

THE
MCGILL CO.

FOR SALE
CALL FOR PRICING

1618 Dekalb Avenue NE
Atlanta, GA 30307



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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.

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Executive Summary

Address:

1618 Dekalb Avenue, NE, Atlanta, GA 30307

Parcel IDs:

15 21001153

Building Size:

+/- 13,270 SF

Acreage:

+/- 0.42

Road Frontage:**Tract (+/- 0.42 Acres)**

+/- 121 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.

Executive Summary

Zoning & Land Use:

Current:

The site is zoned C-2. The C-2 Zoning allows for a dynamic Commercial Use.

Future:

The property's future land use is envisioned as Low-Density Mixed Use and Low Density Residential, unlocking opportunities for a vibrant, multi-functional commercial/residential use.

Description Summary

Located at 1618 DeKalb Avenue NE, this +/- 12,438 square foot commercial building presents a prime opportunity for investors or owner users alike seeking high-visibility positioning in one of Atlanta's dynamic intown neighborhood. This property offers an infrequent opportunity to purchase an established Automotive Repair business along with the real estate in Atlanta's Candler Park. It's location in the heart of Candler Park, a beloved and established intown neighborhood, ensures strong daily traffic counts, outstanding street exposure, and a built in customer base drawn from the surrounding neighborhoods including **Inman Park, Little Five Points, Lake Claire, and the City of Decatur.**

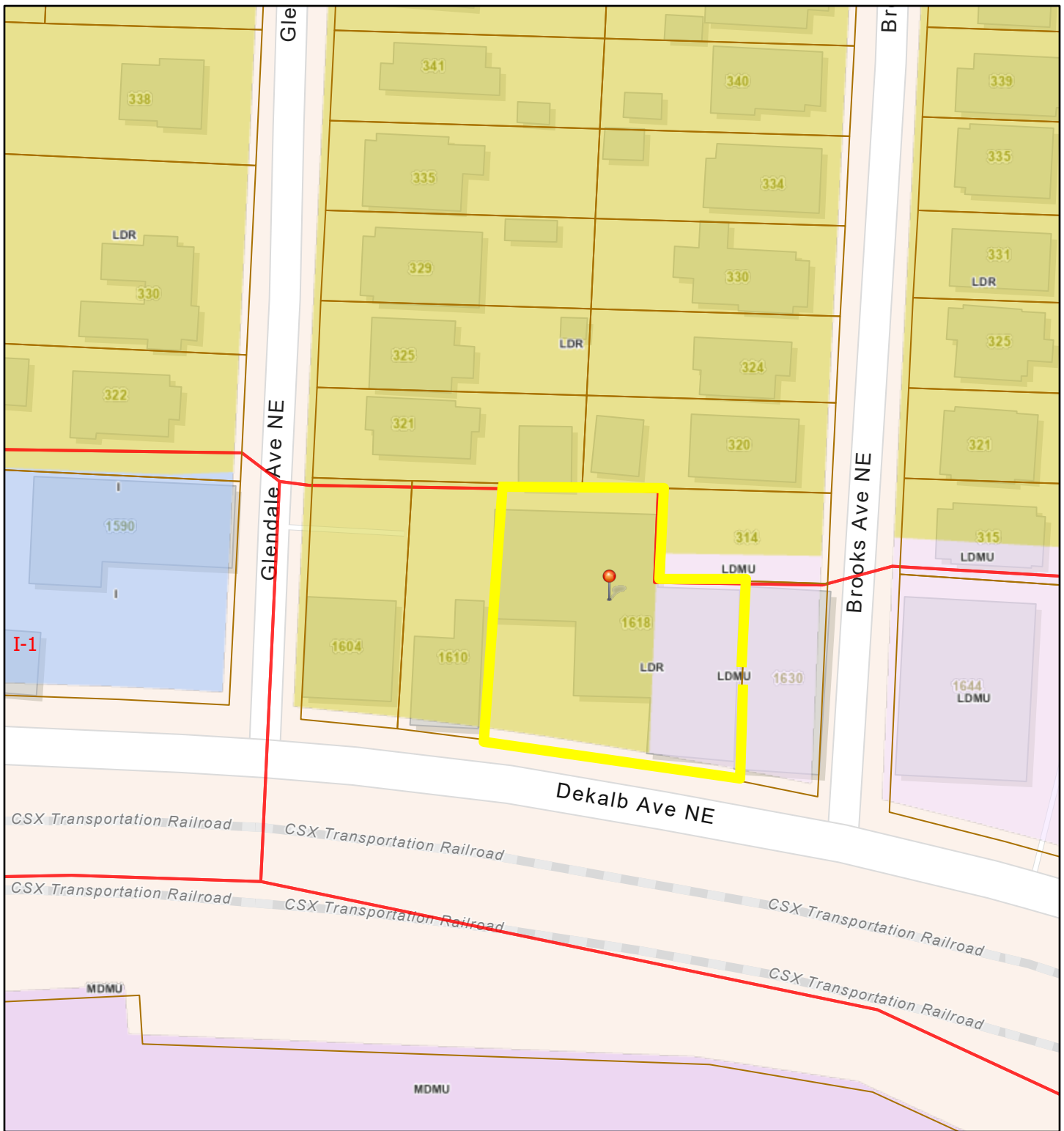
The property sits at the intersection of a thriving commercial and residential district, providing any future occupant or tenant with immediate visibility and ease of accessibility. The surrounding area continues to experience steady growth, with rising property values and sustained demand for both commercial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



Future Land Use Map

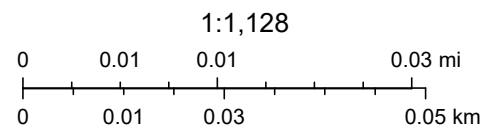


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-  Override 1
-  Override 1
-  Tax Parcels
-  Atlanta City Limits

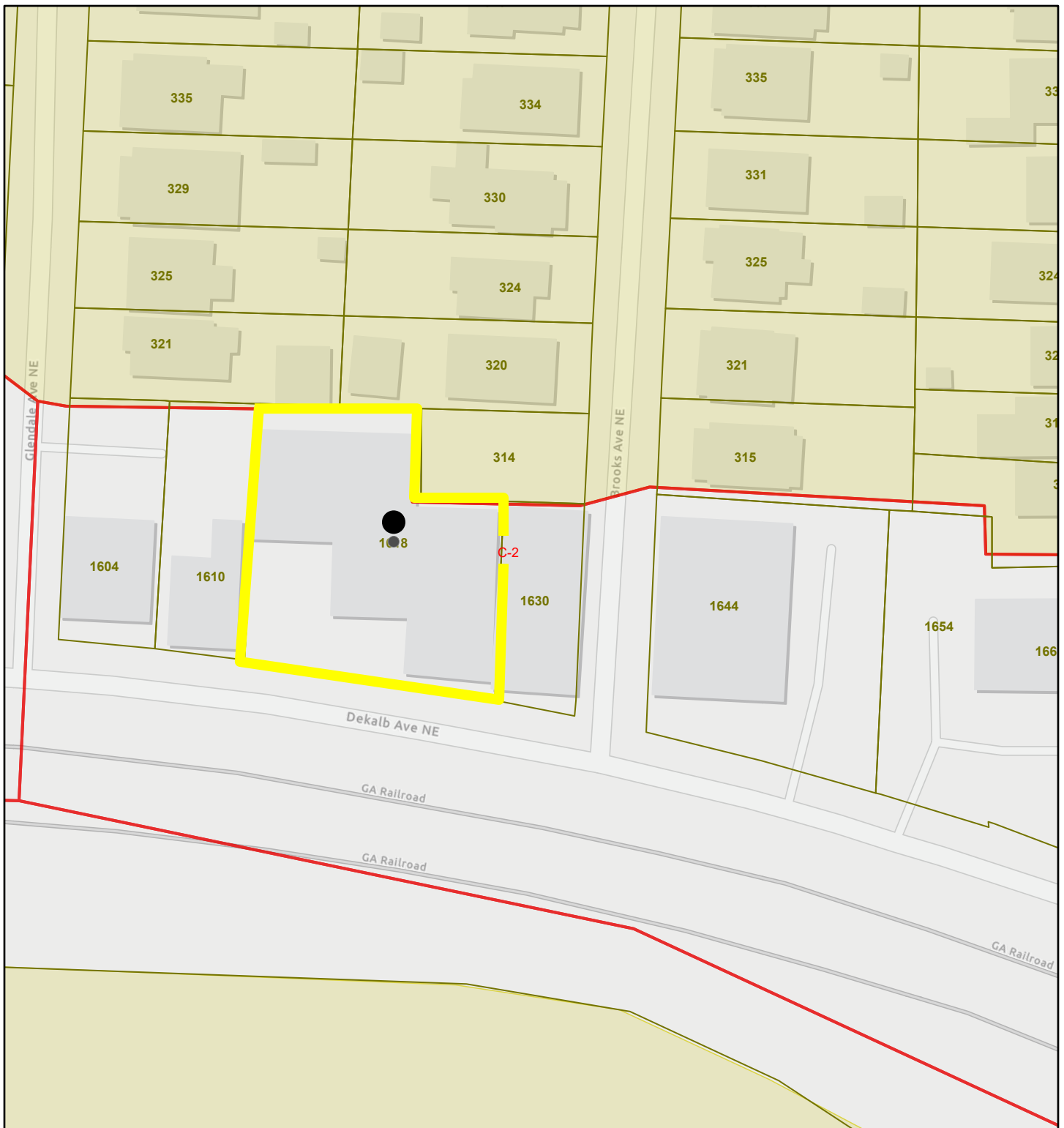
Development Patterns - Future Land Use

-  Low Density Residential
-  Low Density Mixed Use
-  Medium Density Mixed Use
-  Industrial



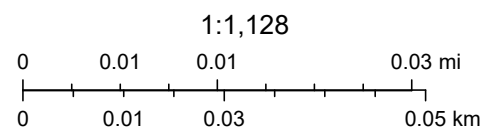
City of Atlanta - DCP, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web Map

