

Haverhill Realty

FOR SALE

4391 Glenwood Road, Decatur, GA, 30032



Amazing net lease investment opportunity with close to 8 years remaining on existing lease.
Lots of upside potential with extremely low sale price PSF.

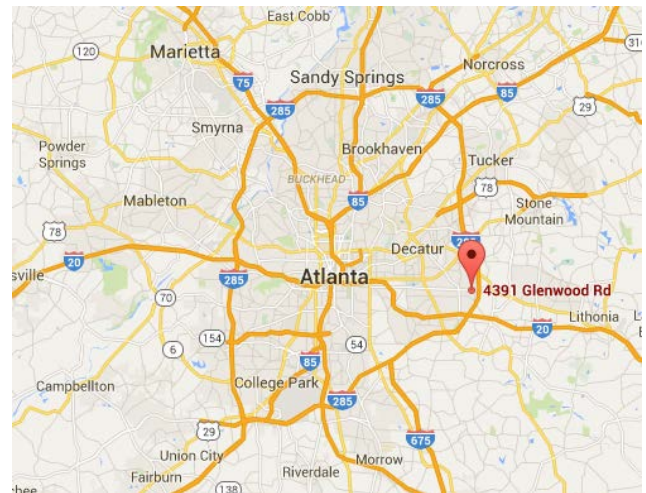
DETAILS

Sale Price: ~~\$325,000~~ **\$299,000**

Building: 5,436 SF Land: .41 acres
AADT (2015): 21,500 Zoning: C3

Stable long term Tenant in place since 2009
2017 NOI (est.): \$30,648.40
Lease Expiration: April 30, 2024

Buy/hold stable investment opportunity with fantastic in place cash flow. Extremely low sale price PSF for single tenant retail asset with future upside potential to break-up into smaller suites or keep as-is, grow rents and convert to true NNN lease(s).



CONTACT

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Distance	1 mile	3 mile	5 mile
Total Pop.	11,267	90,706	254,190
Households (HH)	4,048	33,533	96,700
Median HH Income	\$37,289	\$39,624	\$43,826
Pop Growth 2015-20	6.79%	5.52%	5.20%