Sale

Well Positioned Portfolio Sale - Near New Publix and East Lake Golf Club

3135 and 3139 Glenwood Road, Decatur Ga Decatur, GA 30032



SALE PRICE $749,000

Noland Dickey
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PROPERTY DESCRIPTION

3135 & 3139 Glenwood Road present an exceptional opportunity to acquire a strategically positioned commercial property in one of southeast DeKalb County's established and evolving corridors. Situated on approximately 0.32 acres (14,000 SF), the properties offer excellent Glenwood Road exposure, convenient accessibility, and proximity to a strong surrounding residential trade area. The location is further enhanced by its walkable proximity to the new Publix currently under construction and its position approximately ¼ mile from the prestigious East Lake Golf Club. With a combination of established neighborhood demand, new retail investment, premier recreational amenities, and convenient access to major east Atlanta destinations, this property offers an attractive platform for an owner-user, investor, or redevelopment opportunity. Buyers have the opportunity to establish a presence in a highly visible location positioned to benefit from continued investment and growth along the Glenwood Road corridor.

PROPERTY HIGHLIGHTS

- 1. Prime Glenwood Road Location – Highly visible

OFFERING SUMMARY

Sale Price:	$749,000
Lot Size:	0.32 Acres
Building Size:	3,627 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	284	1,053	3,798
Total Population	649	2,276	9,055
Average HH Income	$120,410	$105,183	$105,632

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PROPERTY HIGHLIGHTS

- 1. Prime Glenwood Road Location – Highly visible commercial positioning along an established southeast DeKalb County corridor with convenient access to East Atlanta and surrounding communities.
- 2. Walkable to New Publix Development – Located within walking distance of the new Publix currently under construction, bringing additional retail activity and consumer traffic to the immediate area.
- 3. ¼ Mile to Prestigious East Lake Golf Club – Exceptional proximity to East Lake Golf Club, a premier golf and community destination that enhances the property's location appeal.
- 4. ±14,000 SF / ±0.32-Acre Site – Efficient commercial site offering flexibility for an owner-user, investor, or future redevelopment strategy.
- 5. Established Residential Trade Area – Surrounded by established neighborhoods and a growing mix of retail, service, and commercial businesses, creating a strong local customer base.
- 6. Positioned for Future Growth – Benefit from ongoing investment and redevelopment along the Glenwood Road corridor, with the combination of new retail, residential density, and nearby East Lake amenities creating compelling long-term potential.

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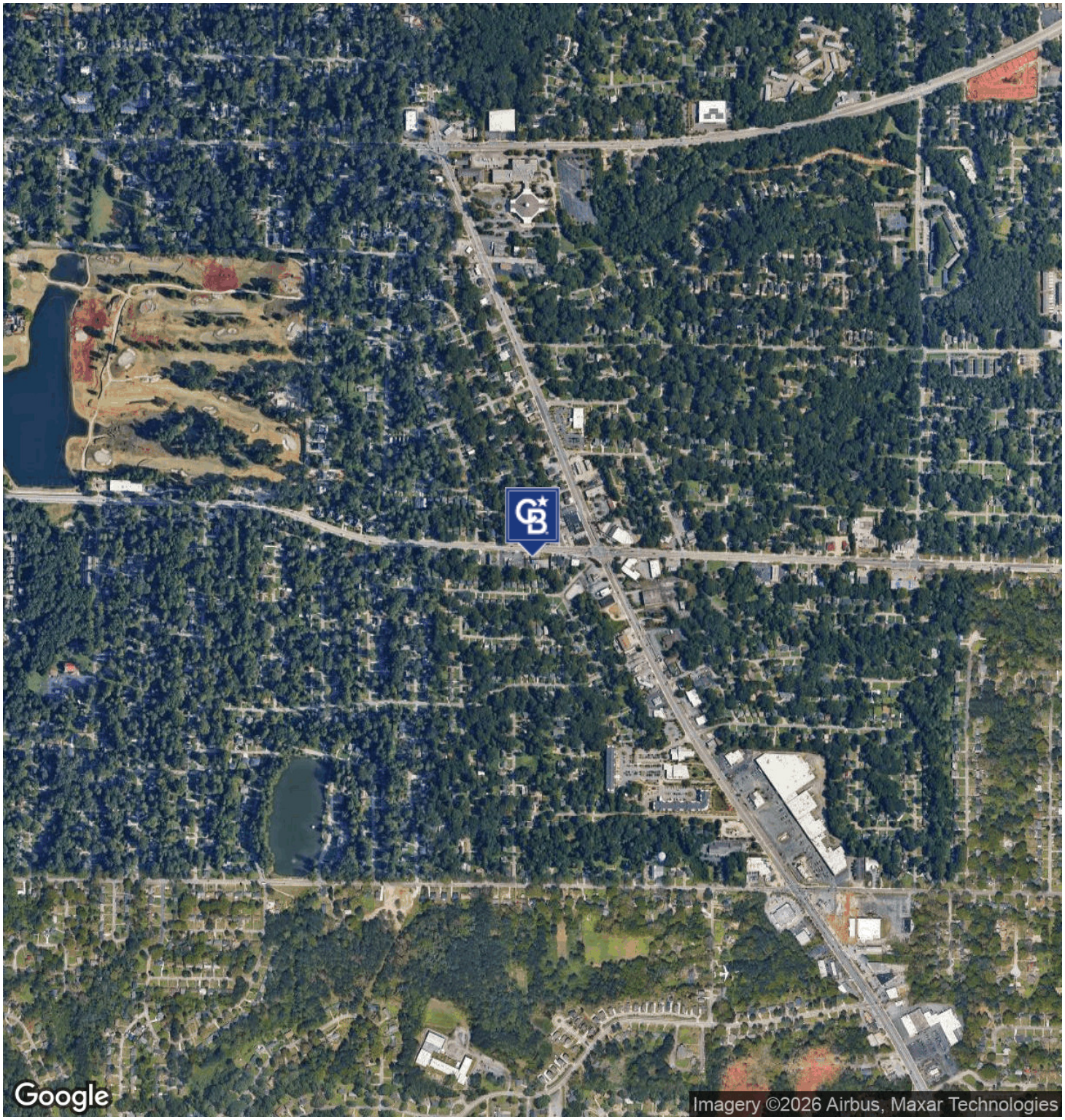

