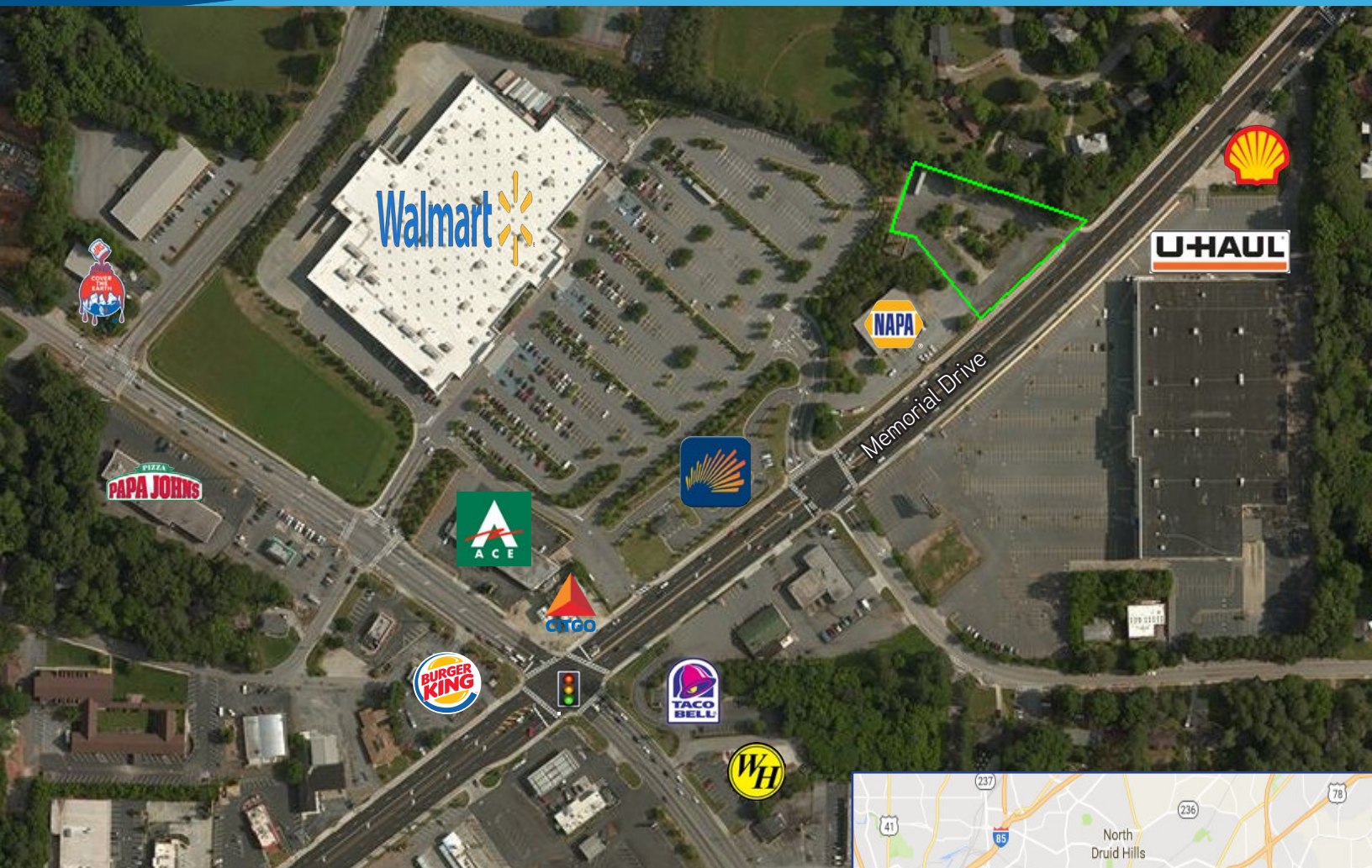


+/- 1.3 ACRES > FOR SALE > DECATUR

Commercial Development Site - Memorial Dr

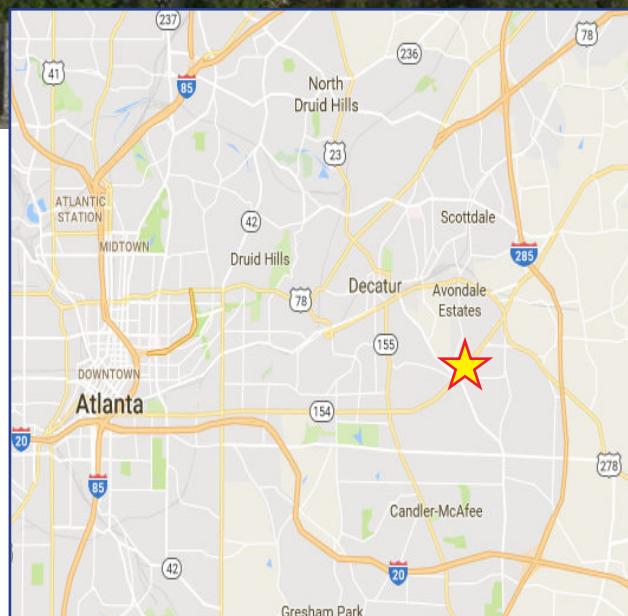
DECATUR, UNINCORPORATED DEKALB COUNTY, GA 30032