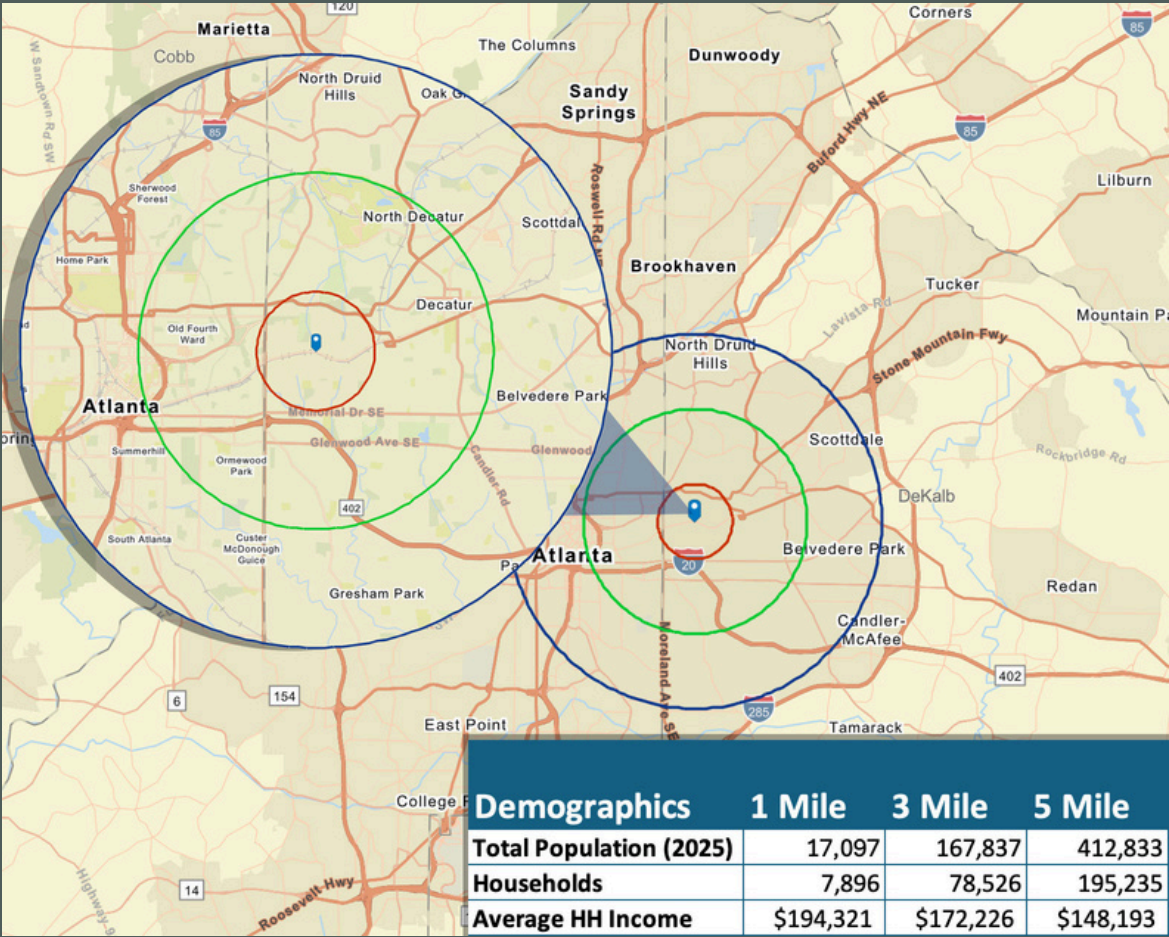


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- █ Override 1
- Address Point
- Tax Parcels 2025
- Rezoning Cases



Demographics



Demographic and Income Profile

1618 Dekalb Ave NE, Atlanta, Georgia, 30307



Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	15,739	17,046	18,363
Total Households	7,297	7,876	8,518
Family Households	3,766	3,879	4,113
Average Household Size	2.16	2.16	2.16
Owner Occupied Housing Units	4,353	4,631	4,888
Renter Occupied Housing Units	2,944	3,245	3,631
Median Age	35.8	36.8	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	1,004	6.4%	948	5.6%	985	5.4%
5-9	954	6.1%	982	5.8%	875	4.8%
10-14	842	5.3%	909	5.3%	932	5.1%
15-19	592	3.8%	818	4.8%	871	4.7%
20-24	685	4.3%	1,095	6.4%	1,468	8.0%
25-29	1,505	9.6%	1,302	7.6%	1,878	10.2%
30-34	2,014	12.8%	1,839	10.8%	1,577	8.6%
35-39	1,660	10.6%	1,716	10.1%	1,491	8.1%
40-44	1,370	8.7%	1,449	8.5%	1,474	8.0%
45-49	1,157	7.3%	1,321	7.8%	1,377	7.5%
50-54	1,036	6.6%	1,115	6.5%	1,250	6.8%
55-59	840	5.3%	995	5.8%	1,058	5.8%
60-64	606	3.9%	782	4.6%	932	5.1%
65-69	570	3.6%	569	3.3%	733	4.0%
70-74	455	2.9%	503	3.0%	512	2.8%
75-79	211	1.3%	382	2.2%	423	2.3%
80-84	111	0.7%	183	1.1%	327	1.8%
Age 85+	126	0.8%	136	0.8%	200	1.1%

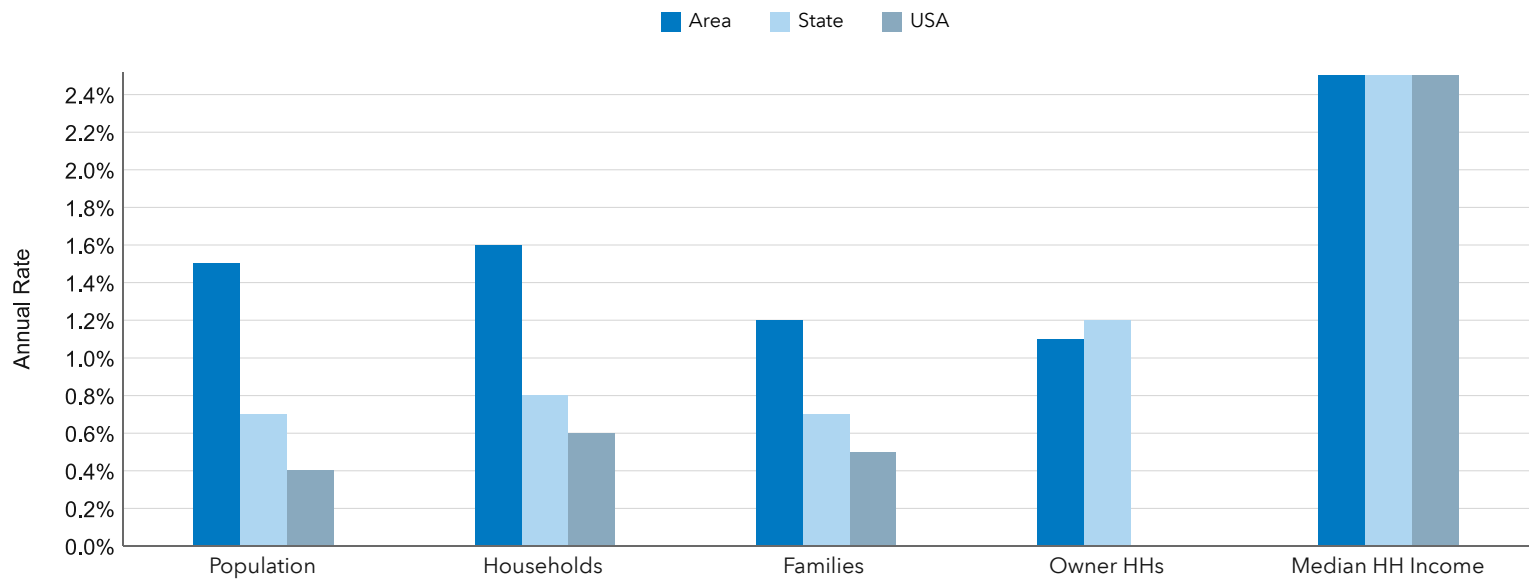
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	554	7.0%	539	6.3%
\$10,000-14,999	155	2.0%	151	1.8%
\$15,000-19,999	185	2.4%	152	1.8%
\$20,000-24,999	113	1.4%	94	1.1%
\$25,000-29,999	53	0.7%	44	0.5%
\$30,000-34,999	106	1.4%	94	1.1%
\$35,000-39,999	76	1.0%	77	0.9%
\$40,000-44,999	57	0.7%	53	0.6%
\$45,000-49,999	98	1.2%	89	1.0%
\$50,000-59,999	378	4.8%	332	3.9%
\$60,000-74,999	479	6.1%	457	5.4%
\$75000-99999	735	9.3%	708	8.3%
\$100,000-124,999	442	5.6%	445	5.2%
\$125,000-149,999	726	9.2%	762	8.9%
\$150000-199999	938	11.9%	1,055	12.4%
\$200,000-249,999	792	10.1%	982	11.5%
\$250,000-299,999	599	7.6%	803	9.4%
\$300,000-399,999	498	6.3%	709	8.3%
\$400,000-499,999	217	2.8%	174	2.0%
\$500,000+	677	8.6%	798	9.4%
Median Household Income	\$141,514	-	\$160,015	-
Average Household Income	\$193,636	-	\$209,901	-
Per Capita Income	\$89,163	-	\$97,041	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,531	66.9%	11,084	65.0%	11,255	61.3%
Black Alone	3,204	20.4%	3,714	21.8%	4,523	24.6%
American Indian	30	0.2%	36	0.2%	38	0.2%
Asian Alone	553	3.5%	605	3.5%	703	3.8%
Pacific Islander	6	0.0%	6	0.0%	6	0.0%
Some Other Race	226	1.4%	251	1.5%	286	1.6%
Two or More Races	1,189	7.5%	1,350	7.9%	1,551	8.4%
Hispanic (Any Race)	832	5.3%	895	5.3%	1,012	5.5%

