

Decatur Small Bay

2501 Park Central Blvd Decatur, GA 30035

**Industrial
Investment Opportunity**

Offering Memorandum



Recently Renovated 31,080 SF Building Is Positioned On 2.4 Acres

MATTHEWS™

Exclusively Listed By



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MATTHEWS™





Suite 2999
56,060
57

Suite 2013
14,445
5F

Suite 2007
16,486
5F

Suite 2905
24,460
37

Suite 3501
56,660
91

Truman Dr

Park Central Blvd



PROPERTY OVERVIEW

2501 Park Central Blvd
Decatur, GA 30035



INVESTMENT HIGHLIGHTS

The recently renovated 31,080 SF building is positioned on 2.4 acres and has strong access to I-285 and I-20. It's currently 71% occupied, so there's a nice mix of in-place income with **immediate upside through lease-up and mark-to-market potential** on the existing rents.

The seller has also completed several recent capital improvements, **including a full roof replacement (2024), asphalt paving (2024)**, HVAC replacements in several suites, and electrical and plumbing upgrades. All suites are individually metered with private restrooms and offices.

Property Highlights

- 2501 Park Central Blvd, Decatur, GA 30035
- 31,080 SF Multi-Tenant Industrial Building
- 5 Suites ($\pm 4,440$ SF - $\pm 8,880$ SF Each)
- 21' Clear Height
- 10 Dock Doors & 4 Grade-Level Doors
- Asking Price: \$3,650,000 (\$117/SF)
- In-Place Cap Rate: 3.2% (28.5% Vacancy Pulling This Down)
- Proforma Cap Rate: $\pm 9\%$
- $\pm 10,000$ SF of expansion pad ready





Drivability Score
100/100
 Critical For Moving Fleet Vehicles
 And Freight Efficiently.

ExtraSpace Storage

278
 ±35,500 VPD

Redan
 ±12,200 Homes

Kroger

THE HOME DEPOT

Marshalls Warehouse
 ±500 Employees

SWIFT TRANSPORTATION
Atlanta Terminal
 ±12,000 Employees

Subject Property

ExtraSpace Storage

Kroger

ALDI

Industrial Neighbors

PLAID SOLUTIONS MECHANICAL HENRY
 Vendors Supply, Inc. PHENIX Lift Atlanta
 ExtraSpace Storage

20
 ±145,000 VPD

TEXAS PIPE & SUPPLY

Luminaire Led

ALMEX

Snapfinger Woods Industrial Park

ClassOne EQUIPMENT SERVCO MARKETING INC.
 WILDCAT STRIPING SEALING & PAVING ASAP LANDSCAPE MANAGEMENT GROUP
 Ameripipe Supply

UNITED STATES POSTAL SERVICE

Creekside Corners
 ±444 Units

Panola Industrial Park

Public Storage NEW SOUTH PROCOATERS INC. TROJAN BATTERY COMPANY
 Georgia Power SPI MTD AMERICAN LABORATORIES
 ENZYMES | PROTEINS | PALATANTS

Publix

Walmart Supercenter

Hills At Fairington
 ±506 Units

LOWE'S

Google Earth

2501 Park Central Blvd
Decatur, GA 30035

±31,080 SF
GLA

1982
Year Built

±29,600 VPD
Panola Rd

\$3,650,000
List Price

\$117
Price Per SF



RENT ROLL

Unit	Unit SF	Tenant Name	Monthly Rent	Rent/SF	Rent Increase %	Lease Structure	Move In	Lease Expiration
2501	8,880	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
2505	4,440	Atlas Andrew Roman	\$2,000.96	\$5.41	4.00%	NNN	06/01/2023	09/30/2026
2507	8,880	Arrow Exterminators, Inc	\$5,338.66	\$7.21	3.98%	NNN	09/01/2024	08/31/2031
2511	4,440	Kamil Houfek DBA Atlanta Home Improvement & Renovation, LLC	\$2,405.00	\$6.50	4.00%	NNN	12/01/2022	12/31/2028
2513	4,440	Thairus Dowell DBA Mower Plus LLC	\$2,308.80	\$6.24	4.00%	NNN	03/01/2025	02/28/2030
Total			\$12,053.42	\$6.52				
Proforma			\$25,900.00	\$10.00	4.00%	NNN		

Lease Expiration Schedule

Building - Suite	Tenant	Size (SF)	Year 0 2026	Year 1 2027	Year 2 2028	Year 3 2029	Year 4 2030	Year 5 2031
2501	a Lynn Young DBA Regenerations Boc	8,880	7/26/2026					
2505	Artlas Andrew Roman	4,440	9/30/2026					
2511	DBA Atlanta Home Improvement & Re	8,880			12/31/2028			
2513	Thairus Dowell DBA Mower Plus LLC	4,440					2/28/2030	
2507	Arrow Exterminators, Inc	4,440						8/31/2031
Total SF Expiring			13,320	-	8,880	-	4,440	4,440
Percent of Total Expiring			42.86%	0.00%	28.57%	0.00%	14.29%	14.29%
Cumulative Percent			42.86%	42.86%	71.43%	71.43%	85.71%	100.00%

Note: Year 0 represents the remainder of 2026.

