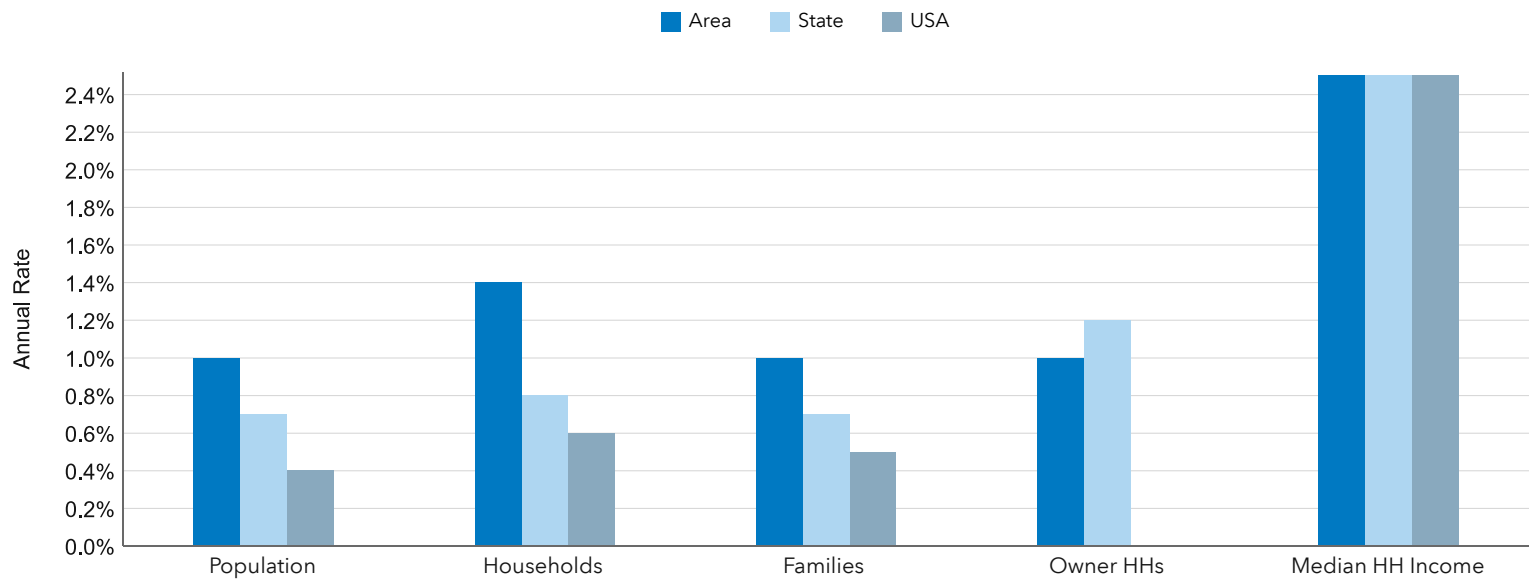
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	13,995	7.2%	13,310	6.4%
\$10,000-14,999	6,912	3.5%	6,505	3.1%
\$15,000-19,999	5,477	2.8%	4,631	2.2%
\$20,000-24,999	5,144	2.6%	4,522	2.2%
\$25,000-29,999	4,202	2.1%	3,488	1.7%
\$30,000-34,999	4,567	2.3%	4,014	1.9%
\$35,000-39,999	4,538	2.3%	4,215	2.0%
\$40,000-44,999	4,388	2.3%	4,017	1.9%
\$45,000-49,999	3,764	1.9%	3,344	1.6%
\$50,000-59,999	8,890	4.5%	8,376	4.0%
\$60,000-74,999	14,689	7.5%	14,535	7.0%
\$75000-99999	19,273	9.9%	19,666	9.4%
\$100,000-124,999	19,640	10.1%	20,945	10.0%
\$125,000-149,999	16,110	8.3%	18,341	8.8%
\$150000-199999	22,171	11.4%	26,564	12.7%
\$200,000-249,999	11,525	5.9%	14,397	6.9%
\$250,000-299,999	9,483	4.9%	12,904	6.2%
\$300,000-399,999	7,590	3.9%	10,919	5.2%
\$400,000-499,999	2,738	1.4%	2,257	1.1%
\$500,000+	10,130	5.2%	12,256	5.9%
Median Household Income	\$101,842	-	\$115,492	-
Average Household Income	\$148,193	-	\$164,183	-
Per Capita Income	\$70,474	-	\$79,410	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	188,407	49.1%	196,617	47.6%	197,757	45.5%
Black Alone	133,344	34.7%	145,252	35.2%	156,396	36.0%
American Indian	1,103	0.3%	1,178	0.3%	1,234	0.3%
Asian Alone	25,080	6.5%	28,877	7.0%	33,399	7.7%
Pacific Islander	196	0.1%	202	0.1%	216	0.1%
Some Other Race	9,395	2.5%	10,392	2.5%	11,534	2.6%
Two or More Races	26,512	6.9%	30,315	7.3%	33,942	7.8%
Hispanic (Any Race)	25,556	6.7%	28,073	6.8%	31,374	7.2%

