

HaverhillRealty

FOR SALE

4391 Glenwood Road, Decatur, GA, 30032



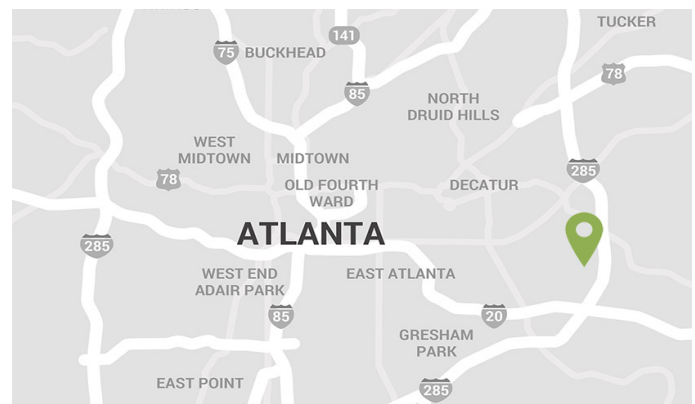
Amazing net lease investment opportunity with close to 8 years remaining on existing lease. Buy or hold stable investment opportunity with fantastic in place cash flow. Extremely low sale price PSF for single tenant retail asset with future upside potential to break-up into smaller suites or keep as-is, grow rents and convert to true NNN lease(s).

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



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%

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