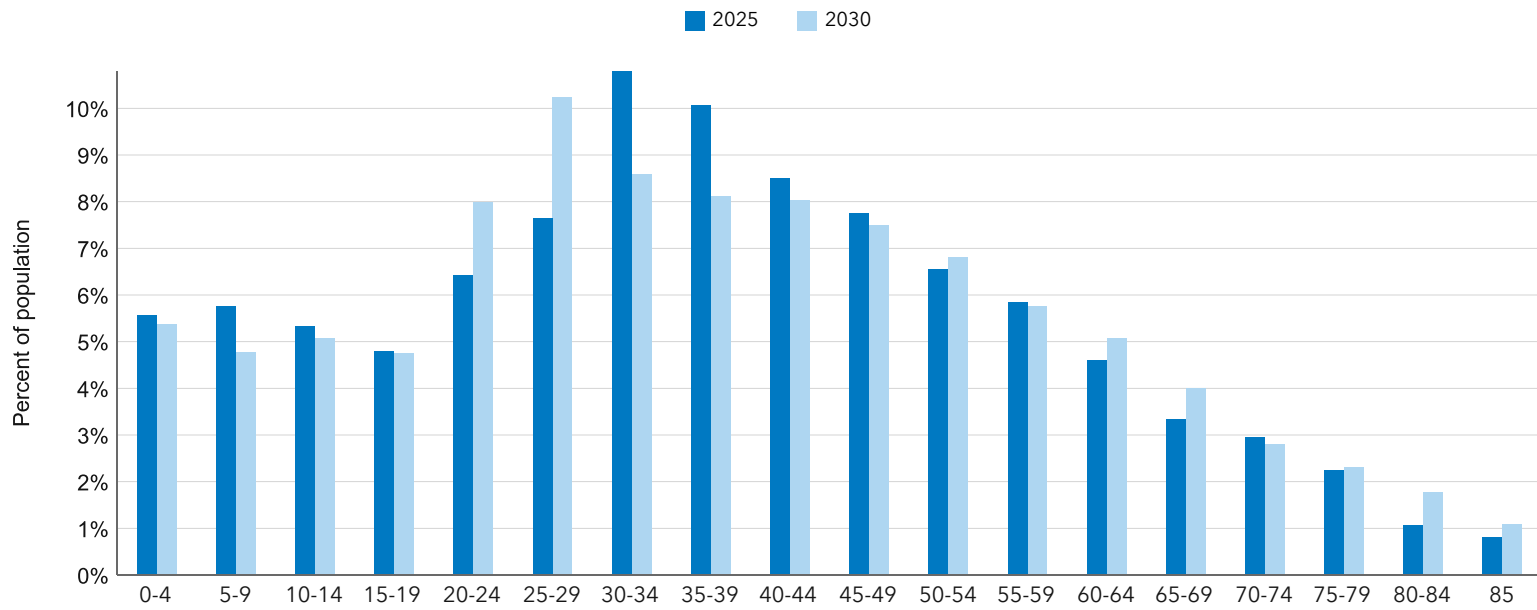
Key Indicators for 2025



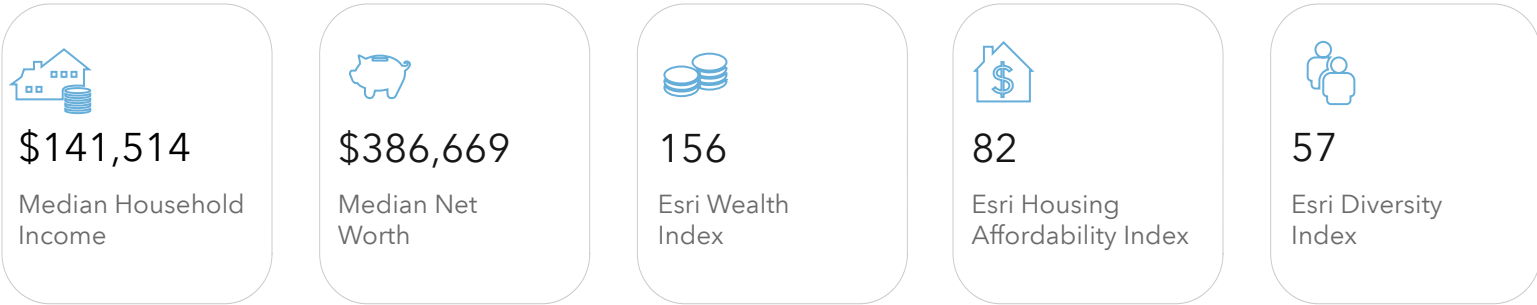
Trends: 2025 - 2030 Annual Rate



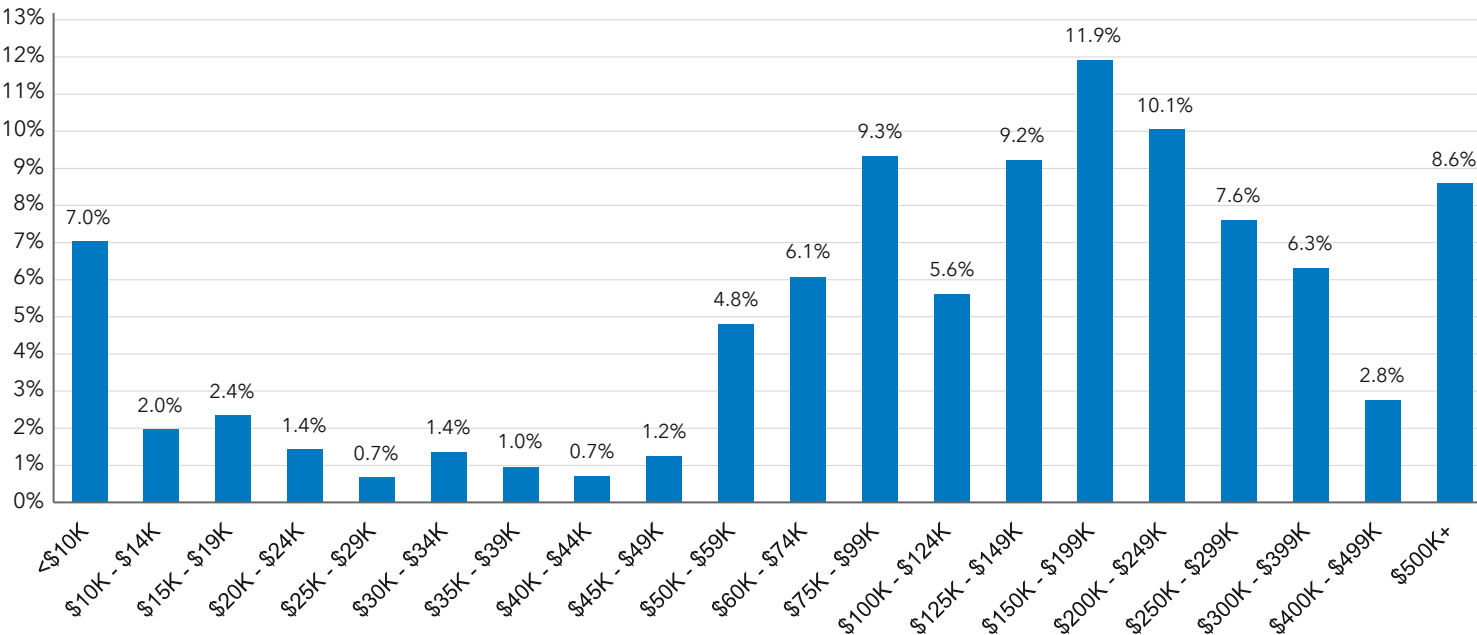
Population by Age



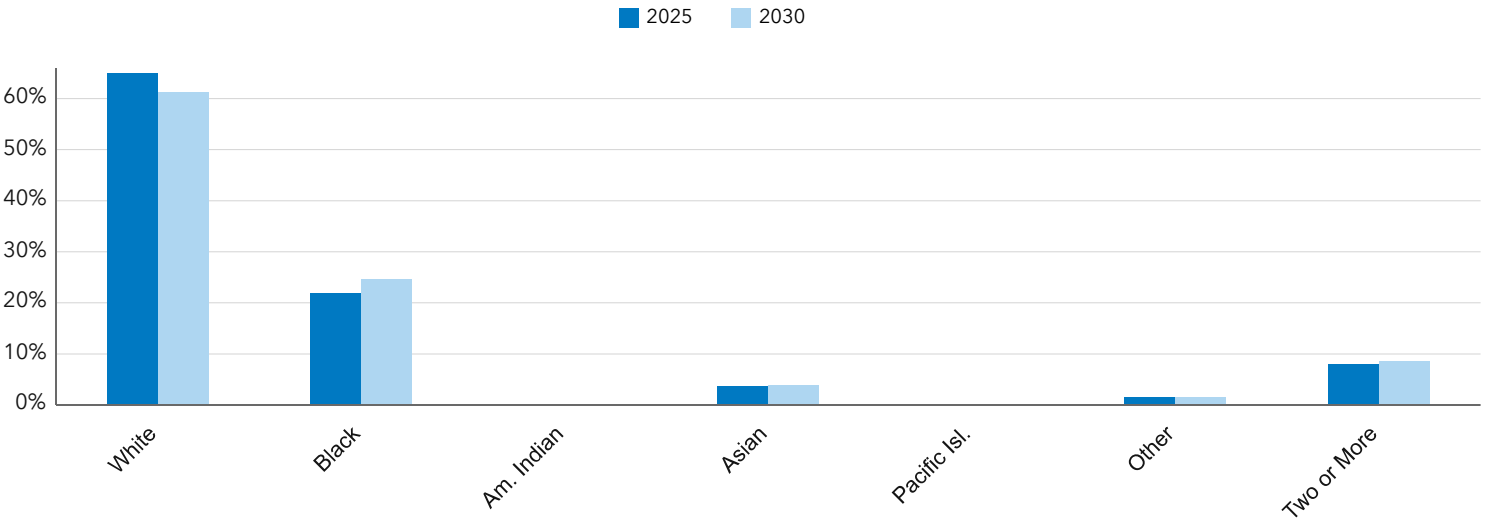
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

1618 Dekalb Ave NE, Atlanta, Georgia, 30307



Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	157,318	168,403	173,079
Total Households	72,819	78,967	82,014
Family Households	30,892	31,766	32,591
Average Household Size	2.00	1.98	1.96
Owner Occupied Housing Units	35,497	39,031	40,733
Renter Occupied Housing Units	37,322	39,936	41,281
Median Age	33.8	34.6	35.2

Trends 2025 - 2030	Area	State	National
Population	0.5%	0.7%	0.4%
Households	0.8%	0.8%	0.6%
Family Population	0.5%	0.7%	0.5%
Owner Occupied Housing Units	0.9%	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	7,872	5.0%	7,706	4.6%	7,678	4.4%
5-9	7,521	4.8%	7,565	4.5%	6,882	4.0%
10-14	6,748	4.3%	7,319	4.3%	7,167	4.1%
15-19	8,870	5.6%	10,468	6.2%	10,784	6.2%
20-24	14,088	9.0%	15,718	9.3%	17,617	10.2%
25-29	19,694	12.5%	18,436	10.9%	19,850	11.5%
30-34	18,461	11.7%	18,621	11.1%	16,030	9.3%
35-39	14,125	9.0%	15,362	9.1%	14,668	8.5%
40-44	11,520	7.3%	12,600	7.5%	13,175	7.6%
45-49	10,343	6.6%	10,909	6.5%	11,631	6.7%
50-54	8,837	5.6%	10,037	6.0%	10,072	5.8%
55-59	7,505	4.8%	8,252	4.9%	9,002	5.2%
60-64	5,999	3.8%	6,883	4.1%	7,418	4.3%
65-69	5,606	3.6%	5,772	3.4%	6,439	3.7%
70-74	4,537	2.9%	4,913	2.9%	4,981	2.9%
75-79	2,648	1.7%	3,974	2.4%	4,241	2.5%
80-84	1,484	0.9%	2,146	1.3%	3,147	1.8%
Age 85+	1,460	0.9%	1,724	1.0%	2,299	1.3%

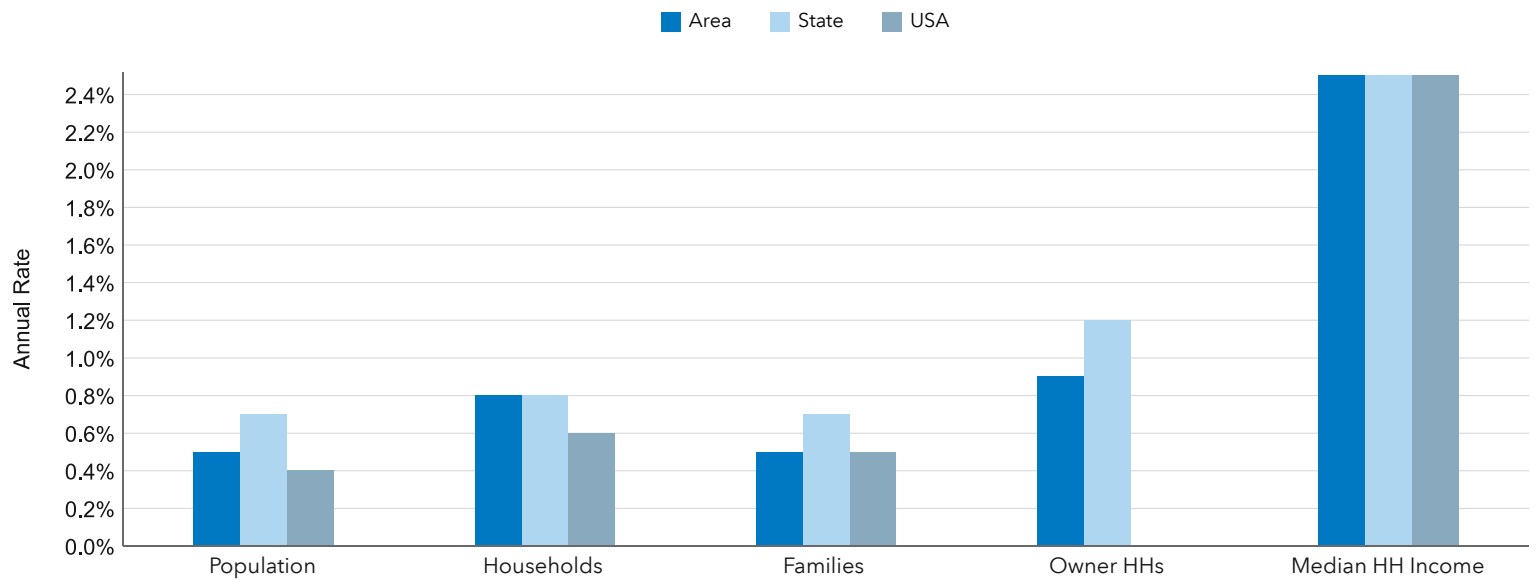
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	5,175	6.5%	4,859	5.9%
\$10,000-14,999	2,691	3.4%	2,478	3.0%
\$15,000-19,999	2,096	2.6%	1,755	2.1%
\$20,000-24,999	1,476	1.9%	1,276	1.6%
\$25,000-29,999	1,305	1.6%	1,054	1.3%
\$30,000-34,999	1,520	1.9%	1,278	1.6%
\$35,000-39,999	1,349	1.7%	1,199	1.5%
\$40,000-44,999	1,274	1.6%	1,099	1.3%
\$45,000-49,999	1,188	1.5%	996	1.2%
\$50,000-59,999	2,964	3.8%	2,579	3.1%
\$60,000-74,999	5,208	6.6%	4,798	5.8%
\$75000-99999	6,885	8.7%	6,608	8.1%
\$100,000-124,999	7,383	9.3%	7,371	9.0%
\$125,000-149,999	6,812	8.6%	7,238	8.8%
\$150000-199999	9,502	12.0%	10,530	12.8%
\$200,000-249,999	6,338	8.0%	7,553	9.2%
\$250,000-299,999	5,219	6.6%	6,818	8.3%
\$300,000-399,999	4,035	5.1%	5,552	6.8%
\$400,000-499,999	1,473	1.9%	1,164	1.4%
\$500,000+	5,077	6.4%	5,810	7.1%
Median Household Income	\$120,876	-	\$136,513	-
Average Household Income	\$172,082	-	\$189,021	-
Per Capita Income	\$81,057	-	\$89,976	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	94,420	60.0%	97,679	58.0%	96,247	55.6%
Black Alone	39,347	25.0%	44,045	26.1%	47,366	27.4%
American Indian	341	0.2%	370	0.2%	382	0.2%
Asian Alone	8,405	5.3%	9,545	5.7%	10,713	6.2%
Pacific Islander	71	0.1%	73	0.0%	76	0.0%
Some Other Race	2,886	1.8%	3,210	1.9%	3,474	2.0%
Two or More Races	11,848	7.5%	13,482	8.0%	14,820	8.6%
Hispanic (Any Race)	9,278	5.9%	10,207	6.1%	11,152	6.4%