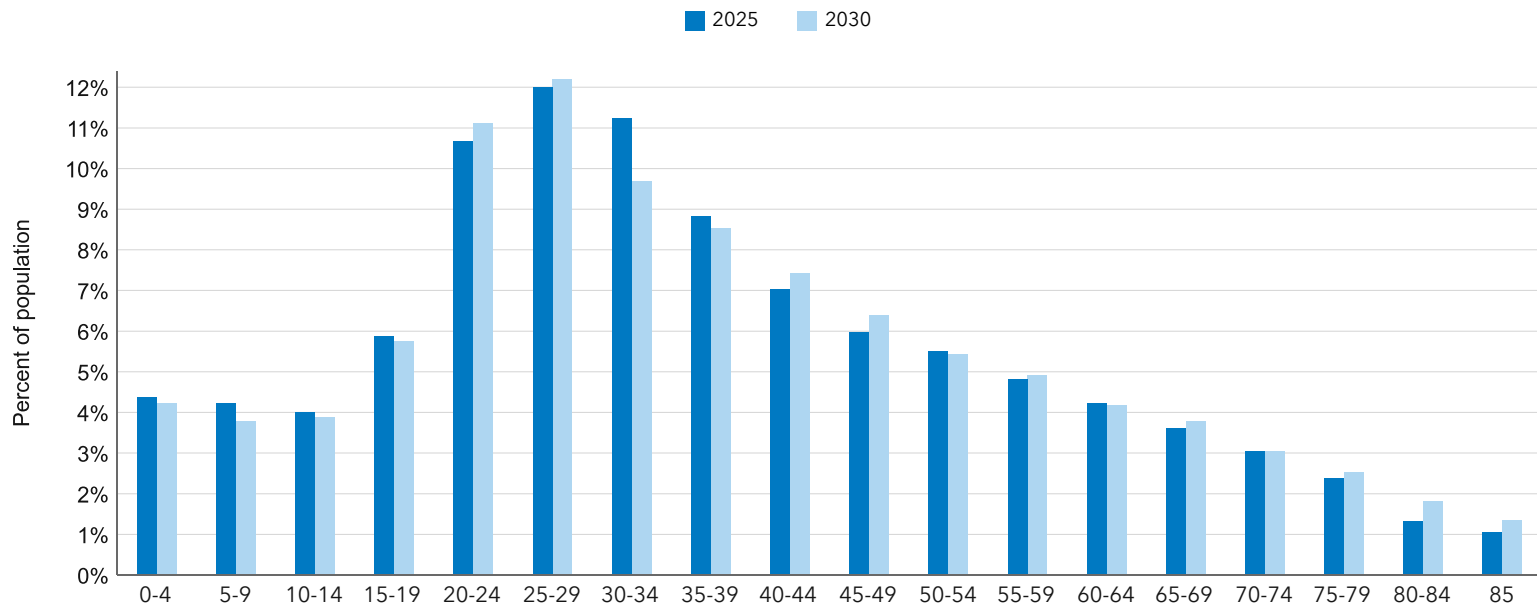
Key Indicators for 2025



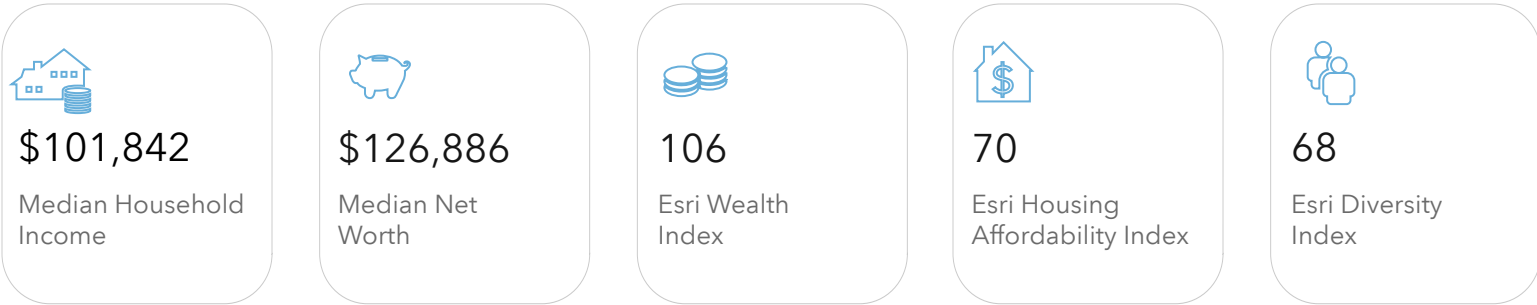
Trends: 2025 - 2030 Annual Rate



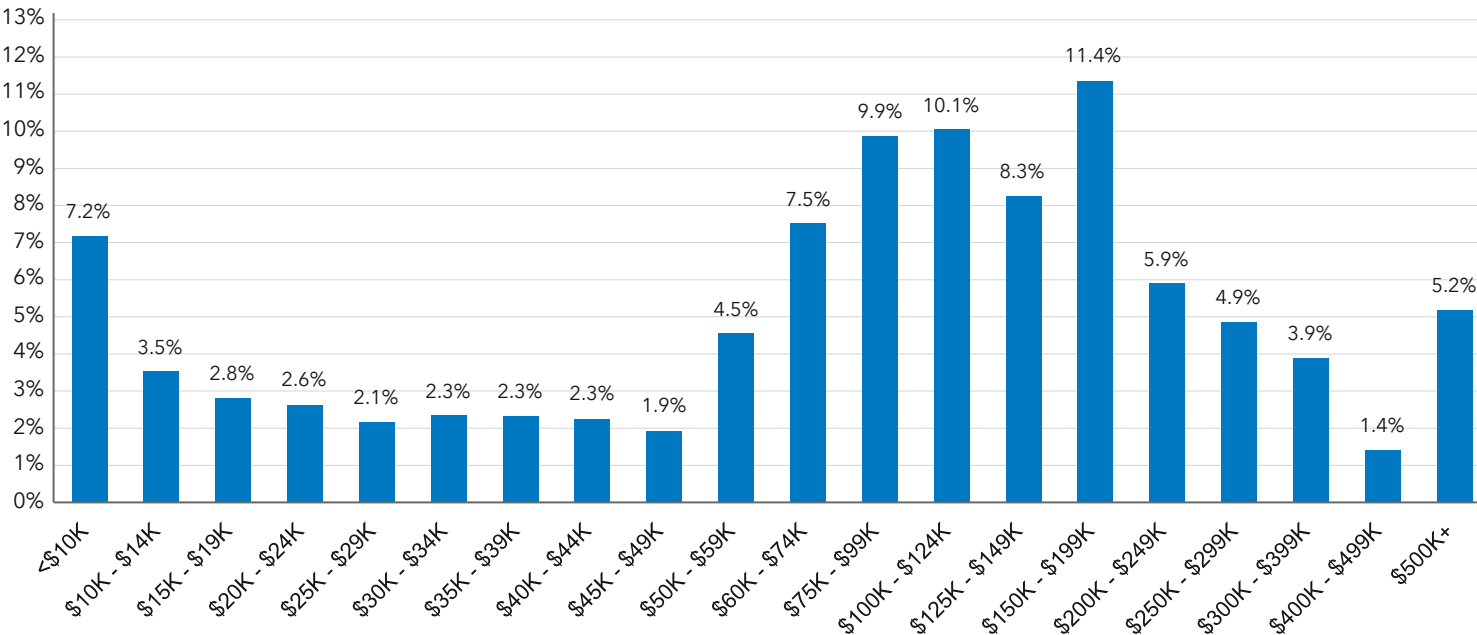
Population by Age



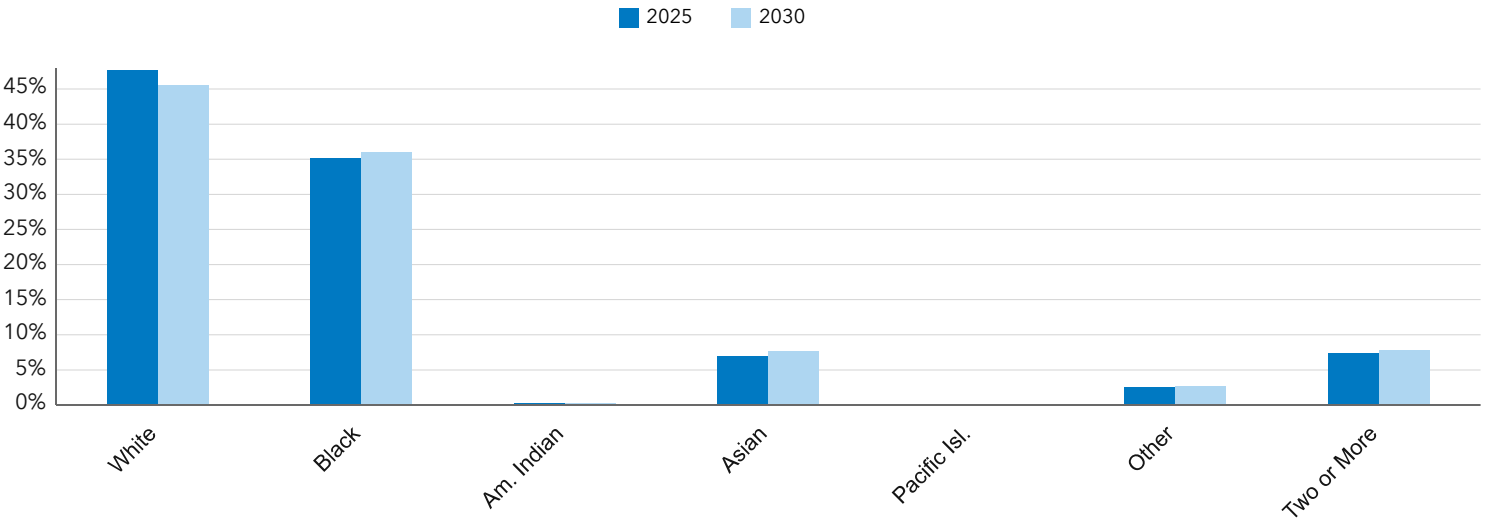
Key Indicators for 2025



Households by Income for 2025



Population by Race



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	13,278	129,034	324,435
2020 Population	15,808	156,852	384,038
2025 Population	17,097	167,837	412,833
2030 Population	18,406	172,358	434,478
2010-2020 Annual Rate	1.76%	1.97%	1.70%
2020-2025 Annual Rate	1.50%	1.30%	1.39%
2025-2030 Annual Rate	1.49%	0.53%	1.03%

Age			
2025 Median Age	36.9	34.6	34.0
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	65.1%	58.0%	47.6%
Black Alone	21.8%	26.2%	35.2%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	3.5%	5.7%	7.0%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	1.5%	1.9%	2.5%
Two or More Races	7.9%	8.0%	7.3%
Hispanic Origin	5.3%	6.0%	6.8%
Diversity Index	56.9	63.3	68.4

Households			
2010 Total Households	6,261	60,271	145,284
2020 Total Households	7,324	72,484	177,915
2025 Total Households	7,896	78,526	195,235
2030 Total Households	8,535	81,467	209,219
2010-2020 Annual Rate	1.58%	1.86%	2.05%
2020-2025 Annual Rate	1.44%	1.54%	1.79%
2025-2030 Annual Rate	1.57%	0.74%	1.39%
2025 Average Household Size	2.16	1.98	1.95
Wealth Index	157	131	106