Colliers
INTERNATIONAL



PROPERTY FEATURES

- > +/- 1.3 Acres
- > Zoning: C-1 (Local Commercial)
- > +/- 27,400 Vehicles/Day on Memorial Drive
- > +/- 276' of Frontage on Memorial Drive



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Atlanta, Georgia 30309-3574
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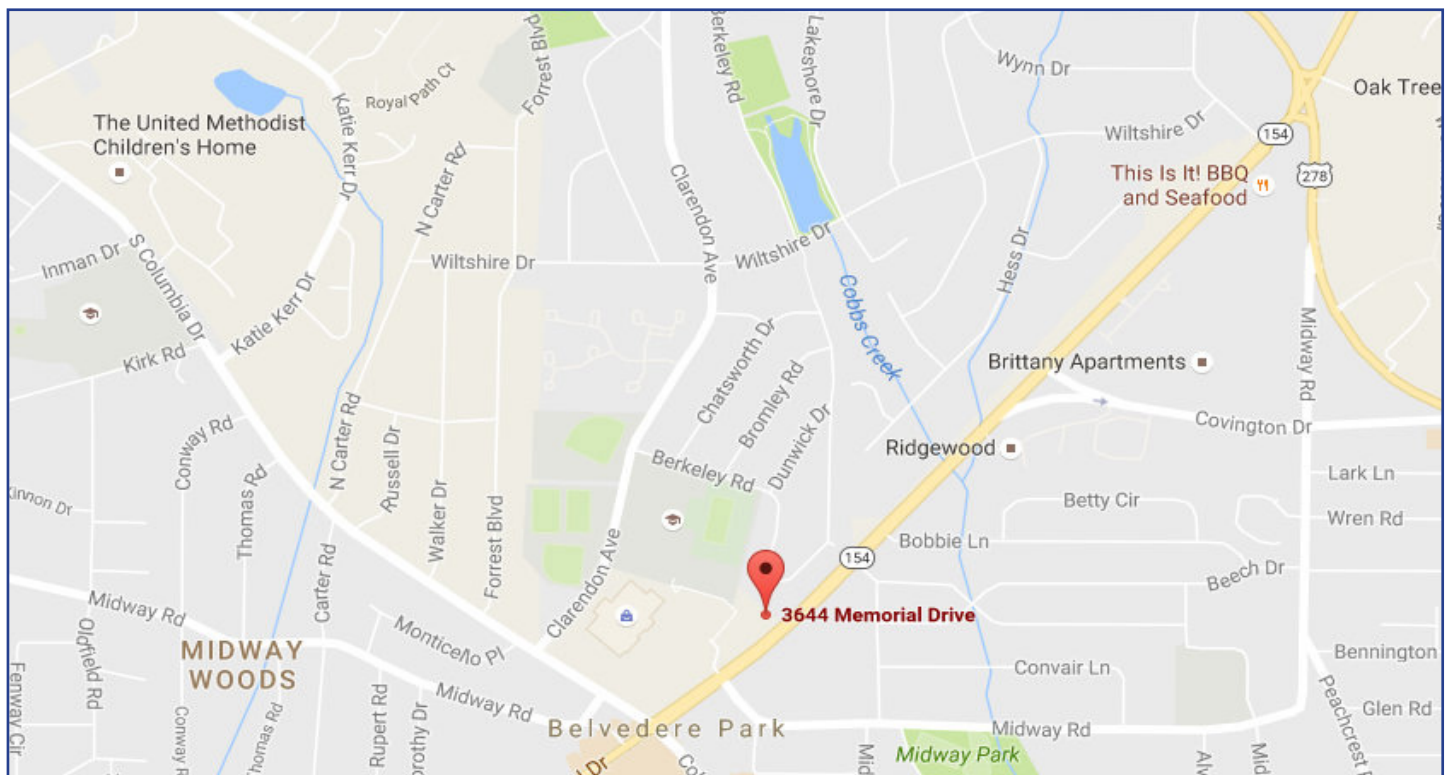
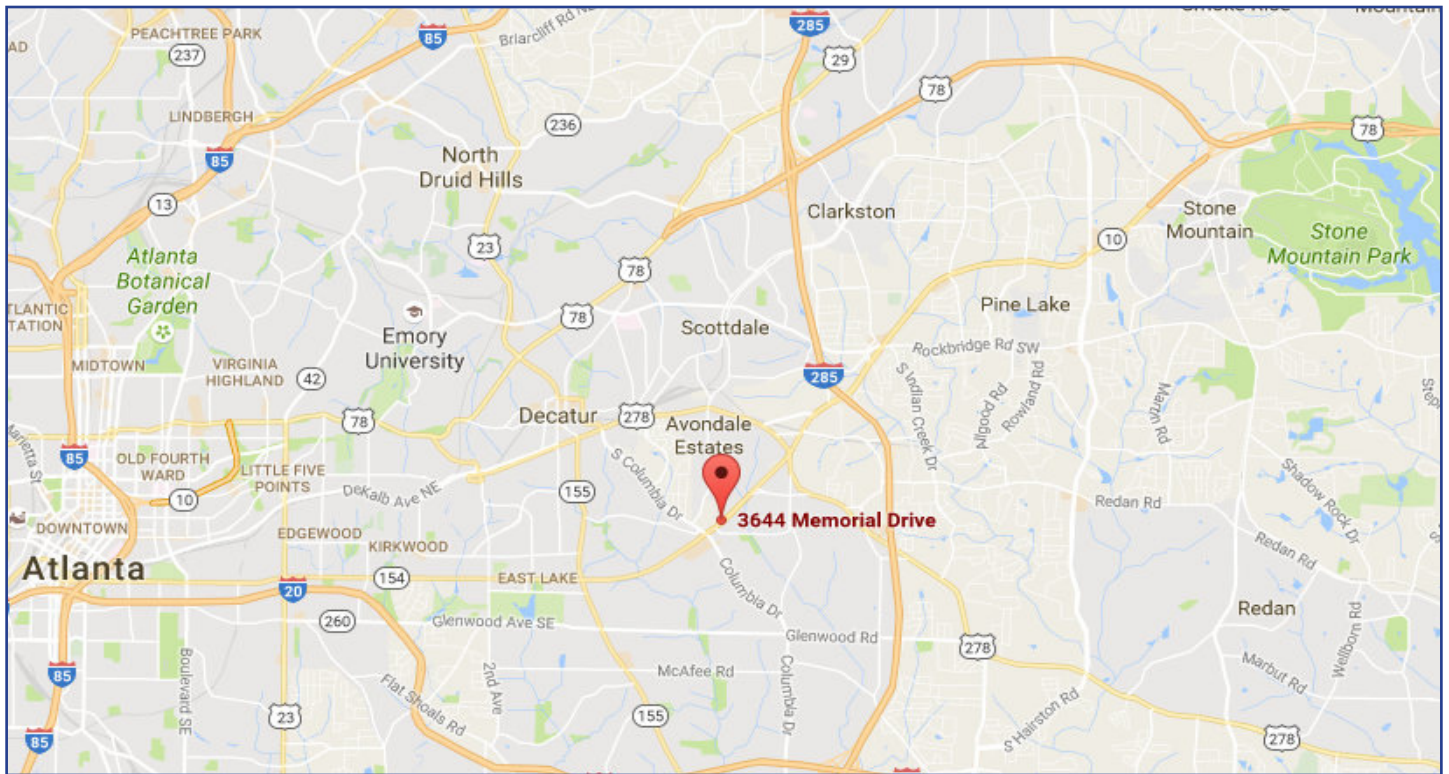
This is an aerial photograph of a commercial district, likely in a suburban or urban area. The map is overlaid with numerous logos of local businesses and services. The central feature is a large parking lot adjacent to a Walmart store. To the right of the Walmart is a U-Haul storage and truck rental facility, with a Shell gas station nearby. A major road, Memorial Drive, runs diagonally from the bottom left towards the top right. Along this road and in the surrounding area, there are logos for Papa John's, Burger King, Sonic Drive-Ins, Kroger (with a Kroger Fuel logo), Aldi, Checkers, Value Village, Dollar Tree, and Wells Fargo. Other visible logos include NAPA, Ace Hardware, Taco Bell, and Auto Zone. The area is surrounded by green trees and some smaller commercial buildings. A yellow star is placed near the intersection of Memorial Drive and the road leading to the U-Haul facility.