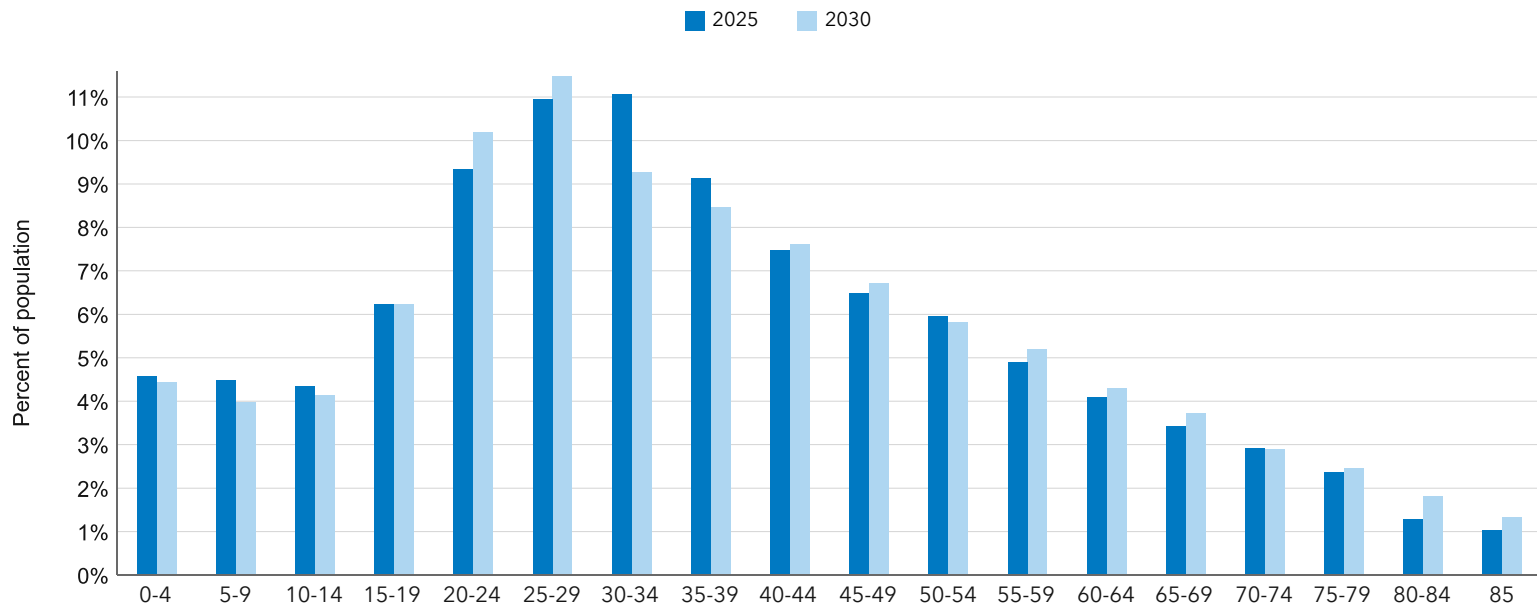
Key Indicators for 2025



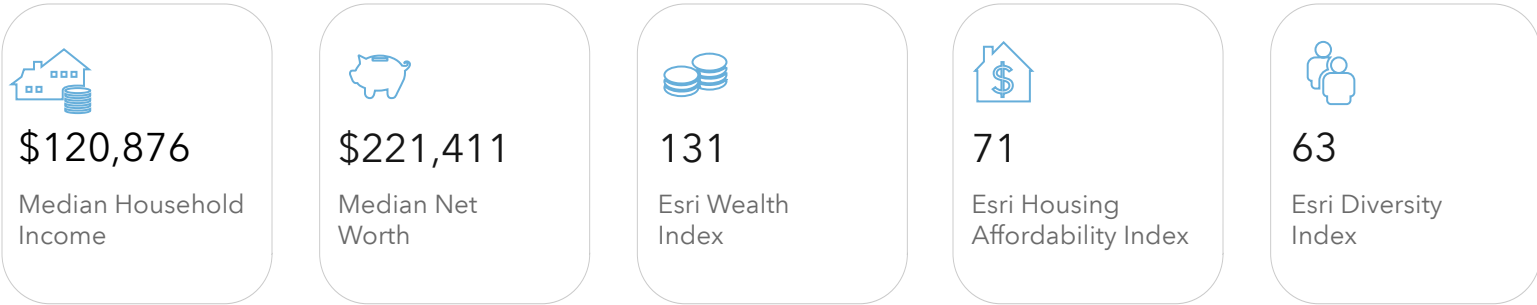
Trends: 2025 - 2030 Annual Rate



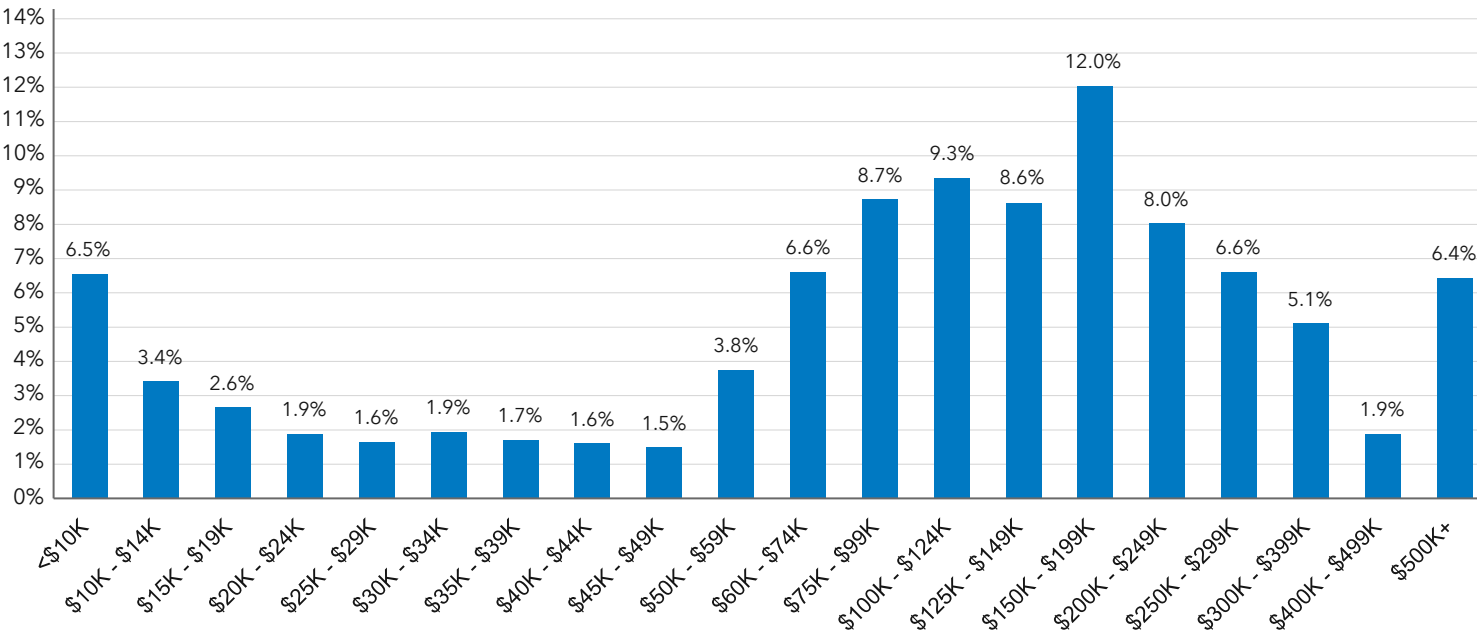
Population by Age



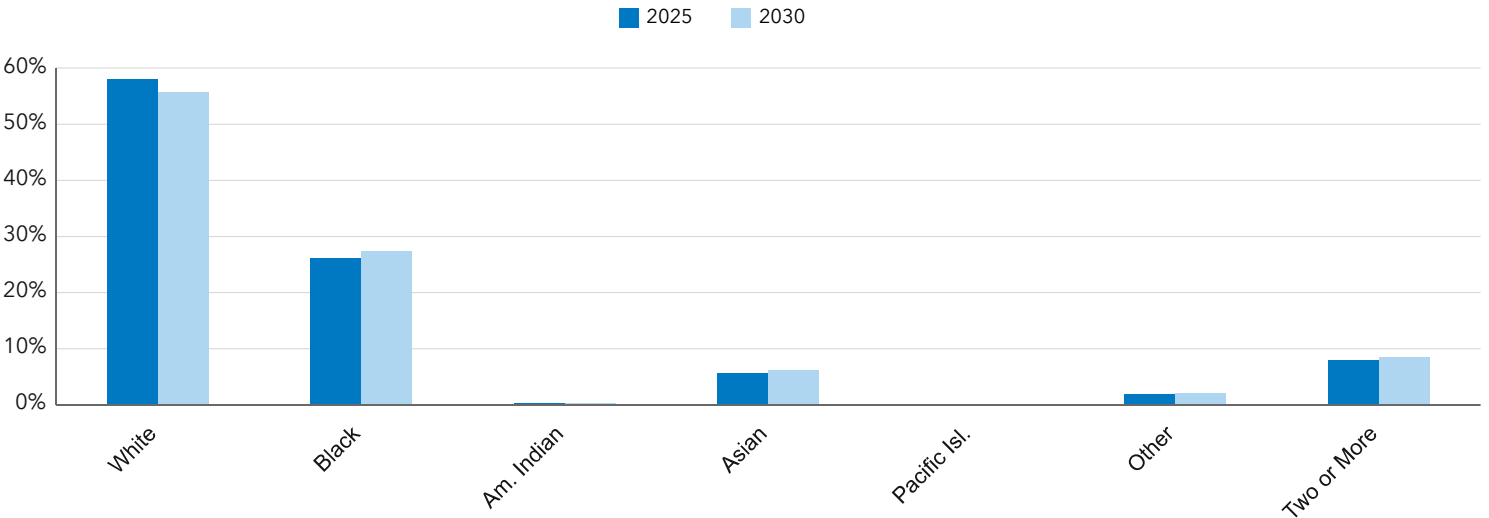
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