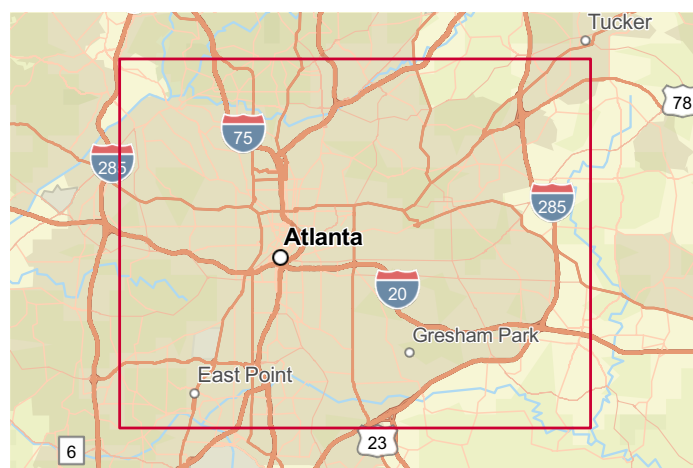
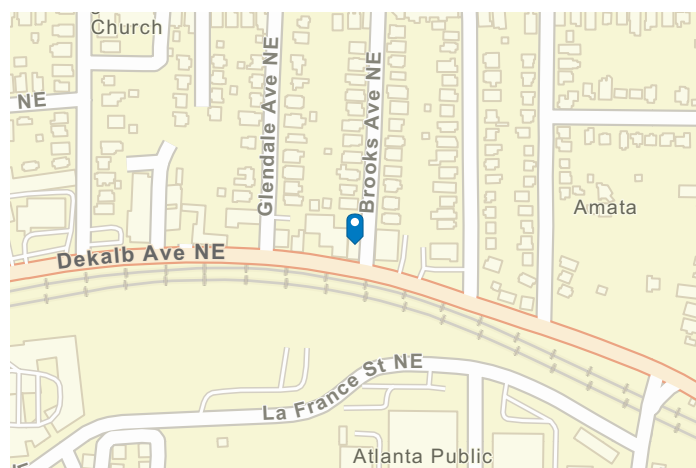
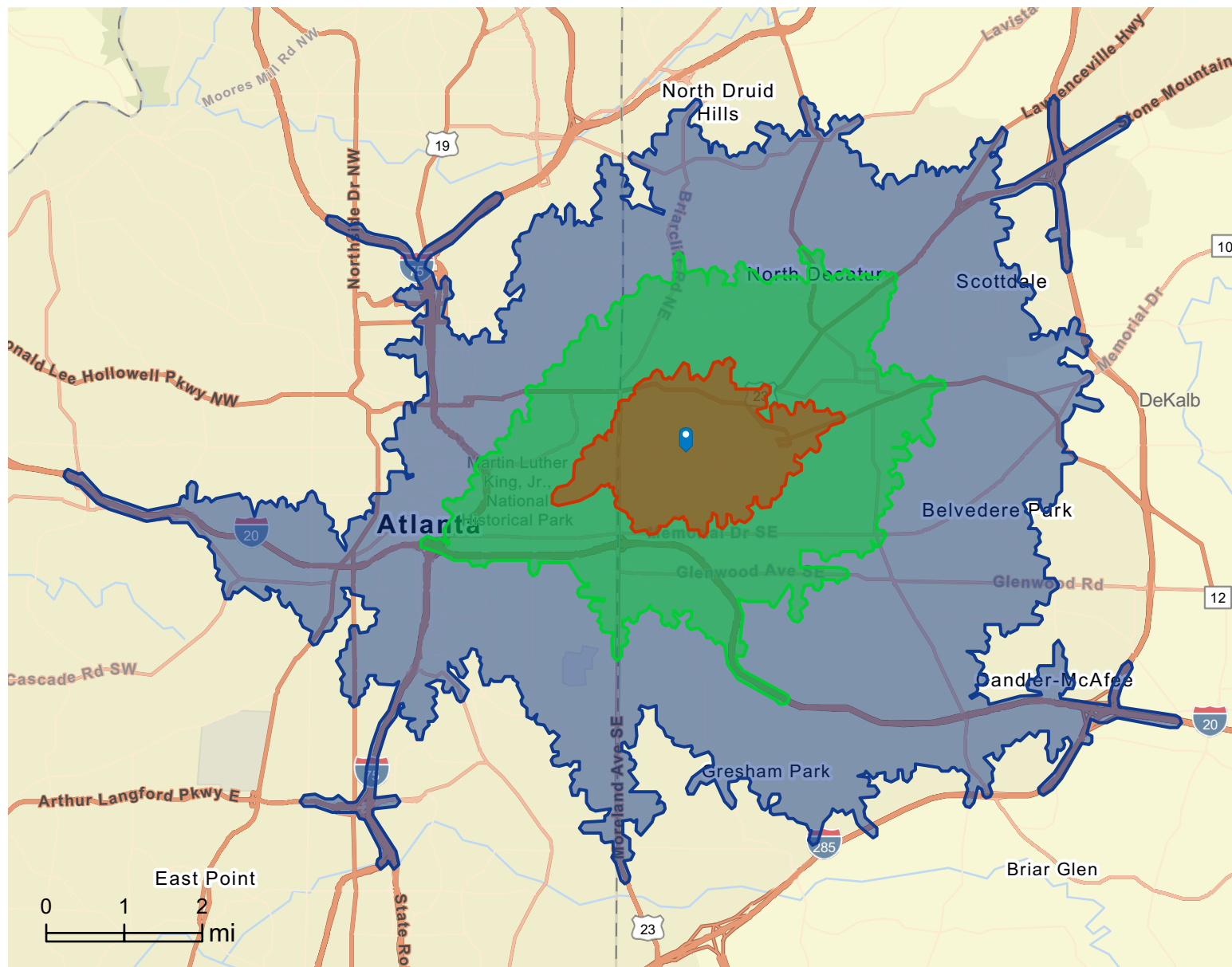
Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	28.6%	33.3%	33.4%
Median Household Income			
2025 Median Household Income	\$142,014	\$121,102	\$101,842
2030 Median Household Income	\$160,638	\$136,685	\$115,492
2025-2030 Annual Rate	2.50%	2.45%	2.55%
Average Household Income			
2025 Average Household Income	\$194,321	\$172,226	\$148,193
2030 Average Household Income	\$210,682	\$189,226	\$164,183
Per Capita Income			
2025 Per Capita Income	\$89,287	\$80,947	\$70,474
2030 Per Capita Income	\$97,217	\$89,847	\$79,410
2025-2030 Annual Rate	1.72%	2.11%	2.42%
Income Equality			
2025 Gini Index	46.8	48.2	49.9
Socioeconomic Status			
2025 Socioeconomic Status Index	58.3	58.3	53.5
Housing Unit Summary			
Housing Affordability Index	82	71	70
2010 Total Housing Units	6,909	68,068	171,602
2010 Owner Occupied Hus (%)	60.8%	52.0%	45.6%
2010 Renter Occupied Hus (%)	39.2%	48.0%	54.4%
2010 Vacant Housing Units (%)	9.4%	11.4%	15.3%
2020 Housing Units	7,851	79,532	199,118
2020 Owner Occupied HUs (%)	60.1%	48.8%	42.5%
2020 Renter Occupied HUs (%)	39.9%	51.2%	57.5%
Vacant Housing Units	6.9%	8.7%	10.6%
2025 Housing Units	8,442	86,143	220,655
Owner Occupied Housing Units	59.3%	49.5%	43.0%
Renter Occupied Housing Units	40.8%	50.5%	57.0%
Vacant Housing Units	6.5%	8.8%	11.5%
2030 Total Housing Units	9,018	89,072	233,307
2030 Owner Occupied Housing Units	4,931	40,532	88,209
2030 Renter Occupied Housing Units	3,604	40,936	121,009
2030 Vacant Housing Units	483	7,605	24,088

Site Map

1630 Dekalb Ave NE, Atlanta, Georgia, 30307

Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 33.76263
Longitude: -84.33421