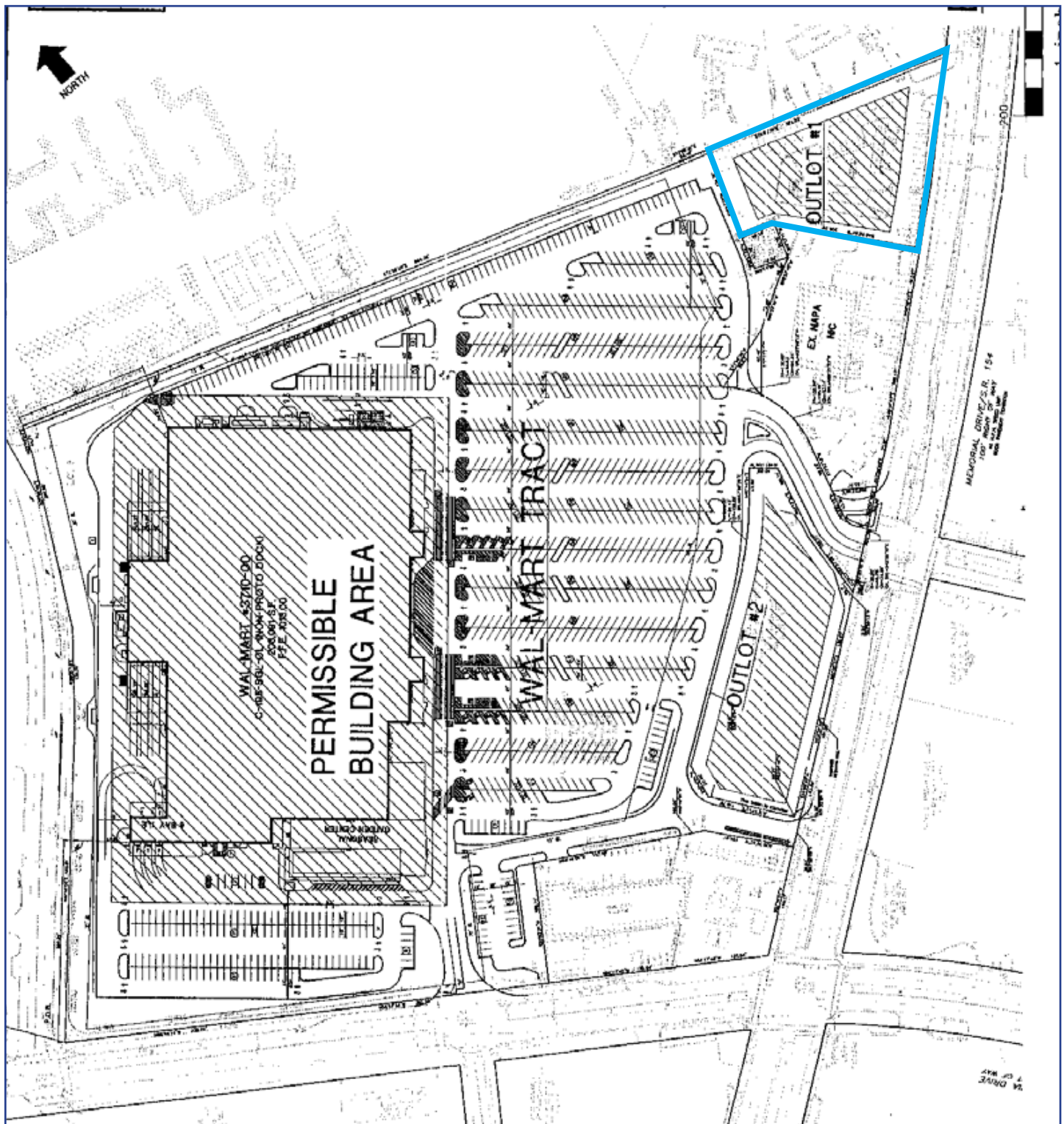


Memorial Dr > Description

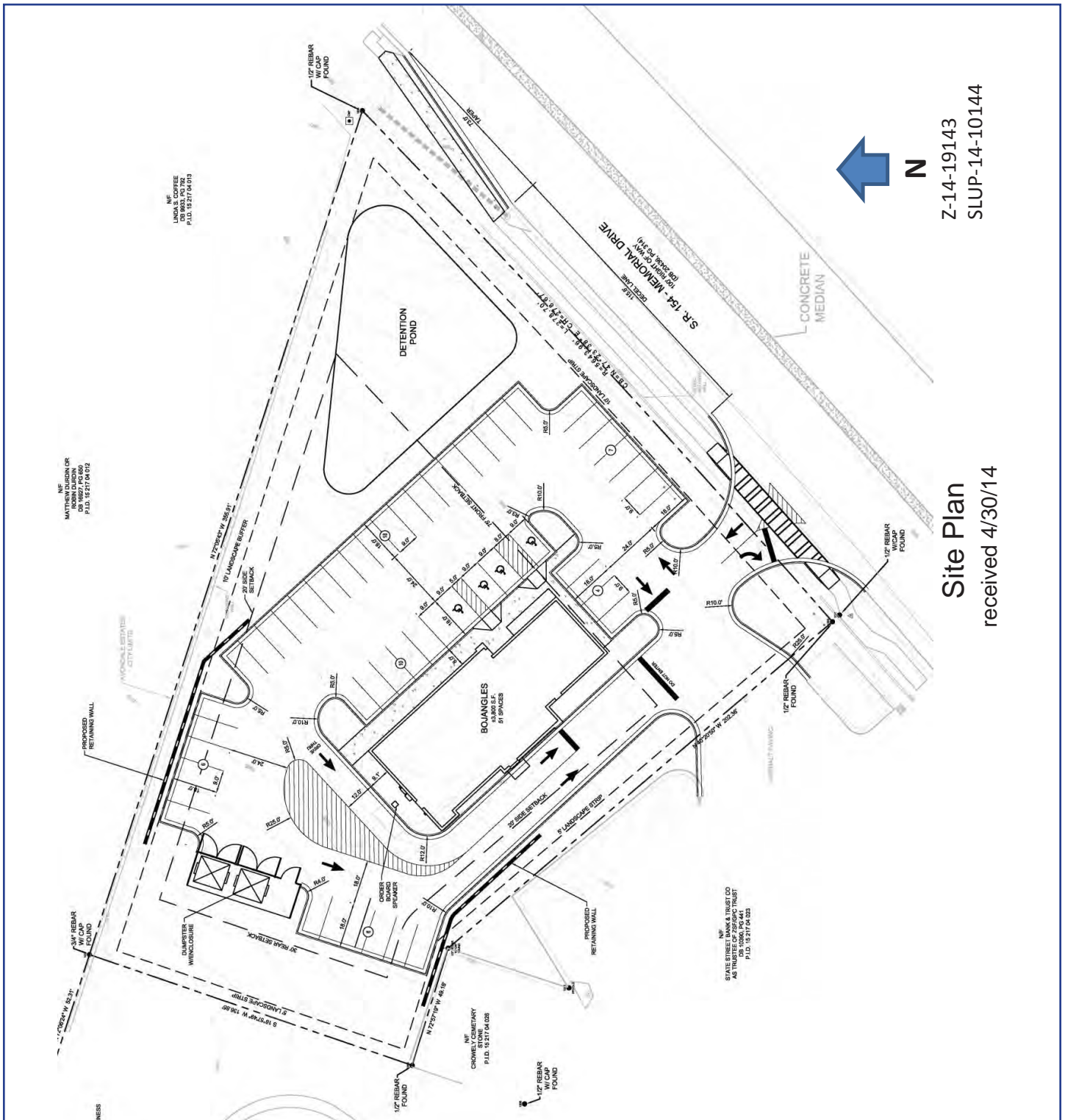
- > Size: +/- 1.3 Acres
- > Location: Outparcel to Walmart Supercenter located at the intersection of S. Columbia Drive and Memorial Drive in unincorporated Dekalb County.
- > Site Conditions: The subject property was formerly developed for a quick service restaurant. All vertical improvements were removed.
- > Zoning: C-1 (Local Commercial) - Conditional.
Zoning case provided upon request
- > Future Land Use: Town Center
- > Frontage: +/- 276' on Memorial Drive
- > Traffic Counts: +/- 27,400 vehicles/day on Memorial Drive (2015)
- > Access: Right-in access from Memorial Drive. Full signalized access at main entrance to Wal Mart
- > Utilities: Water and gravity sewer available on site.
Subject to independent verification
- > Price: \$285,000