PROPERTY PHOTOS

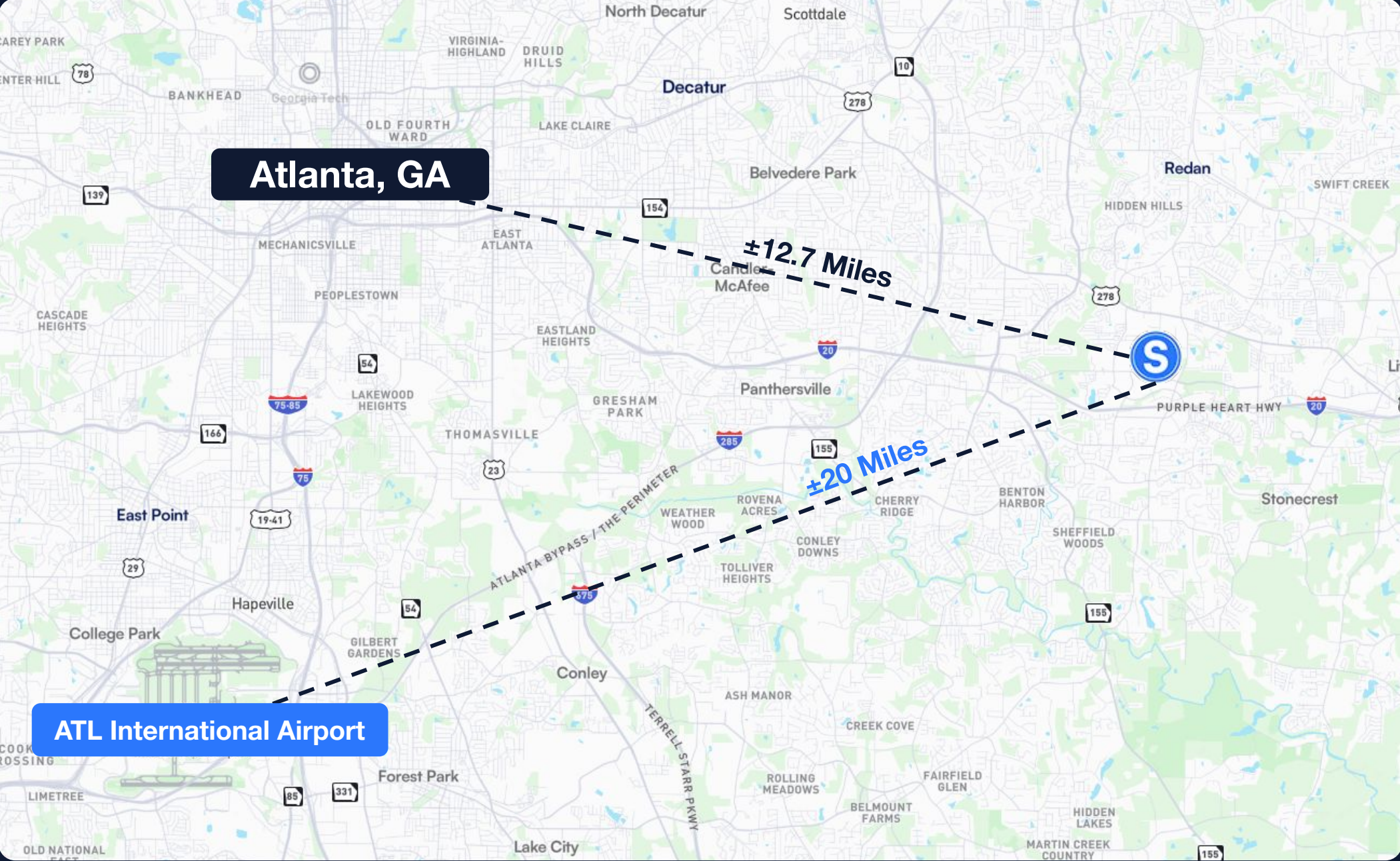


PROPERTY PHOTOS



MARKET OVERVIEW

2501 Park Central Blvd
Decatur, GA 30035



Decatur, GA

Market Demographics



24,000
Total Population

803M+ SF
Atlanta MSA Industrial Inventory

13,000
Employed Population

8.3%–8.7%
Industrial Vacancy Rate

Local Market Overview

Located within the eastern portion of the Atlanta metropolitan area, Decatur benefits from one of the Southeast's most significant logistics and distribution networks. The area surrounding the Snapfinger Industrial Corridor has experienced sustained industrial demand driven by proximity to Interstate 20, Interstate 285, and Hartsfield-Jackson Atlanta International Airport. Businesses are attracted to the area's accessibility, diverse labor pool, and strategic positioning within a major transportation hub serving the broader Southeast region. Industrial users ranging from logistics providers and light manufacturers to service-oriented businesses continue to capitalize on the area's connectivity and operational efficiencies.

Decatur's industrial market is supported by a large residential workforce, competitive occupancy costs relative to core Atlanta submarkets, and ongoing population growth throughout DeKalb County. The corridor's established industrial inventory, combined with continued infrastructure investment throughout Metro Atlanta, has reinforced the area's importance as a last-mile distribution and light manufacturing location. The surrounding community offers convenient access to retail amenities, major employment centers, and regional transportation infrastructure, making the market attractive to both local and national occupiers seeking efficient industrial space.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,950	87,769	183,799
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,431	33,854	69,639
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$85,350	\$91,704	\$94,540

ATLANTA, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
\$18 Billion

GDP
\$570.7 Billion



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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