1618 Dekalb Ave NE, Atlanta, Georgia, 30307



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	385,094	413,840	435,516
Total Households	178,648	195,970	209,987
Family Households	72,404	75,286	78,994
Average Household Size	1.97	1.94	1.92
Owner Occupied Housing Units	75,693	84,075	88,359
Renter Occupied Housing Units	102,955	111,895	121,627
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	17,946	4.7%	18,003	4.3%	18,360	4.2%
5-9	16,879	4.4%	17,440	4.2%	16,493	3.8%
10-14	15,414	4.0%	16,501	4.0%	16,808	3.9%
15-19	21,374	5.5%	24,186	5.8%	24,998	5.7%
20-24	43,570	11.3%	44,116	10.7%	48,414	11.1%
25-29	50,719	13.2%	49,814	12.0%	53,299	12.2%
30-34	44,295	11.5%	46,534	11.2%	42,284	9.7%
35-39	32,238	8.4%	36,546	8.8%	37,192	8.5%
40-44	25,467	6.6%	29,089	7.0%	32,289	7.4%
45-49	23,021	6.0%	24,708	6.0%	27,824	6.4%
50-54	20,603	5.3%	22,699	5.5%	23,642	5.4%
55-59	18,955	4.9%	19,866	4.8%	21,317	4.9%
60-64	15,656	4.1%	17,443	4.2%	18,128	4.2%
65-69	13,940	3.6%	14,874	3.6%	16,444	3.8%
70-74	11,130	2.9%	12,515	3.0%	13,261	3.0%
75-79	6,539	1.7%	9,774	2.4%	11,019	2.5%
80-84	3,670	0.9%	5,396	1.3%	7,858	1.8%
Age 85+	3,677	0.9%	4,336	1.1%	5,886	1.4%

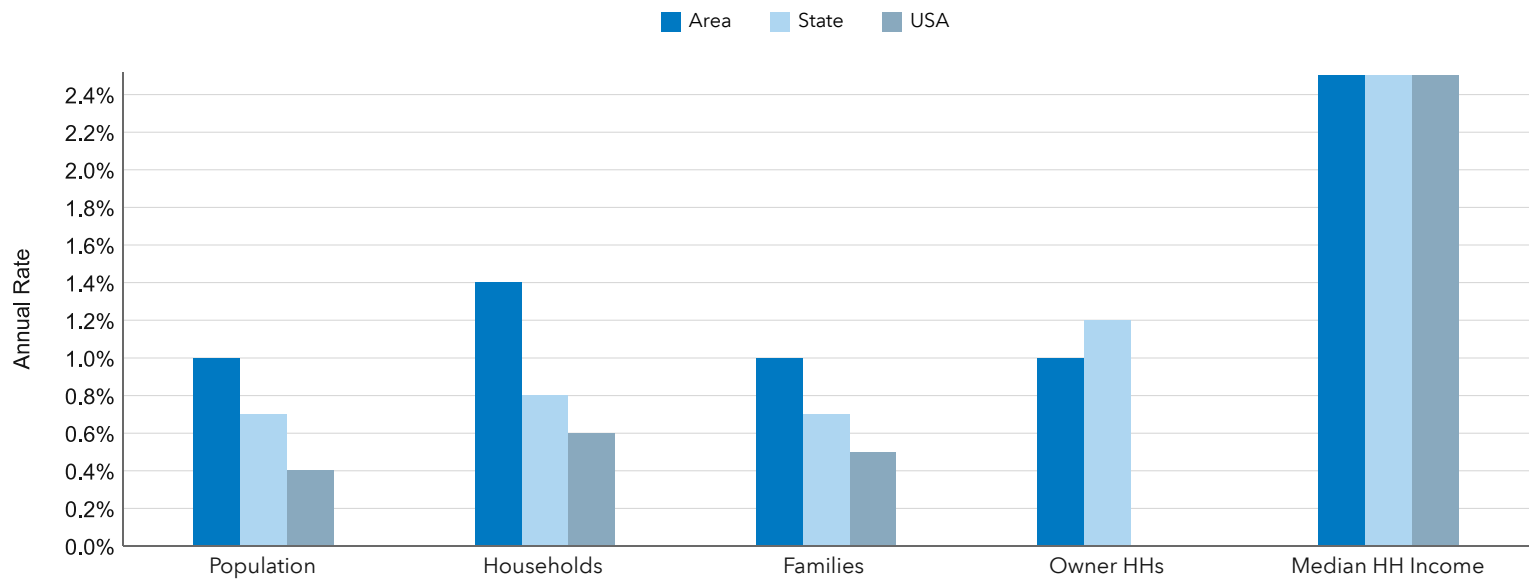
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	14,010	7.2%	13,323	6.3%
\$10,000-14,999	6,914	3.5%	6,507	3.1%
\$15,000-19,999	5,488	2.8%	4,639	2.2%
\$20,000-24,999	5,142	2.6%	4,521	2.1%
\$25,000-29,999	4,221	2.1%	3,503	1.7%
\$30,000-34,999	4,574	2.3%	4,020	1.9%
\$35,000-39,999	4,543	2.3%	4,220	2.0%
\$40,000-44,999	4,399	2.2%	4,028	1.9%
\$45,000-49,999	3,762	1.9%	3,344	1.6%
\$50,000-59,999	8,901	4.5%	8,382	4.0%
\$60,000-74,999	14,749	7.5%	14,588	7.0%
\$75000-99999	19,377	9.9%	19,761	9.4%
\$100,000-124,999	19,823	10.1%	21,128	10.1%
\$125,000-149,999	16,144	8.2%	18,378	8.8%
\$150000-199999	22,285	11.4%	26,702	12.7%
\$200,000-249,999	11,550	5.9%	14,427	6.9%
\$250,000-299,999	9,507	4.8%	12,935	6.2%
\$300,000-399,999	7,618	3.9%	10,958	5.2%
\$400,000-499,999	2,749	1.4%	2,266	1.1%
\$500,000+	10,206	5.2%	12,348	5.9%
Median Household Income	\$101,957	-	\$115,553	-
Average Household Income	\$148,310	-	\$164,316	-
Per Capita Income	\$70,597	-	\$79,548	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	189,137	49.1%	197,307	47.7%	198,432	45.6%
Black Alone	133,456	34.7%	145,346	35.1%	156,510	35.9%
American Indian	1,107	0.3%	1,182	0.3%	1,238	0.3%
Asian Alone	25,158	6.5%	28,958	7.0%	33,491	7.7%
Pacific Islander	197	0.1%	203	0.1%	217	0.1%
Some Other Race	9,435	2.5%	10,434	2.5%	11,581	2.7%
Two or More Races	26,604	6.9%	30,411	7.3%	34,047	7.8%
Hispanic (Any Race)	25,665	6.7%	28,183	6.8%	31,498	7.2%