Memorial Dr > Location





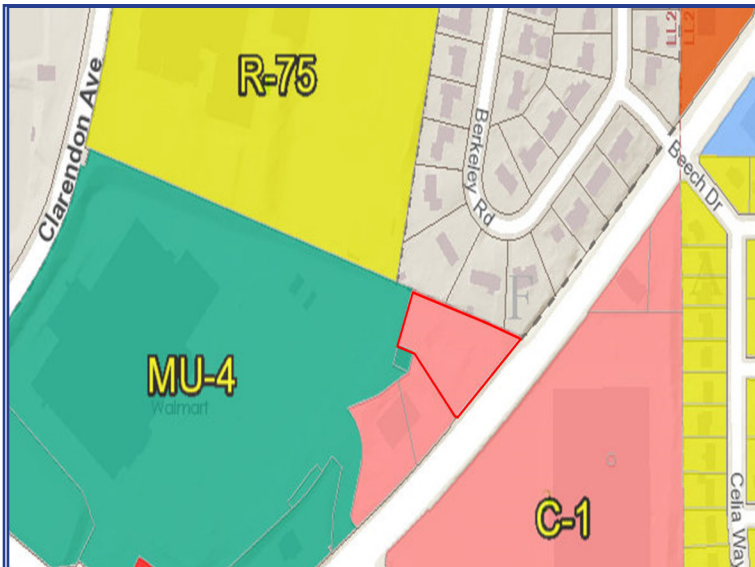
Memorial Dr > Approved Site Plan



Z-14-19143
SLUP-14-10144

Site Plan
received 4/30/14

Memorial Dr > Zoning and Use Restrictions



Zoning

C-1 - Conditional

Intended to provide convenient retail shopping and service areas. Zoning case provided upon request

Permitted Uses

Automobile or truck rental or leasing facilities, finance office or banking, general business office, real estate office, drive-thru facilities, farmer's market, souvenir store, game store, jewelry store, equipment store, speciality store, restaurants, dog day care, photographic studios, quick copy printing store, furniture repair.

