

# FREE STANDING RETAIL/OFFICE FOR LEASE

2469 North Decatur Rd | Atlanta, GA 30033



**ATLANTA LEASING  
& INVESTMENT**



## DETAILS & ECONOMICS – For Lease

**Currently Available:**            **1st Level** (+/- 3,650 SF), \$14.80 SF/Year

*Tenant pays utilities, CAM, Tax & Insurance separately on a pro-rata basis.*

Charming free-standing building with great exposure on N. Decatur Rd. Most recently utilized as a vintage guitar store, the property will become available for lease as of 7/1/2021. Super unique space on two levels, both having ground floor access. The 2021 renovation included foam insulation, distinctive wood paneling, brick and upgraded lighting throughout. Space is currently configured as open retail area with one restroom on each level and private offices on the first floor.

- High visibility location - just north of Scott Boulevard and the new commercial center
- Open floor plan on two levels - each with ground level access
- Wood paneling and brick throughout
- Zoned O/1 in Unincorporated Dekalb County

[www.atlantaleasing.com/2469NDecatur](http://www.atlantaleasing.com/2469NDecatur)

*All information contained herein is believed to be accurate but is not warranted.*



**2469 N DECATUR RD, ATLANTA GA, 30033**

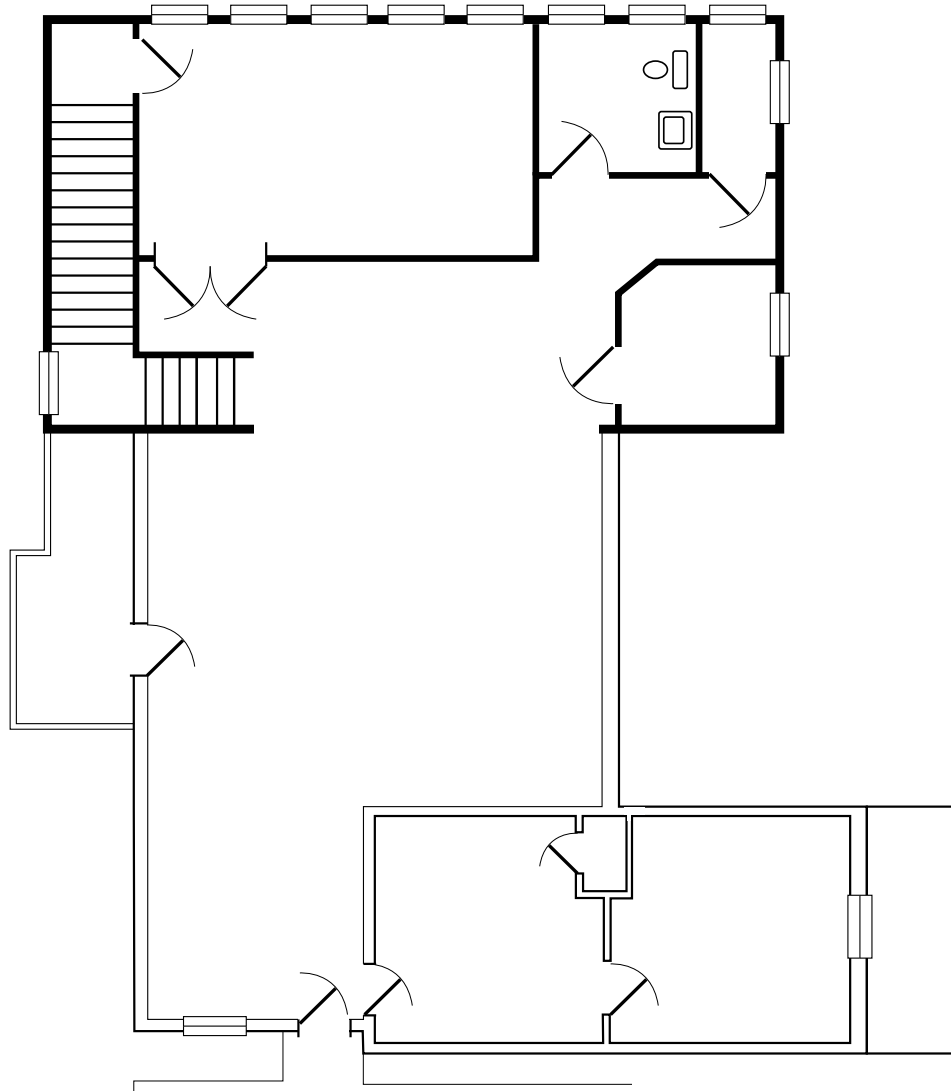
▶ 404.348.4448

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## FLOOR PLAN - Upper Level



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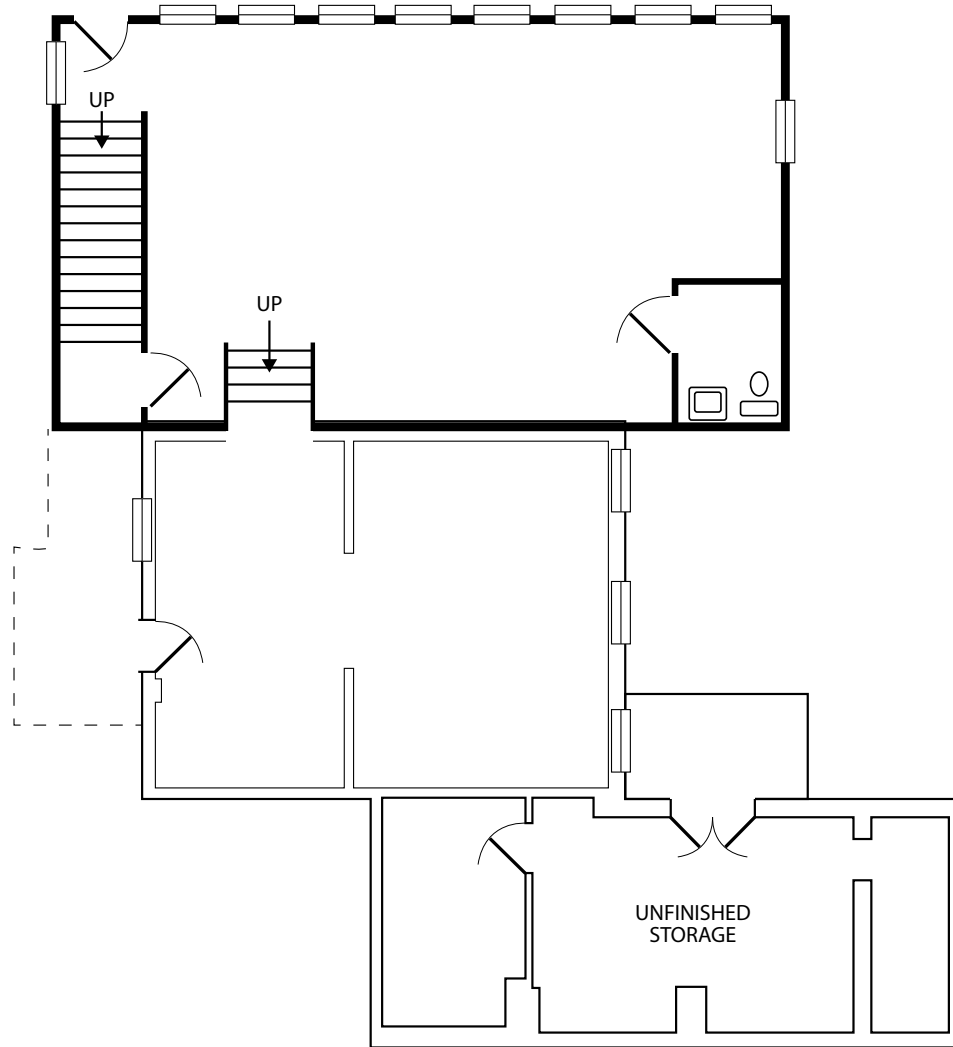
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## FLOOR PLAN - Lower Level



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## PHOTOS



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