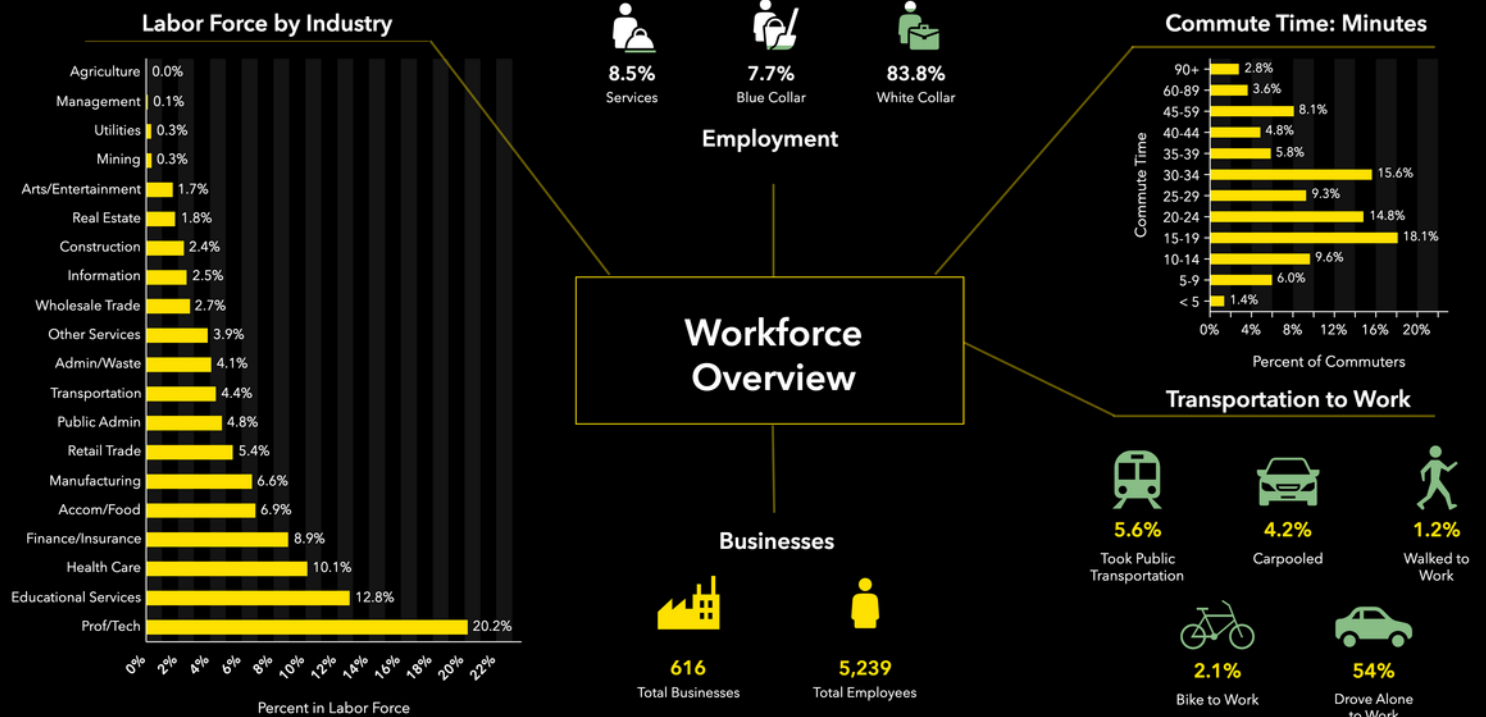


Economic Development Profile

Economic Development Profile

1630 Dekalb Ave NE, Atlanta, Georgia, 30307

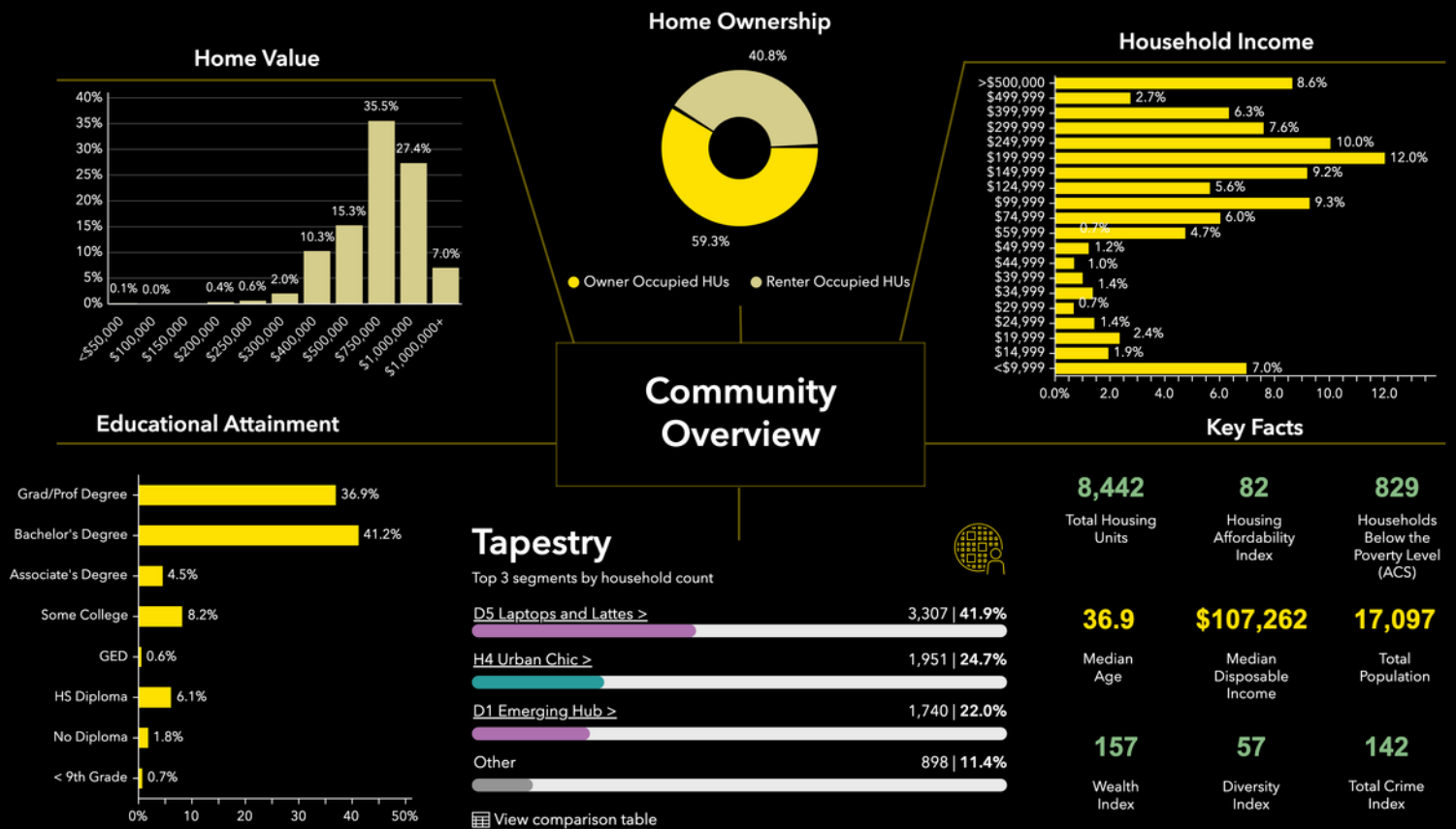
Ring of 1 mile



Source: This infographic contains data provided by ACS (2019-2023), Esri (2025), Esri-Data Axle (2025), Esri-U.S. BLS (2025), AGS (2025).

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Economic Development Profile