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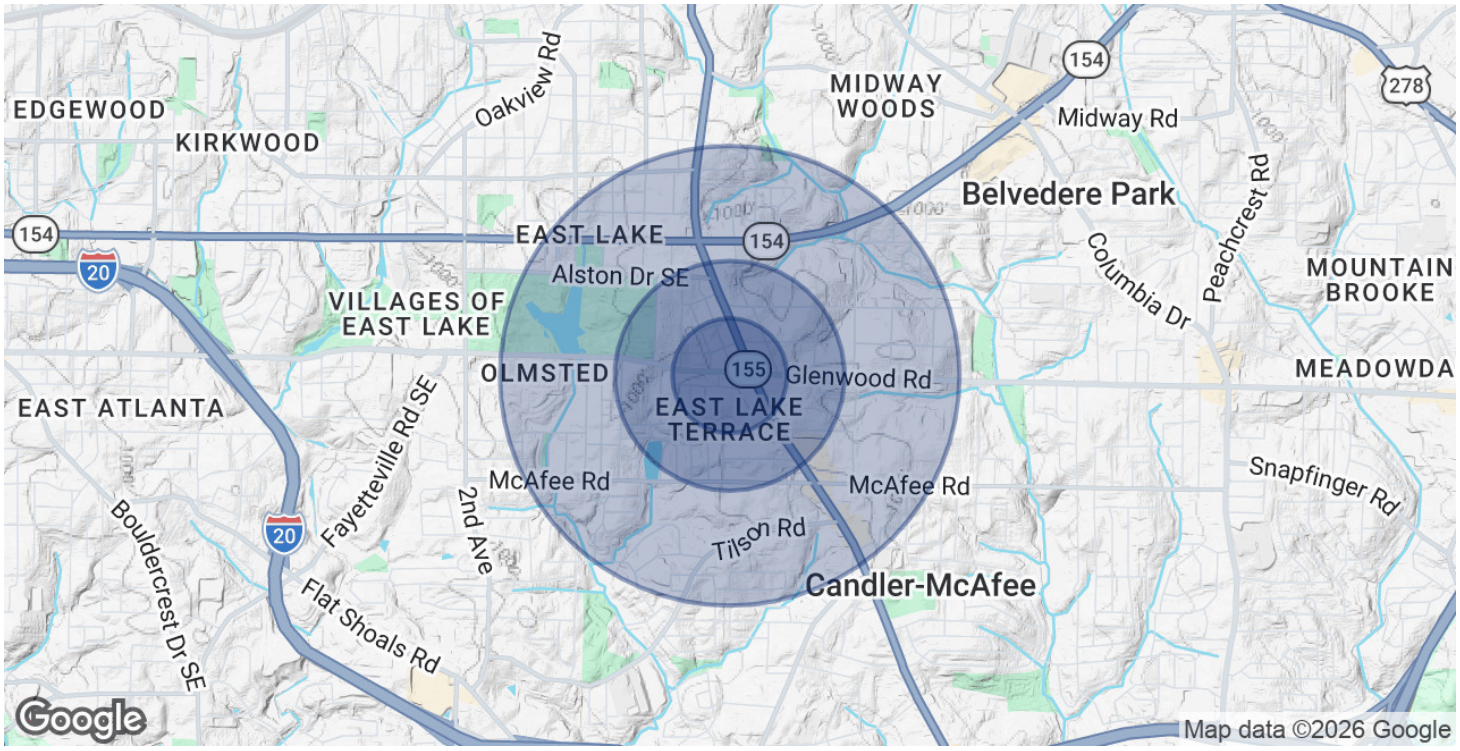

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	649	2,276	9,055
Average Age	43.1	44	42.8
Average Age (Male)	42.1	44.4	43
Average Age (Female)	45.7	45.7	45

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	284	1,053	3,798
# of Persons per HH	2.3	2.2	2.4
Average HH Income	$120,410	$105,183	$105,632
Average House Value	$420,460	$406,104	$411,929

2023 American Community Survey (ACS)

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NOLAND DICKEY

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PROFESSIONAL BACKGROUND

Noland Dickey is an award-winning Commercial Real Estate Broker with more than $25 million in sales since 2020. A recipient of the Century Club Award in 2020 and 2021, he ranks among the top-performing brokers worldwide, recognized for his exceptional results, strong negotiation skills, and unwavering commitment to client success.

Before transitioning to commercial real estate, Noland built a distinguished 25+ year career in executive leadership with Fortune 50 companies, where he specialized in business growth, operations, and team development. His experience managing multi-million-dollar budgets, leading turnaround initiatives, and serving more than 1,500 clients provides a strategic, results-driven perspective that benefits every transaction.

Noland holds a Bachelor of Science in Marketing from South Carolina State University and combines his corporate expertise with market knowledge to help businesses and investors confidently buy, sell, and lease commercial real estate.

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