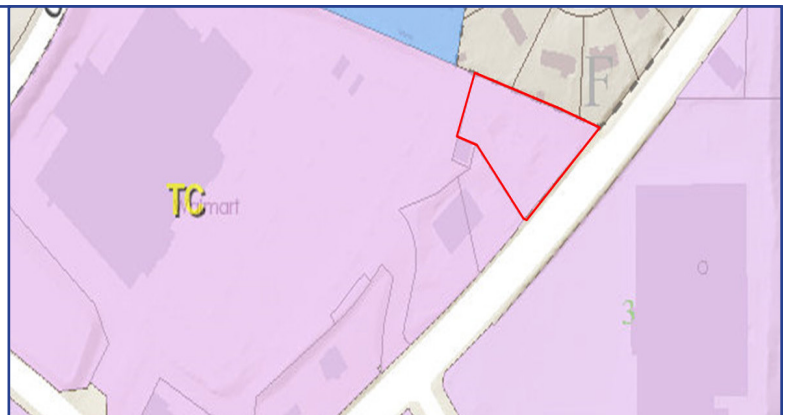
Deed Restrictions

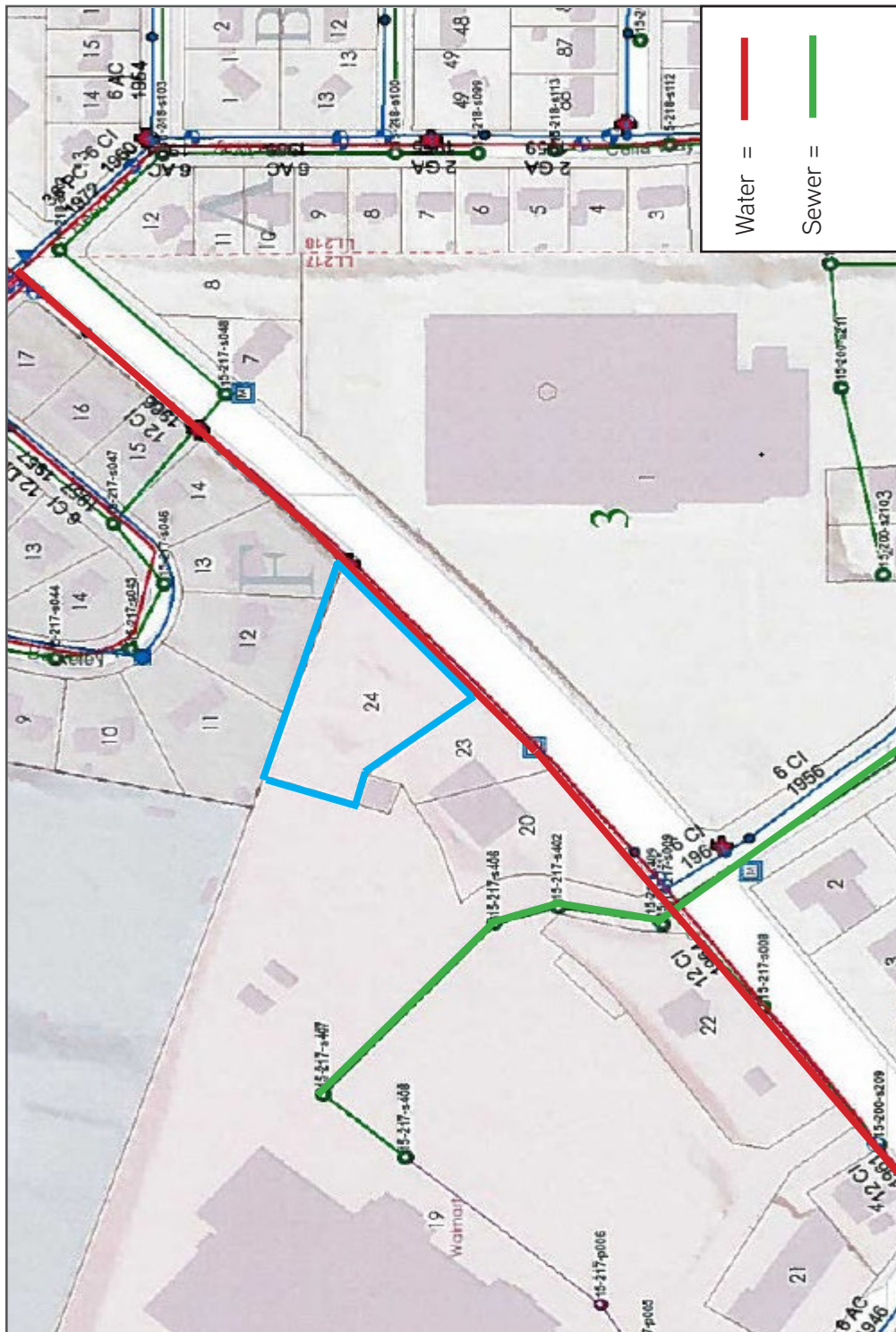
Outparcels: The buildings constructed or to be constructed on the Outparcels may be used for commercial purposes of the type normally found in a retail shopping center including without limitation financial institutions, service shops, offices, retail stores and restaurants. Developer specifically agrees that no cafeteria, theater, bowling alley, billiard parlor, night club or other place of recreation or amusement or any restaurant which derives in excess of thirty-five percent (35%) of its revenues from the sale of alcoholic beverages for consumption on premises shall occupy space on the Outparcels without the written consent of Wal-Mart. Wal-Mart and Developer agree that this Section 2(a) shall not prohibit the operation of a quick serve restaurant, such as Atlanta Bread Company, Panera Bread or Moe's on the Outparcels. Developer recognizes that said businesses may inconvenience Wal-Mart's customers and adversely affect Wal-Mart's business. Developer covenants that as long as Wal-Mart, or any affiliate of Wal-Mart, is the user of the Wal-Mart Tract for commercial purposes of the type normally found in a retail shopping center, either as owner or lessee, no space in or portion of the Outparcels, and no space in or portion of any other real property adjacent to the Shopping Center which may subsequently be acquired by Developer, shall be leased or occupied by or conveyed to any other party for use as a retail facility dispensing gasoline or fuel from pumps, a membership warehouse club, a discount department store or other discount store, as a grocery store, or as any combination of the foregoing uses. In the event of a breach of this covenant, Wal-Mart shall have the right to terminate this Agreement and to seek any and all remedies afforded by either law or equity. Wal-Mart recognizes and agrees that Developer may, at Developer's sole discretion and at any time during the term of this Agreement, cease the operation of its business on the Outparcels and Wal-Mart hereby waives any legal action for damages or for equitable relief which might be available to Wal-Mart because of such cessation of business activity by Developer.

