

FREESTANDING RETAIL BUILDING | 2,523 SF
3835 N DRUID HILLS RD NE
DECATUR, GA 30033

FOR LEASE



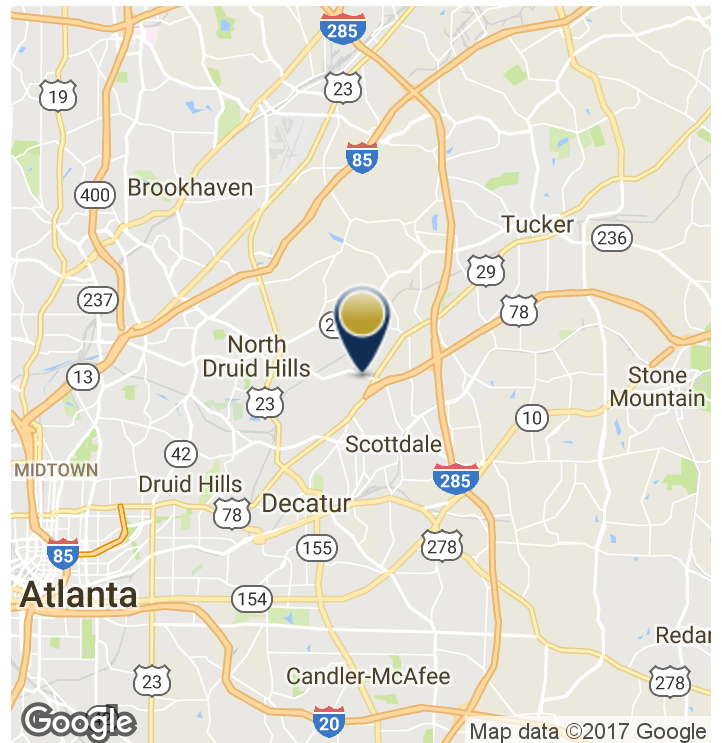
PROPERTY HIGHLIGHTS

- 2,523 SF freestanding retail building
- Offered for lease at \$6,000/month NNN
- Square, 0.57 acre parcel with 150' of frontage on both North Druid Hills and Oak Tree Roads
- Three ingress/egress points
- Potential redevelopment site with flexible C1 zoning
- C1 zoning allows for retail, restaurant (with drive-thru), auto, and medical or traditional office
- Please visit <http://ow.ly/zrFh30gzzMG> for a list of permitted uses

LOCATION OVERVIEW

Corner parcel with 150' of frontage on both North Druid Hills and Oak Tree Road, which leads into North DeKalb Mall and is rumored to be a 2020 Costco location.

Traffic count of 31,000 on North Druid Hills, 46,000 on Lawrenceville Hwy, and 71,000 on US-78.



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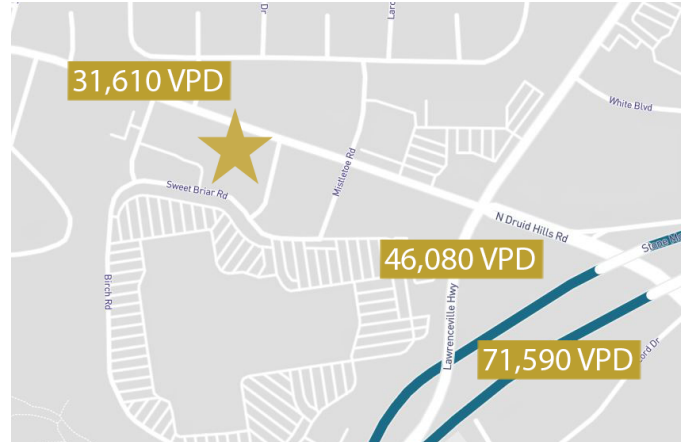
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DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
Total Households:	4,722	45,109	128,254
Total Population:	11,392	105,869	307,108
Average HH Income:	\$85,115	\$85,232	\$88,589
Traffic Counts:	31,610 vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



NEARBY RETAILERS



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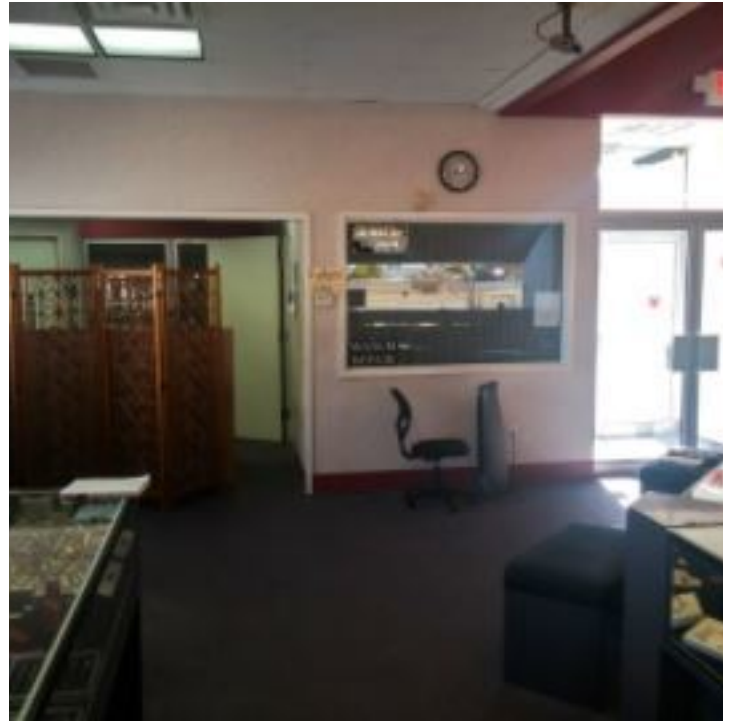
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TAX PLAT



PHOTOS



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PHOTOS



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