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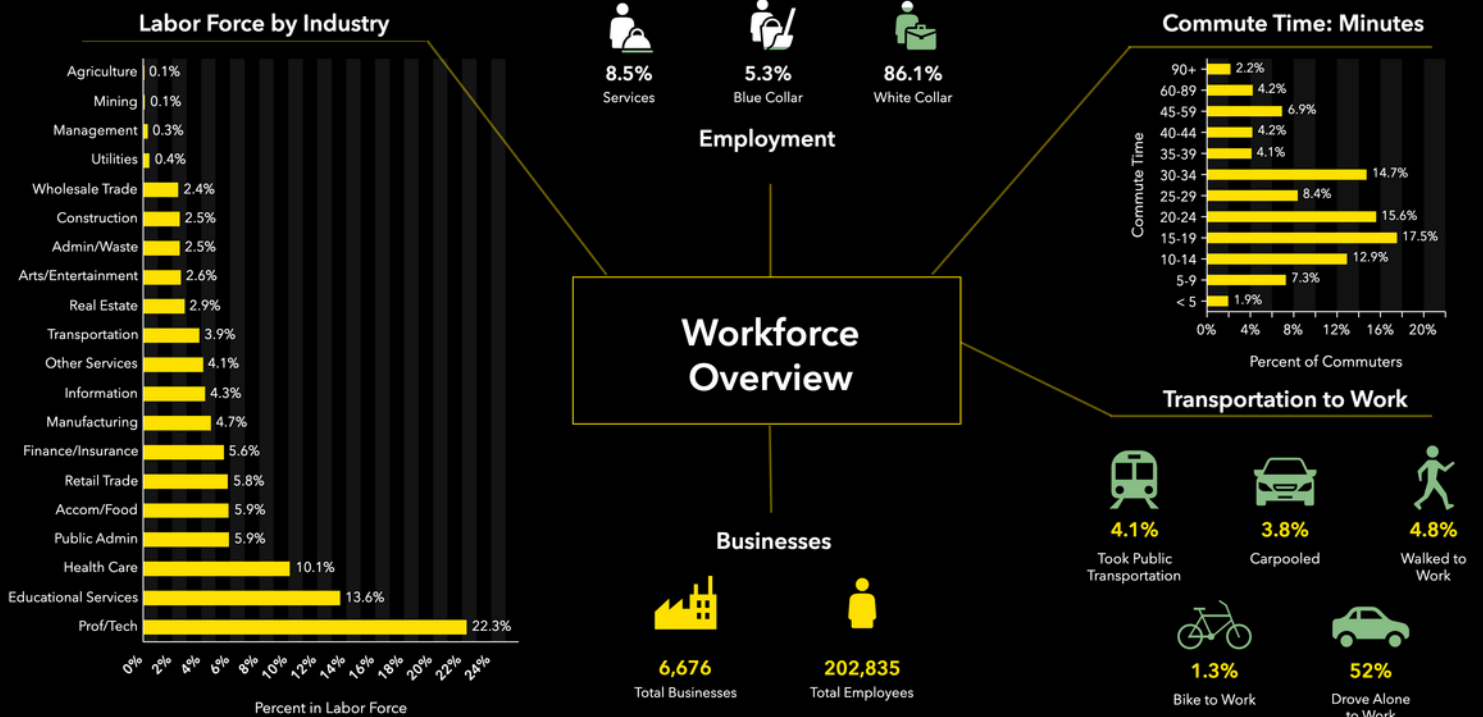
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Economic Development Profile

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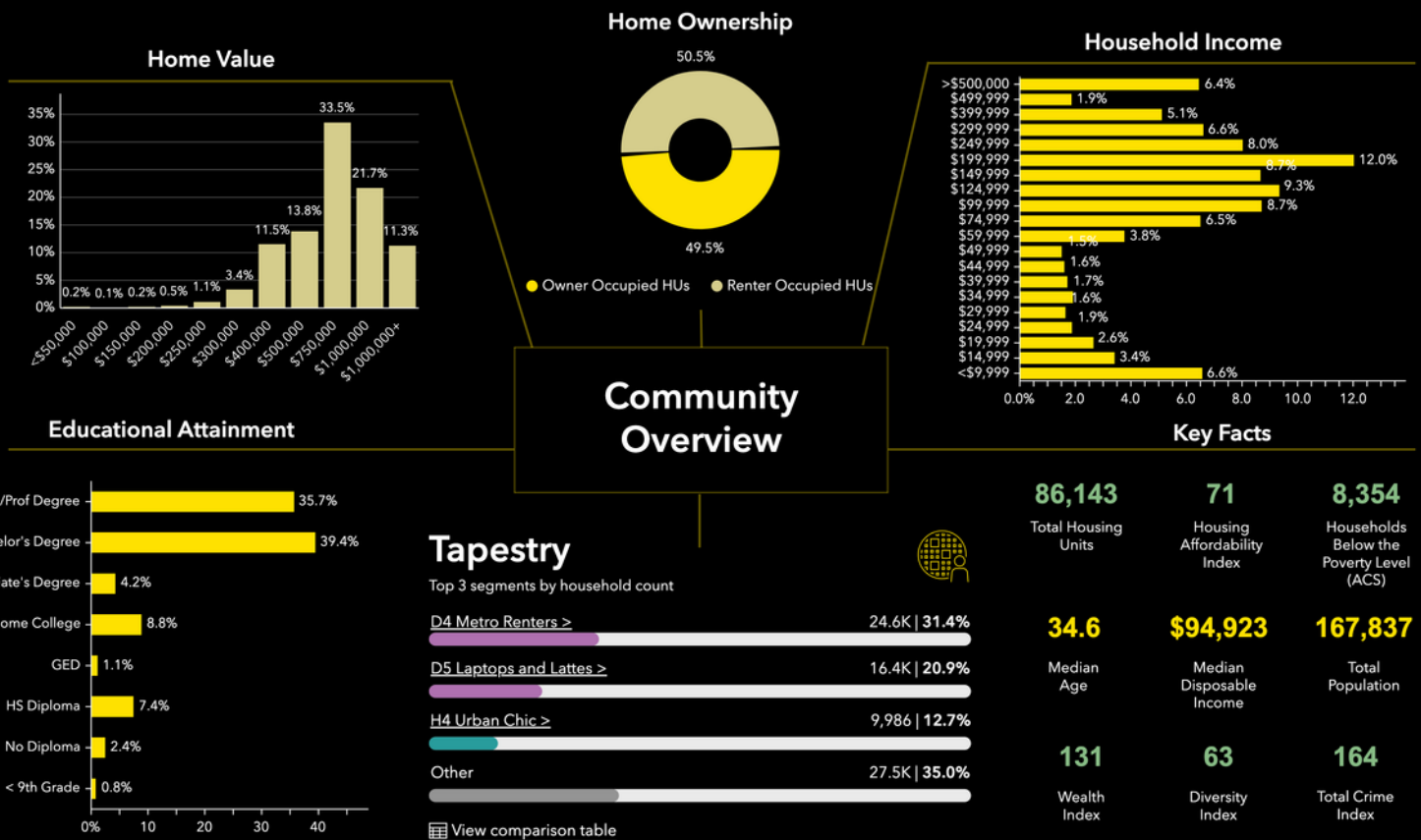
Ring of 3 miles