Future Land Use

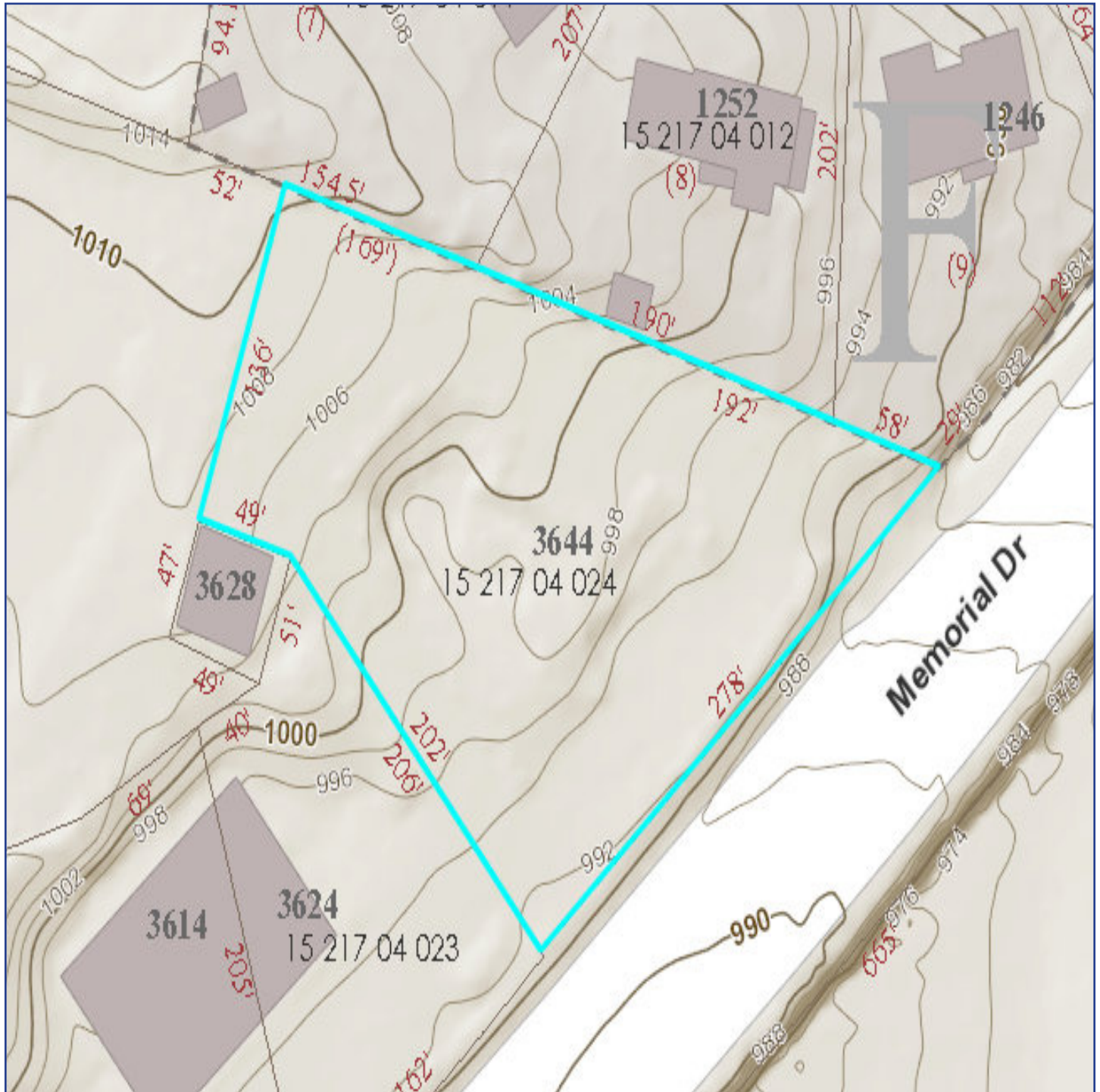
Town Center

Promoting the concentration of residential and commercial structures. Serves many communities to reduce car travel, increase transit usage, and promote walkability. Town Center is the focal point for several neighborhoods with uses such as general retail, commercial, office, housing, public space and open space uses.





