

Retail For Lease | Ground Lease Opportunity | 11,137 SF
2272 Lawrenceville Highway, Decatur, GA, 30033



FOR MORE INFORMATION CONTACT:

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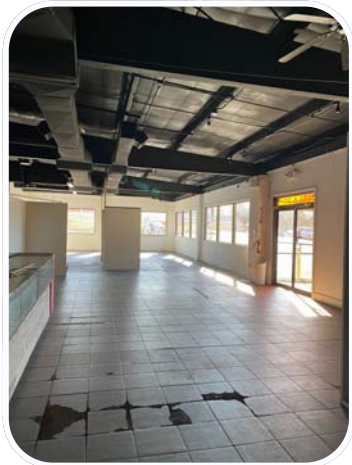
PROPERTY SUMMARY

PROPERTY DETAILS

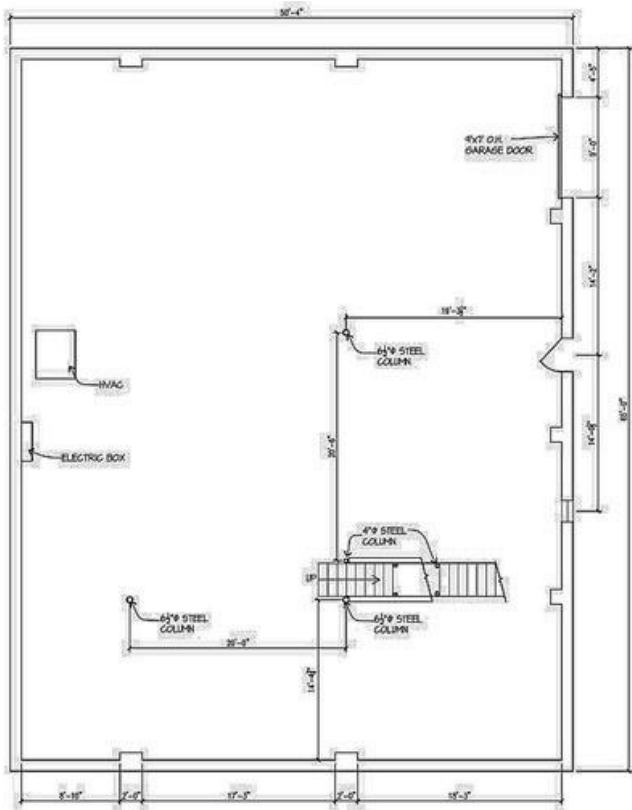
Available	11,137 SF
Property Type	Retail
Property Subtype	Freestanding
Condition	Full Build-Out
Availability	Now
Year Built	1977
Parking Ratio	4.49/1,000 SF

ABOUT THE PROPERTY

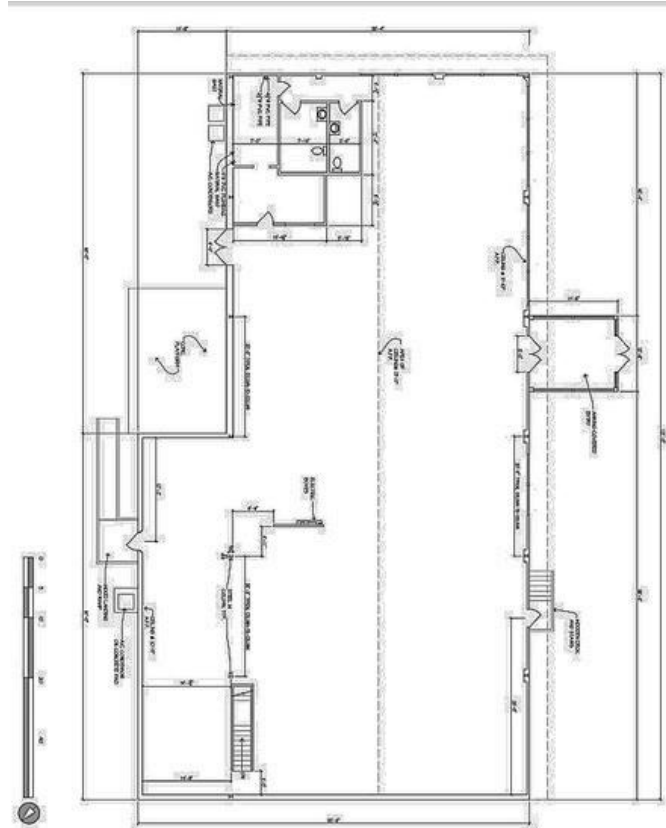
Ground Lease Opportunity | ±2.34 Acres | Prime Retail Site. Ideal for **QSR, drive-thru, or redevelopment** along Lawrenceville Hwy. Former antique mall offering 11,137 SF across the ground floor and basement, with 50 parking spaces and 115 ft of frontage. Excellent visibility with a traffic count of 38,000 and convenient access to I-78 and I-410 — a great opportunity for a business seeking a high-traffic location with ample parking.