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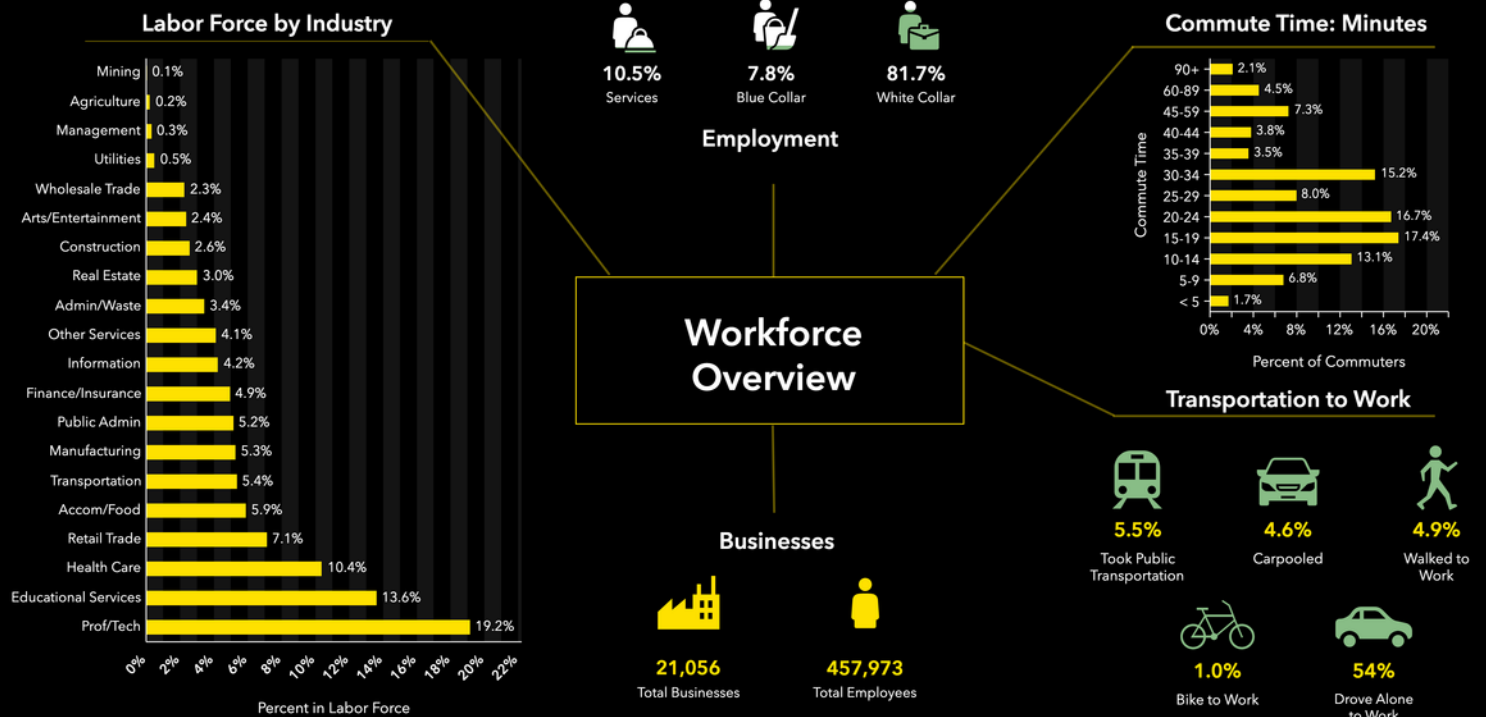
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Economic Development Profile

Economic Development Profile

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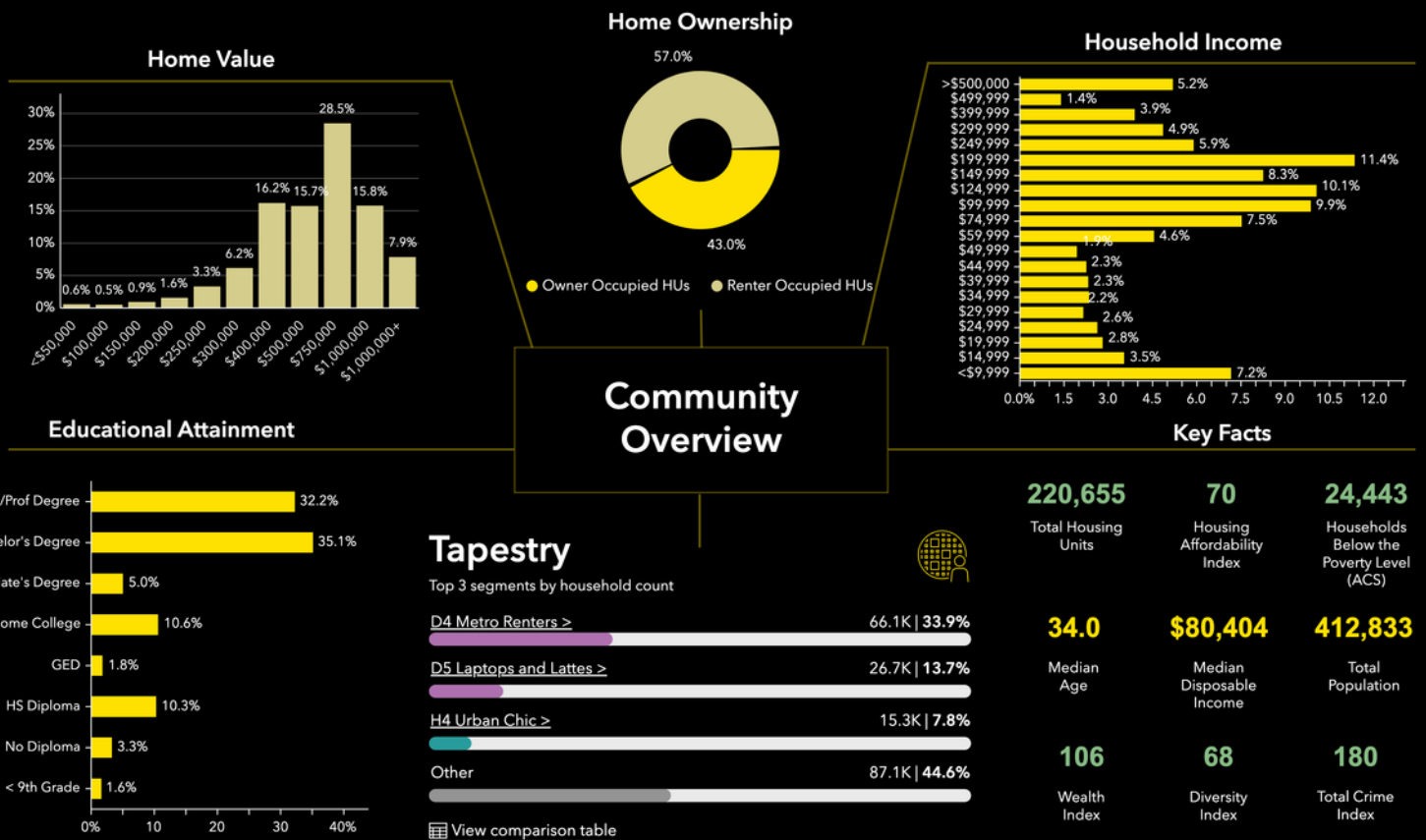
Ring of 5 miles



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What's in My Community?