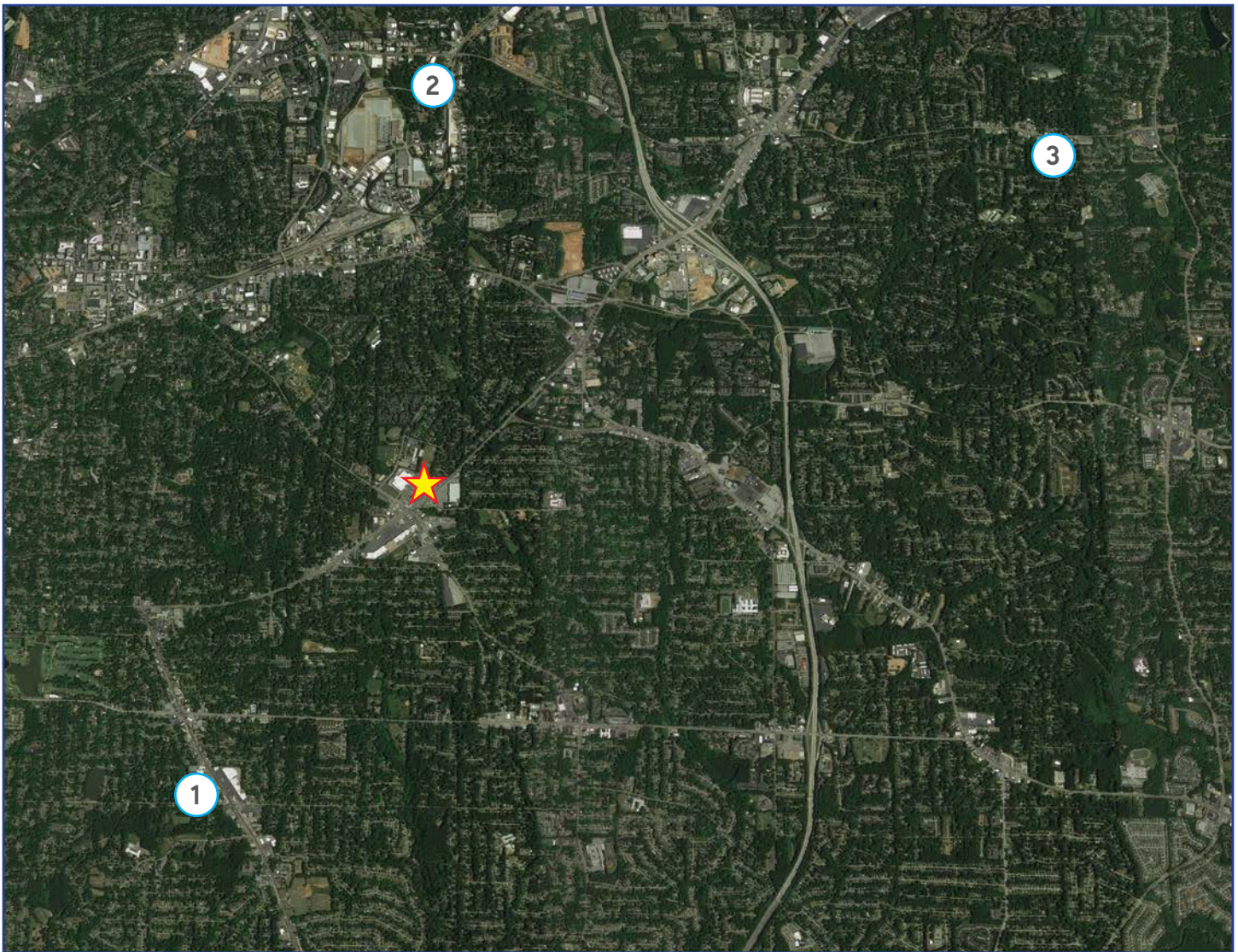
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Memorial > Sales Comparables

Map #	Use	Proximity	Property	County	Sale Date	Sale Price	Acres	Price/Acre
1	Checkers	2	1975 Candler Rd	Dekalb	8/31/16	\$ 260,000	0.88	\$ 295,455
2	Storage	2.48	574 Hempstead St	Dekalb	3/11/15	\$ 276,000	1.23	\$ 224,026
3	Family Dollar	4	4605 Rockbridge Rd	Dekalb	1/6/14	\$ 535,000	1.98	\$ 270,202



Memorial Dr > Demographics

Population	1-mi.	3-mi.
2015 Male Population	6,014	46,887
2015 Female Population	7,078	52,119
% 2015 Male Population	45.94%	47.36%
% 2015 Female Population	54.06%	52.64%
2015 Total Population: Adult	10,458	77,874
2015 Total Daytime Population	12,521	119,565
2015 Total Employees	5,089	59,352
2015 Total Population: Median Age	40	38
2015 Total Population: Adult Median Age	47	46
Population Change	1-mi.	3-mi.
Total: Employees (NAICS)	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a
2015 Total Population	13,092	99,006
2015 Households	5,576	38,842
Population Change 2010-2015	663	4,969
Household Change 2010-2015	129	1,249
% Population Change 2010-2015	5.33%	5.28%
% Household Change 2010-2015	2.37%	3.32%
Population Change 2000-2015	-1,010	-5,682
Household Change 2000-2015	-176	481
% Population Change 2000 to 2015	-7.16%	-5.43%
% Household Change 2000 to 2015	-3.06%	1.25%
Housing	1-mi.	3-mi.
2015 Housing Units	6,105	40,399
2015 Occupied Housing Units	5,752	38,360
2015 Owner Occupied Housing Units	3,575	20,773
2015 Renter Occupied Housing Units	2,177	17,587
2015 Vacant Housings Units	353	2,038
% 2015 Occupied Housing Units	94.22%	94.95%
% 2015 Owner occupied housing units	62.15%	54.15%
% 2015 Renter occupied housing units	37.85%	45.85%
% 2000 Vacant housing units	5.78%	5.04%
Income	1-mi.	3-mi.
2015 Household Income: Median	\$47,521	\$43,382
2015 Household Income: Average	\$70,138	\$67,364
2015 Per Capita Income	\$30,010	\$27,524