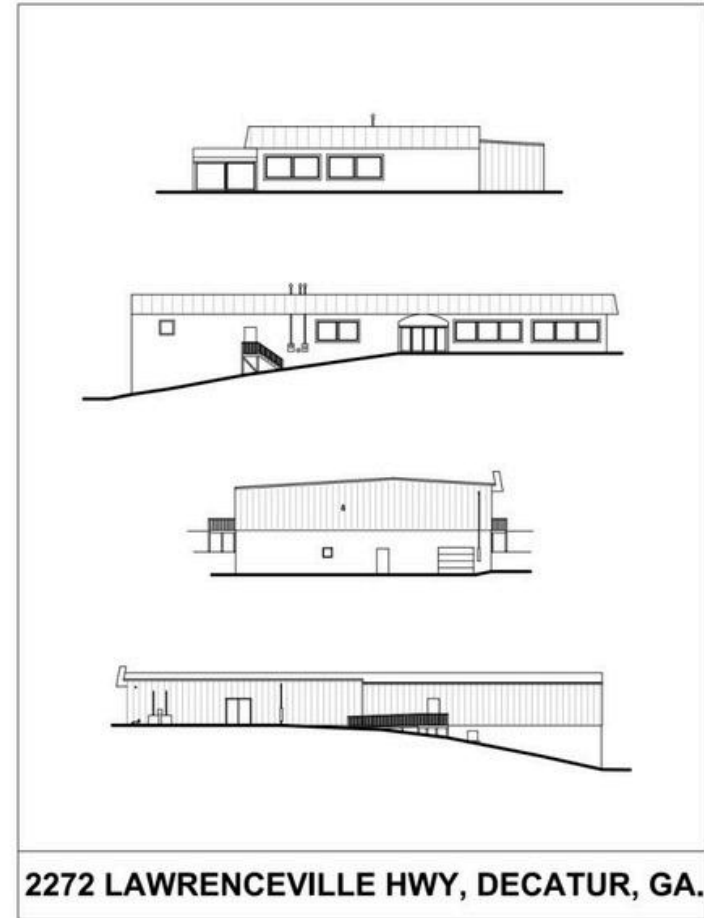
FLOOR PLAN



Basement Plan



First Floor Plan

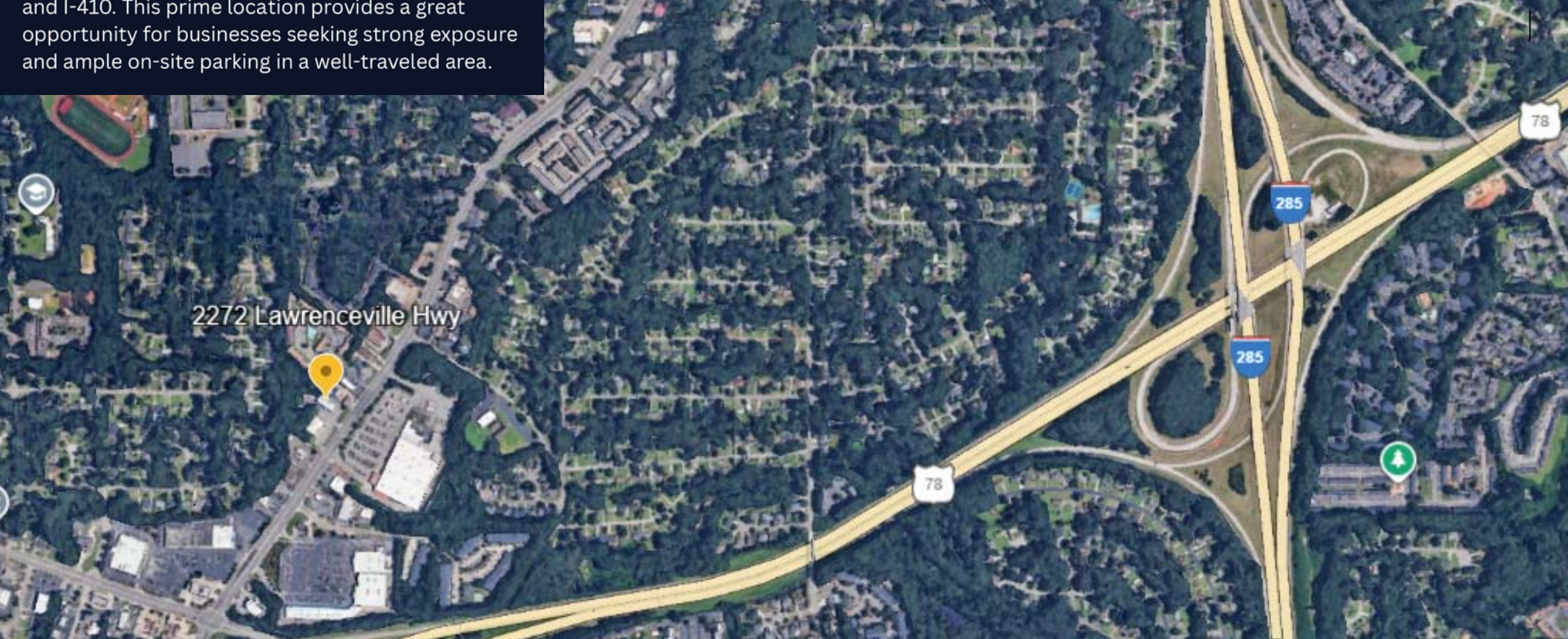


2272 LAWRENCEVILLE HWY, DECATUR, GA.

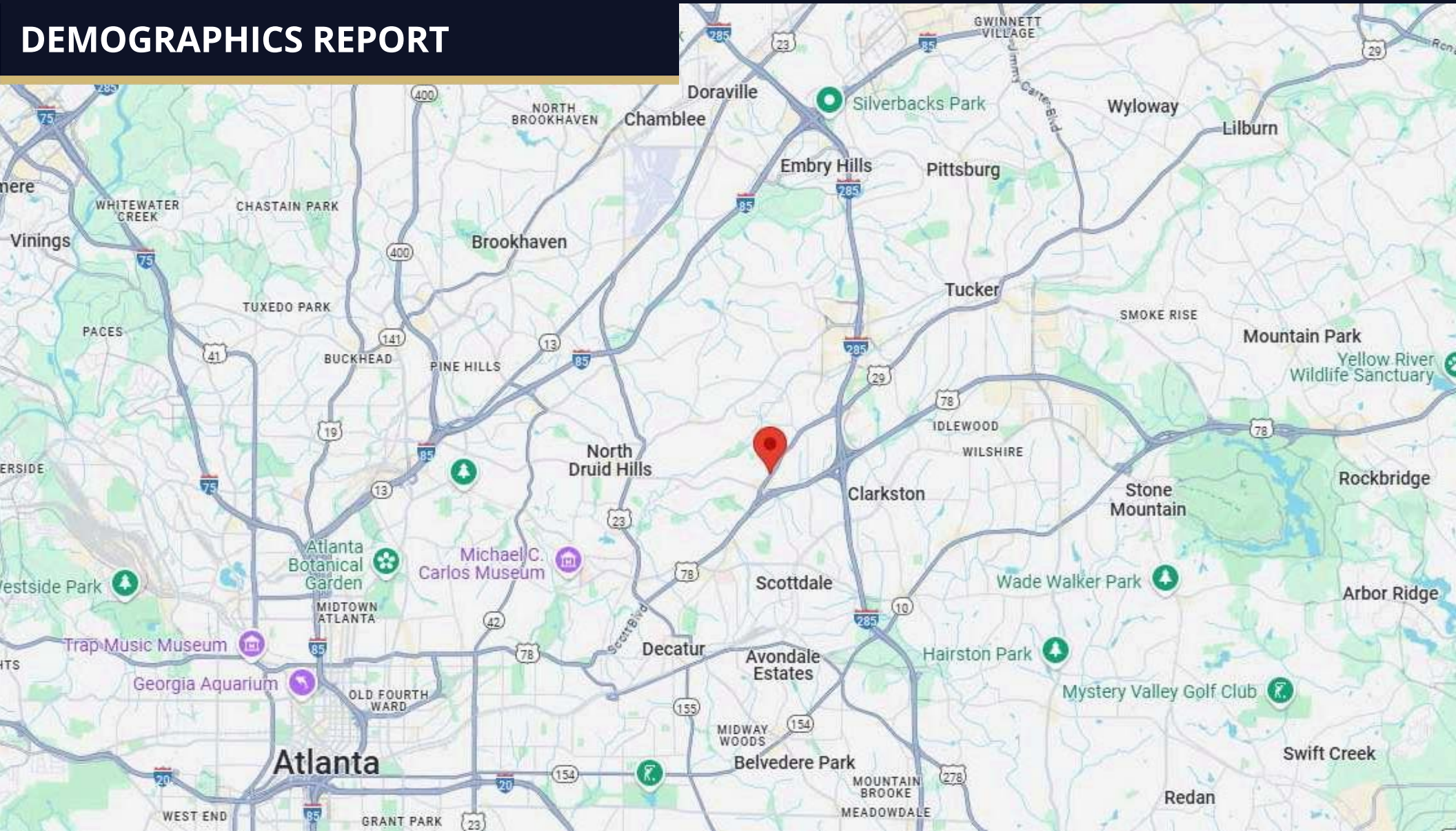
LOCATION MAP



Located along a high-traffic corridor with a daily traffic count of 38,000, the property offers excellent visibility and accessibility with easy access to I-78 and I-410. This prime location provides a great opportunity for businesses seeking strong exposure and ample on-site parking in a well-traveled area.



DEMOGRAPHICS REPORT



 **TOTAL POPULATION**

 **MEDIAN HH INCOME**

 **HOUSEHOLDS**

1 MILE	3 MILES	5 MILES
22.1K	168.4K	405.4K

1 MILE	3 MILES	5 MILES
\$100.2K	\$87.3K	\$85.1K

1 MILE	3 MILES	5 MILES
4,732	46,059	133,573

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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