What's in My Community?

Places that make your life richer and community better

1630 Dekalb Ave NE, Atlanta, Georgia, 30307

1 mile



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

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What's in My Community?

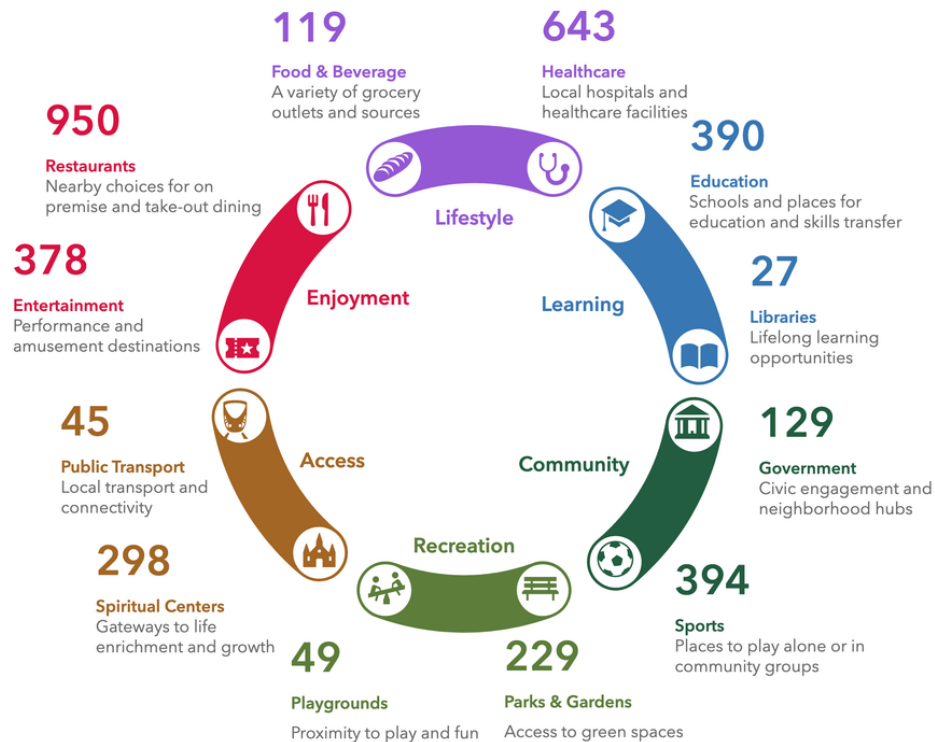


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1630 Dekalb Ave NE, Atlanta, Georgia, 30307

3 miles



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What's in My Community?



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5 miles



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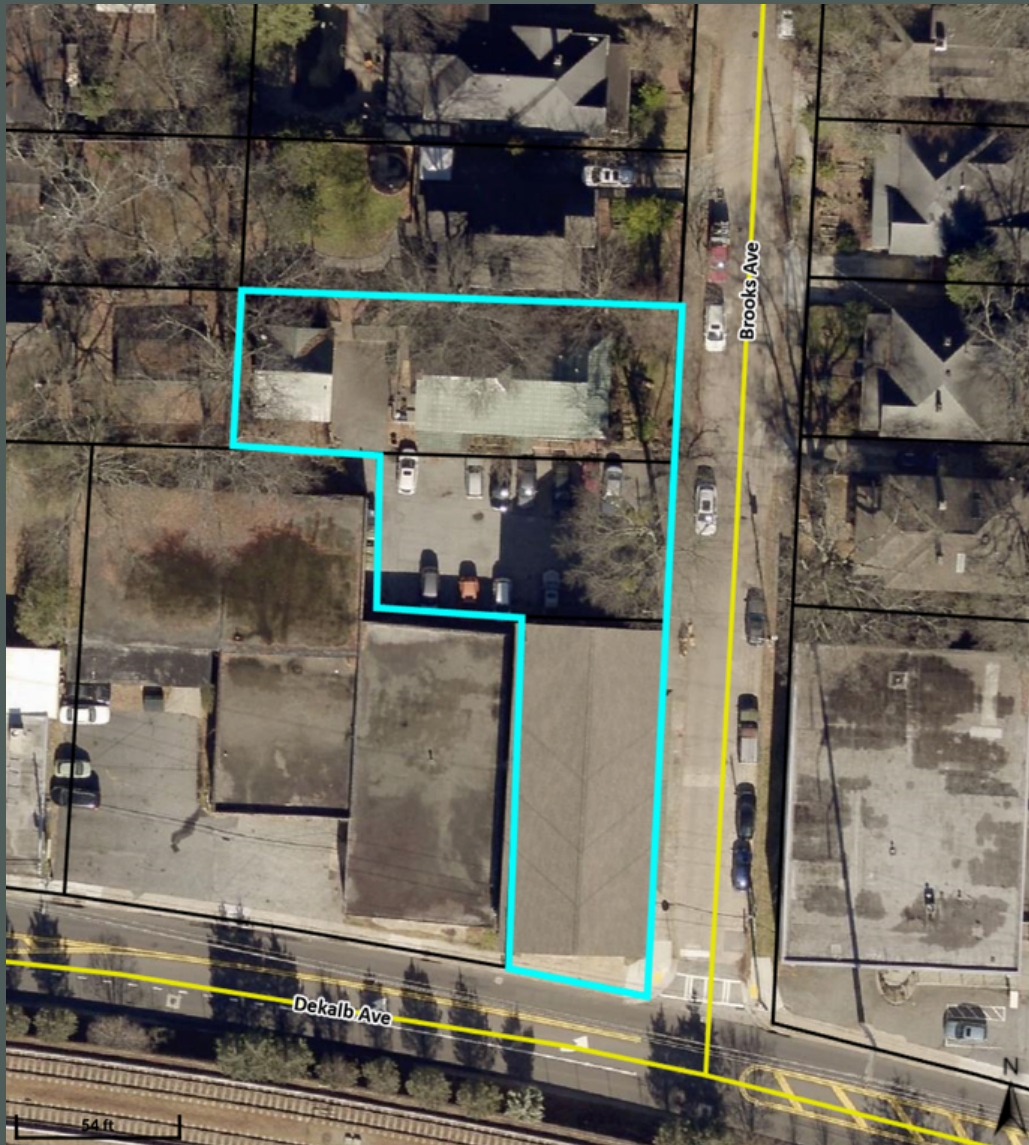
Triplex Interior



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Dekalb Avenue & Brooks Avenue Assemblage

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