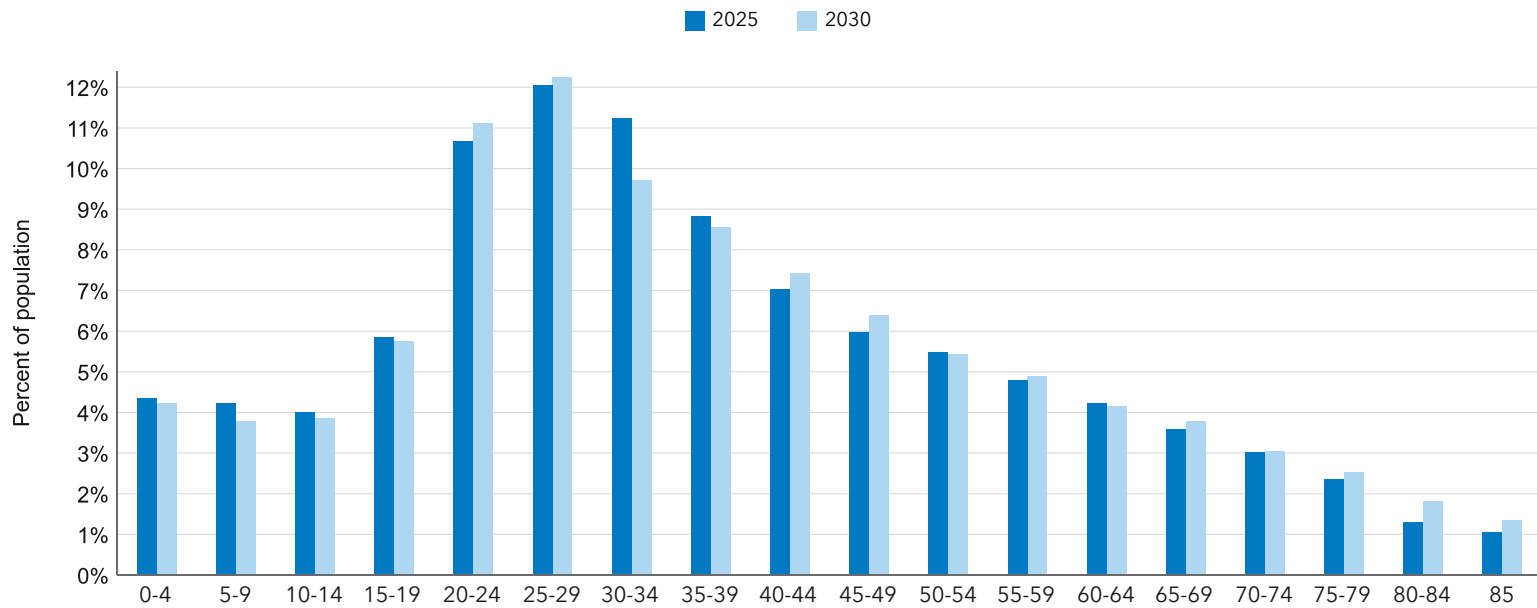
Key Indicators for 2025



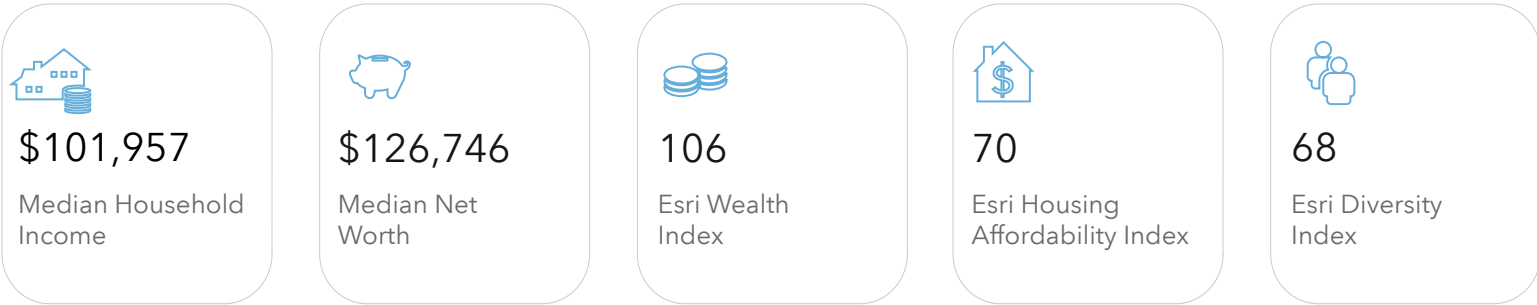
Trends: 2025 - 2030 Annual Rate



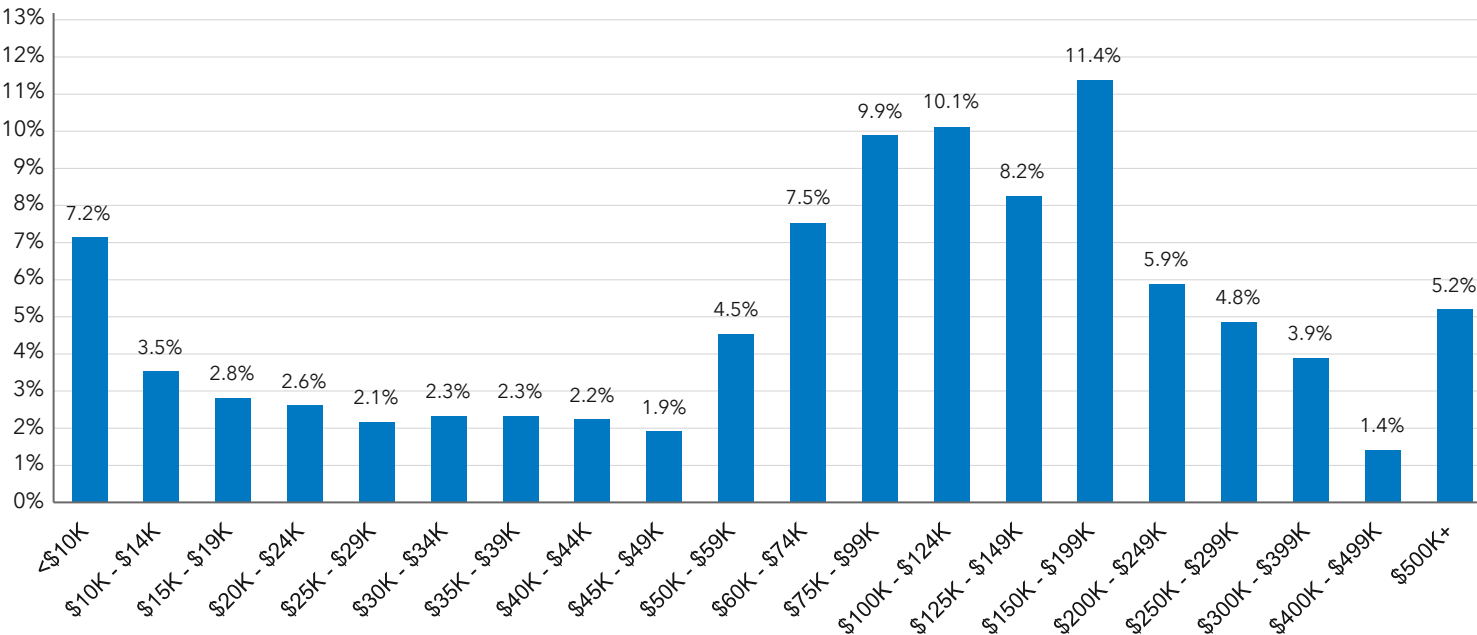
Population by Age



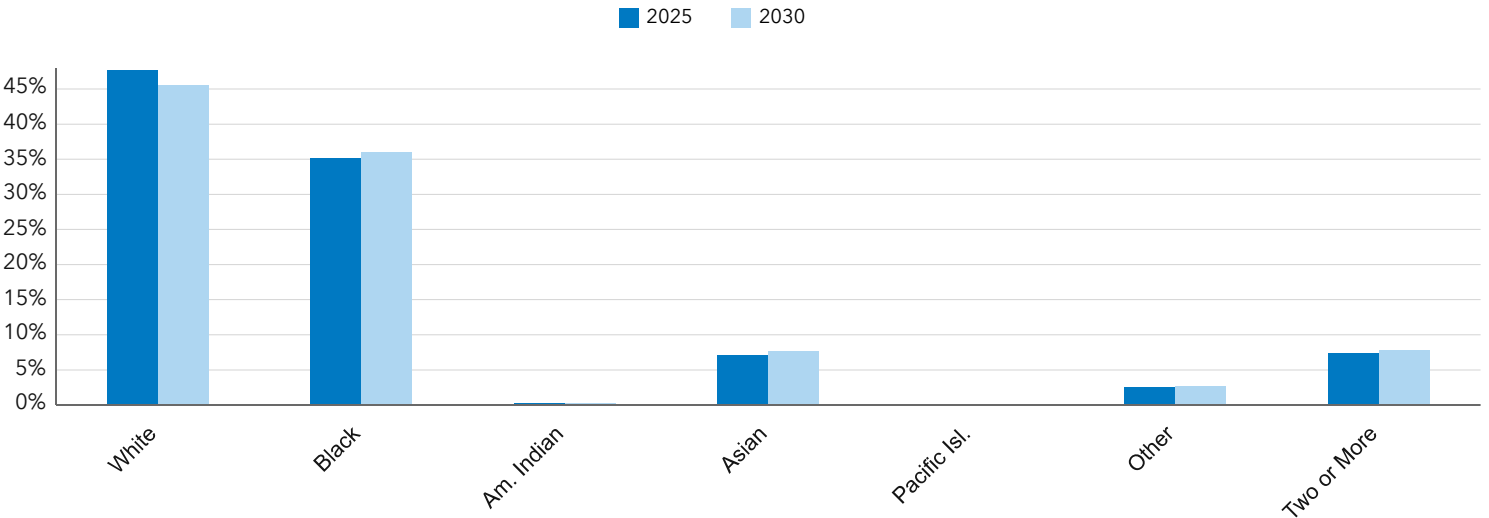
Key Indicators for 2025



Households by Income for 2025



Population by Race



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	13,200	129,404	324,833
2020 Population	15,739	157,318	385,094
2025 Population	17,046	168,403	413,840
2030 Population	18,363	173,079	435,516
2010-2020 Annual Rate	1.77%	1.97%	1.72%
2020-2025 Annual Rate	1.53%	1.31%	1.38%
2025-2030 Annual Rate	1.50%	0.55%	1.03%

Age			
2025 Median Age	36.8	34.6	34.0
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	65.0%	58.0%	47.7%
Black Alone	21.8%	26.1%	35.1%
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%	6.1%	6.8%
Diversity Index	57.0	63.2	68.4

Households			
2010 Total Households	6,235	60,562	145,576
2020 Total Households	7,297	72,819	178,648
2025 Total Households	7,876	78,967	195,970
2030 Total Households	8,518	82,014	209,987
2010-2020 Annual Rate	1.59%	1.86%	2.07%
2020-2025 Annual Rate	1.47%	1.56%	1.78%
2025-2030 Annual Rate	1.58%	0.76%	1.39%
2025 Average Household Size	2.16	1.98	1.94
Wealth Index	156	131	106

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	28.8%	33.3%	33.4%
Median Household Income			
2025 Median Household Income	\$141,514	\$120,876	\$101,957
2030 Median Household Income	\$160,015	\$136,513	\$115,553
2025-2030 Annual Rate	2.49%	2.46%	2.54%
Average Household Income			
2025 Average Household Income	\$193,636	\$172,082	\$148,310
2030 Average Household Income	\$209,901	\$189,021	\$164,316
Per Capita Income			
2025 Per Capita Income	\$89,163	\$81,057	\$70,597
2030 Per Capita Income	\$97,041	\$89,976	\$79,548
2025-2030 Annual Rate	1.71%	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	53.6
Housing Unit Summary			
Housing Affordability Index	82	71	70
2010 Total Housing Units	6,884	68,357	171,951
2010 Owner Occupied Hus (%)	60.1%	51.9%	45.6%
2010 Renter Occupied Hus (%)	39.9%	48.1%	54.4%
2010 Vacant Housing Units (%)	9.4%	11.4%	15.3%
2020 Housing Units	7,824	79,879	199,910
2020 Owner Occupied HUs (%)	59.6%	48.8%	42.4%
2020 Renter Occupied HUs (%)	40.4%	51.3%	57.6%
Vacant Housing Units	6.9%	8.7%	10.6%
2025 Housing Units	8,422	86,677	221,484
Owner Occupied Housing Units	58.8%	49.4%	42.9%
Renter Occupied Housing Units	41.2%	50.6%	57.1%
Vacant Housing Units	6.5%	8.9%	11.5%
2030 Total Housing Units	8,999	89,701	234,175
2030 Owner Occupied Housing Units	4,888	40,733	88,359
2030 Renter Occupied Housing Units	3,631	41,281	121,627
2030 Vacant Housing Units	481	7,687	24,188

Site Map

1618 Dekalb Ave NE, Atlanta, Georgia, 30307 2

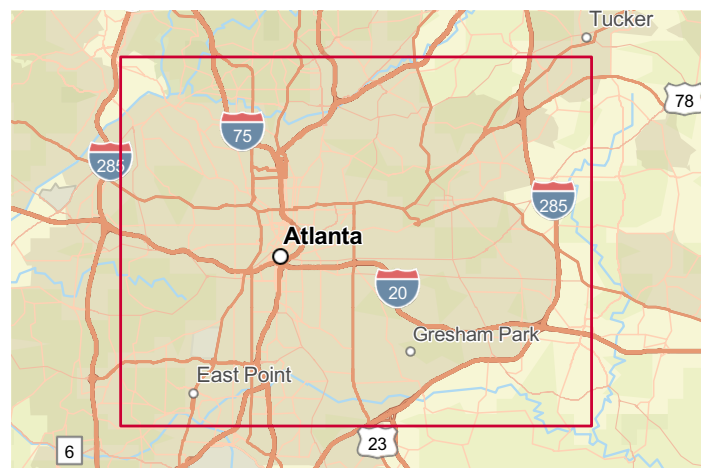
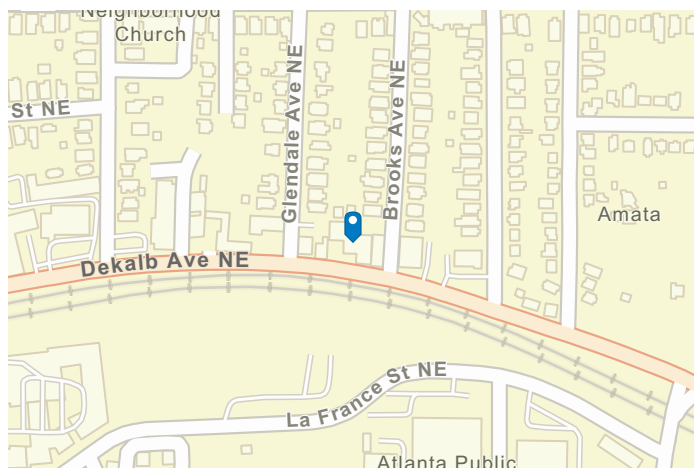
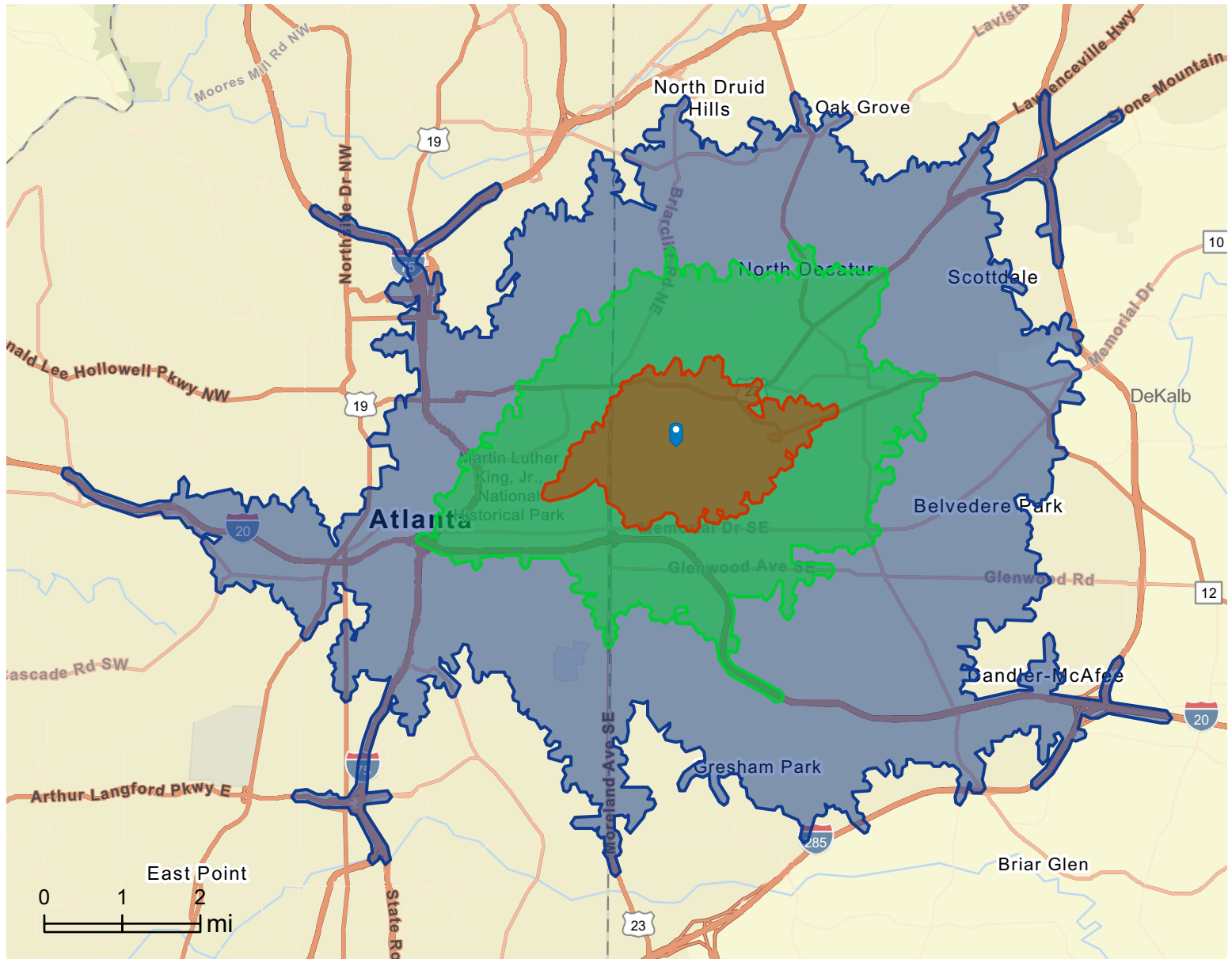
1618 Dekalb Ave NE, Atlanta, Georgia, 30307

Drive time: 5, 10, 15 minute radii

Prepared by Esri

Latitude: 33.76271

Longitude: -84.33449

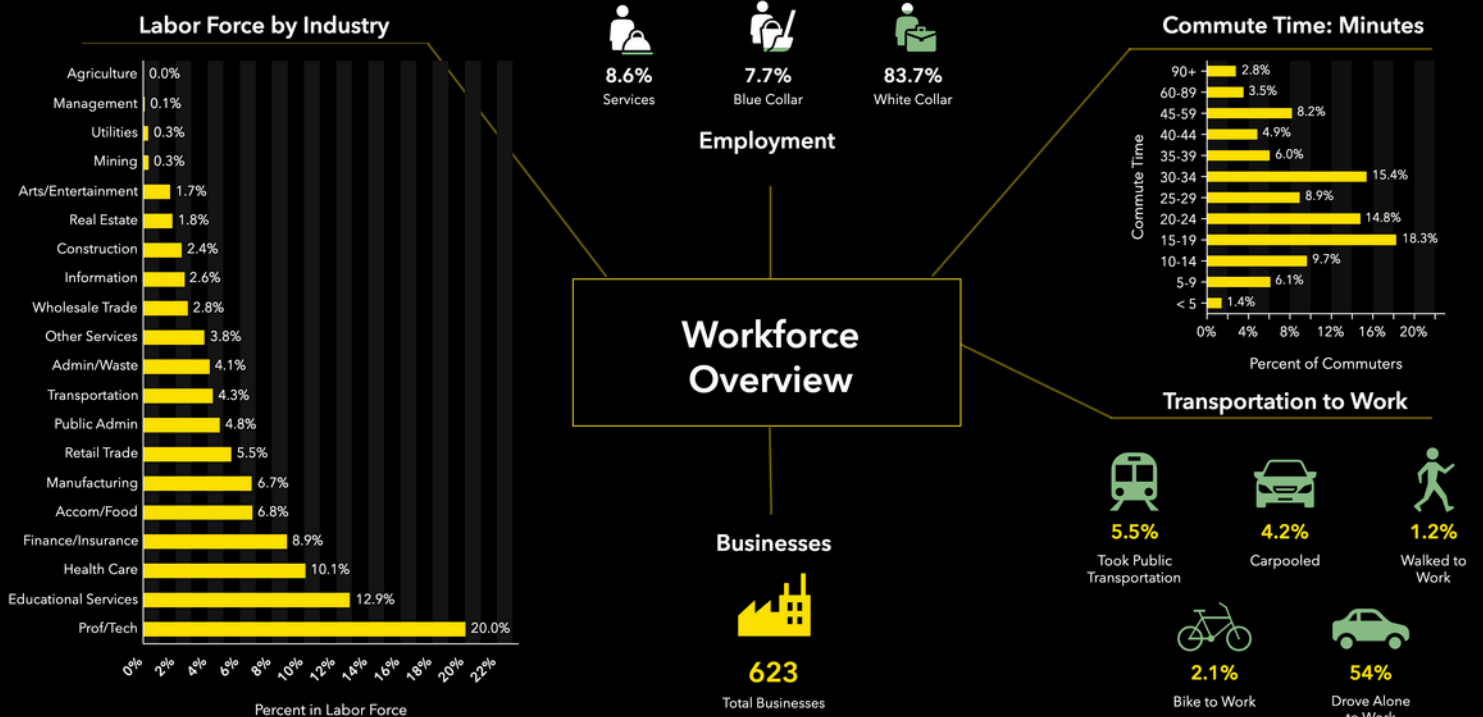


Economic Development Profile

Economic Development Profile

1618 Dekalb Ave NE, Atlanta, Georgia, 30307

Ring of 1 mile

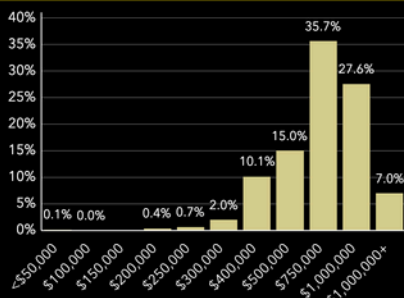


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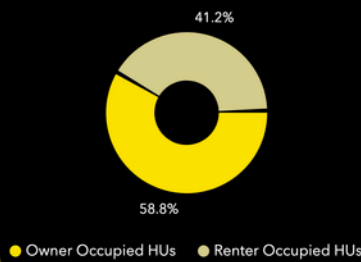
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Economic Development Profile

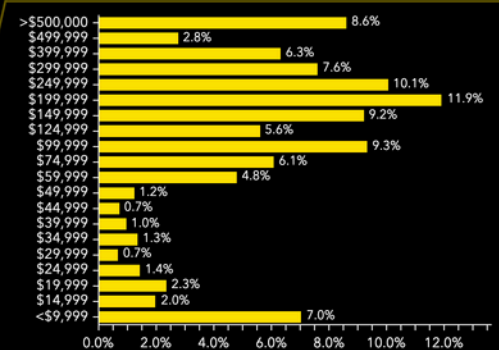
Home Value



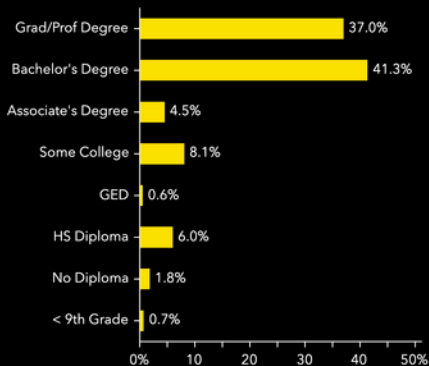
Home Ownership



Household Income



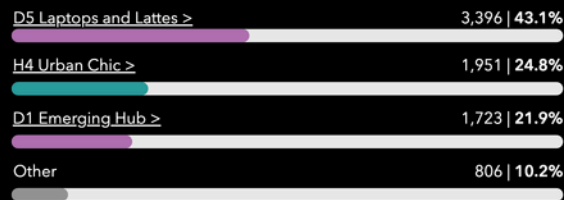
Educational Attainment



Community Overview

Tapestry

Top 3 segments by household count



[View comparison table](#)

Key Facts

8,422	82	830
Total Housing Units	Housing Affordability Index	Households Below the Poverty Level (ACS)
36.8	\$106,938	17,046
Median Age	Median Disposable Income	Total Population
156	57	143
Wealth Index	Diversity Index	Total Crime Index

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

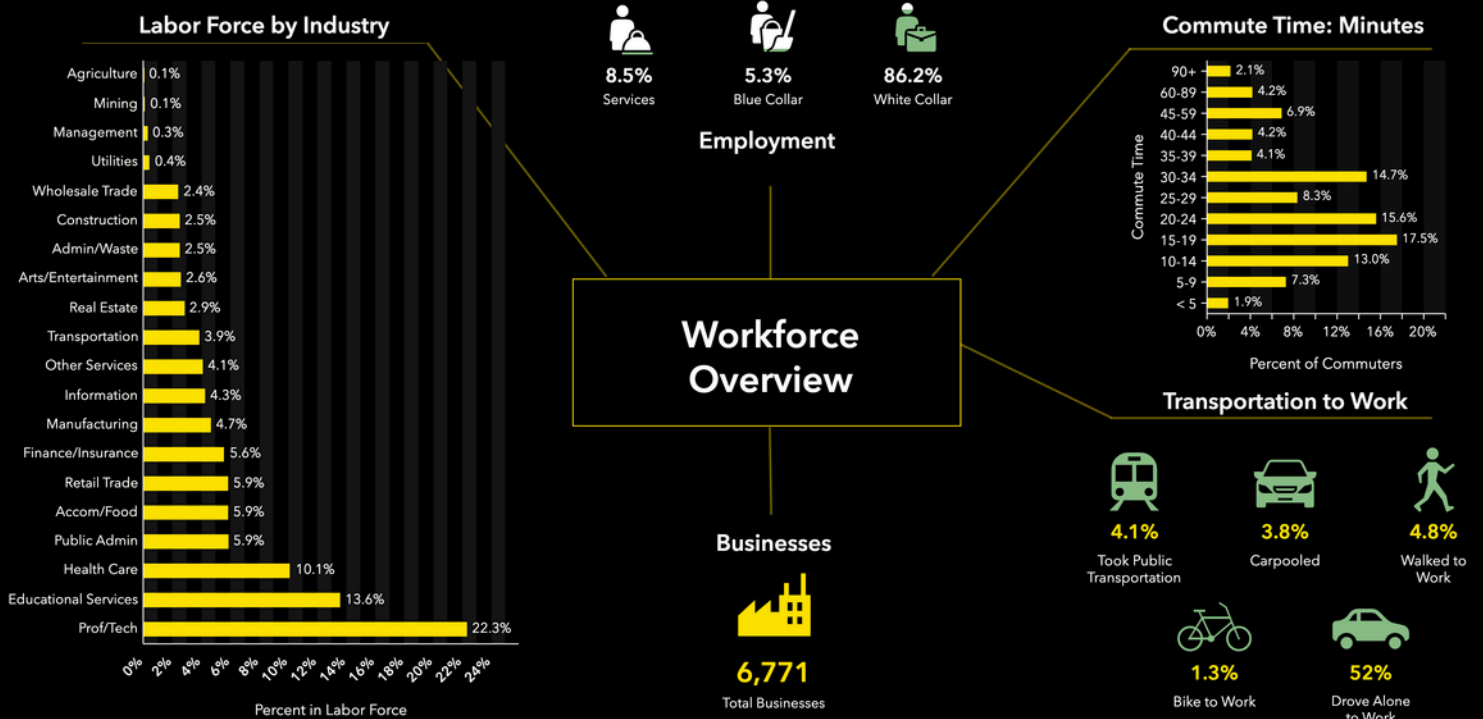
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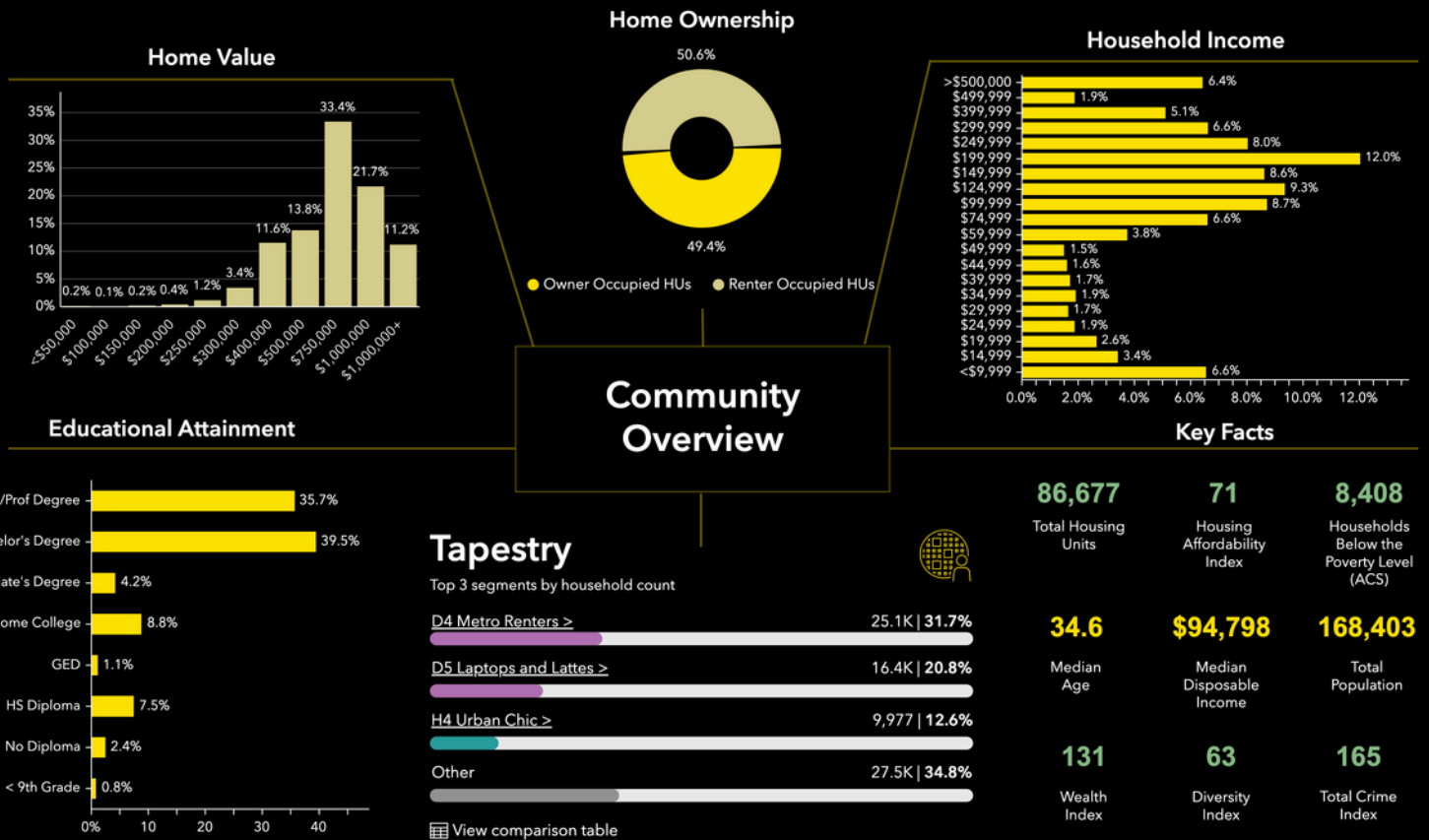
Ring of 3 miles



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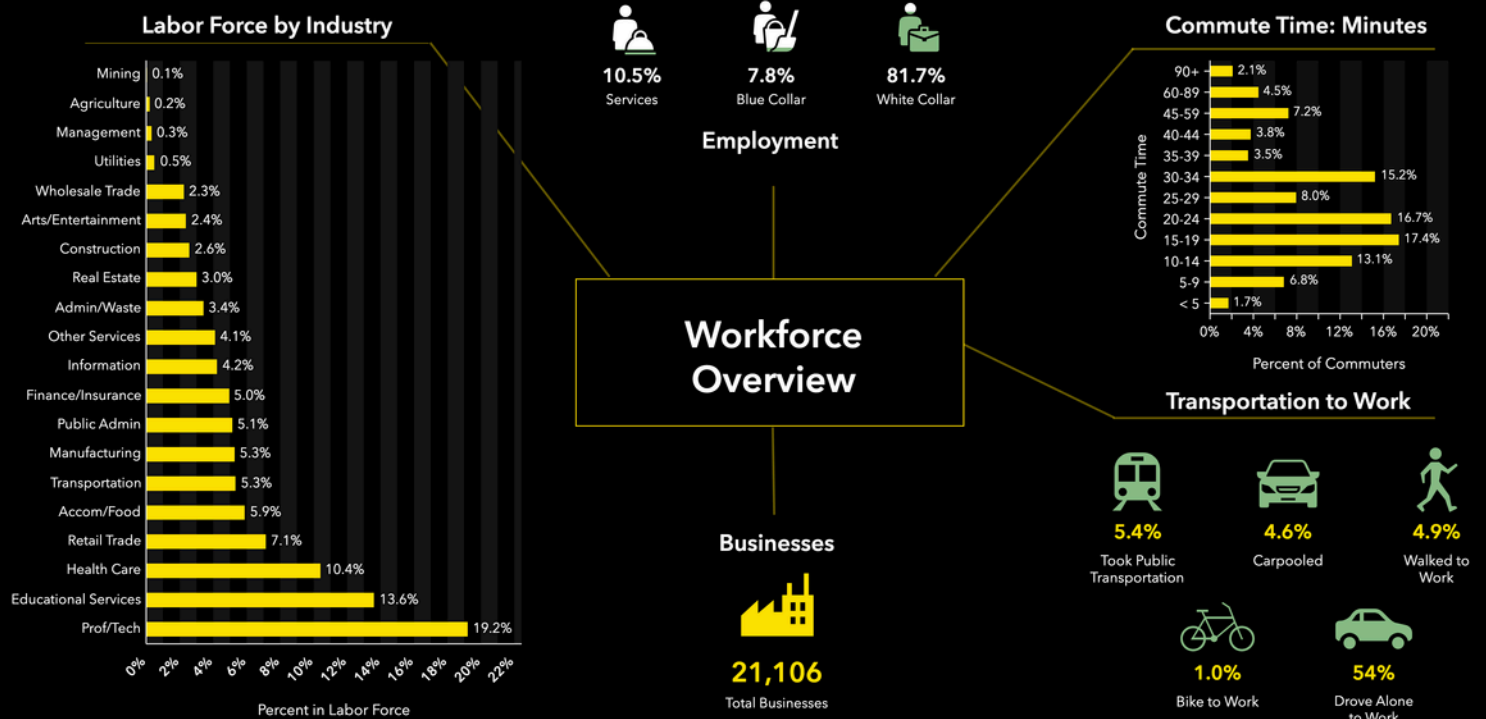
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Economic Development Profile

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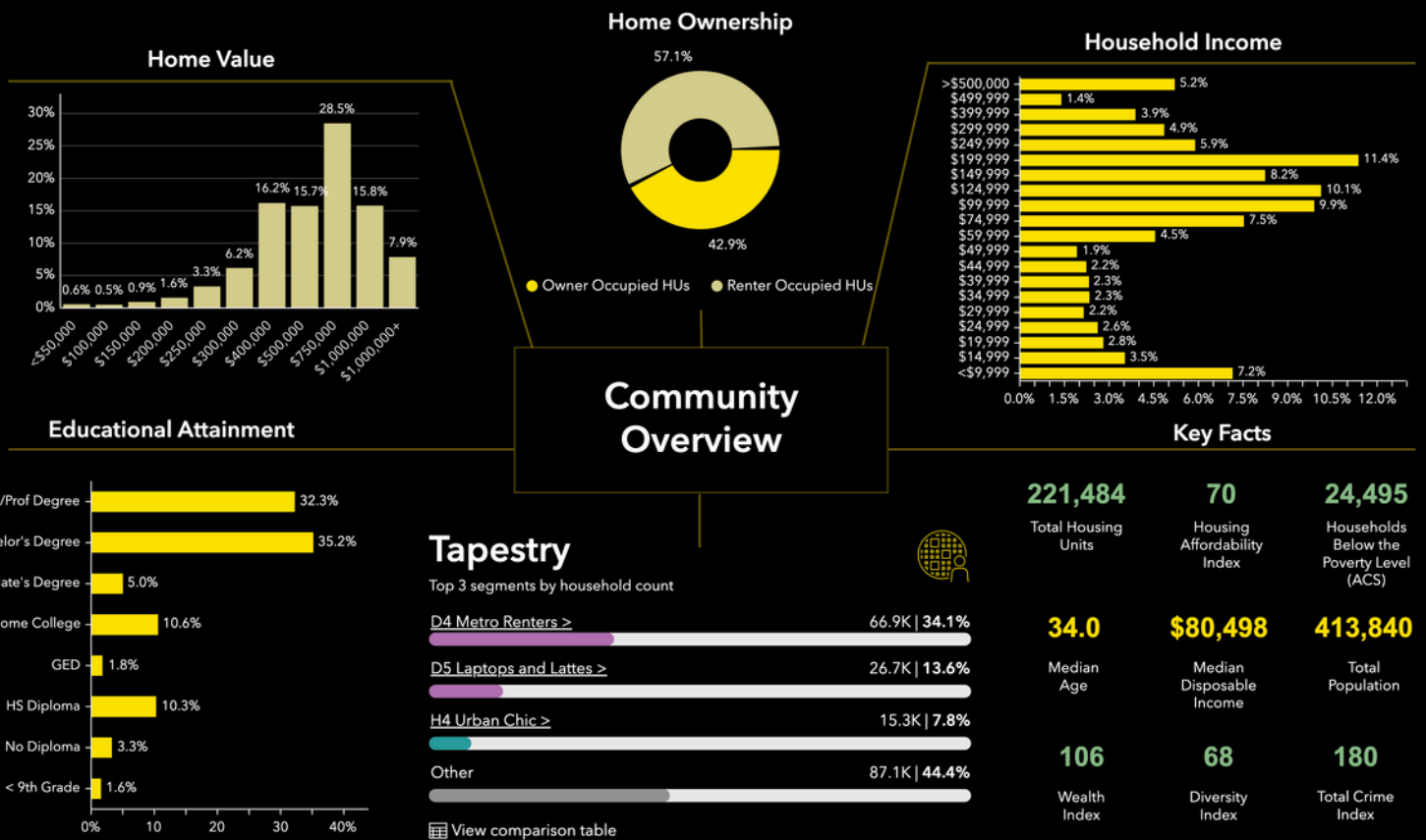
Ring of 5 miles



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What's in My Community?



What's in My Community?

Places that make your life richer and community better

1618 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.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2026 Esri

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3 miles



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5 miles



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