

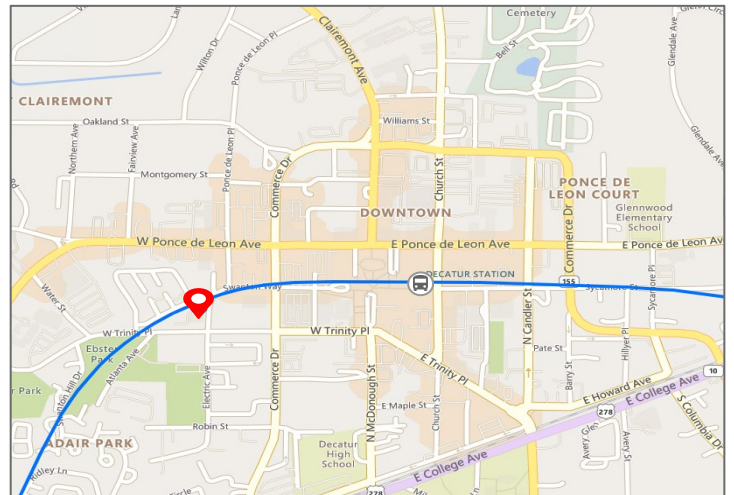
FOR SALE  
325 Swanton Way  
Decatur, GA



3-STORY OFFICE FOR SALE  
IN THE HEART OF DECATUR

### PROPERTY HIGHLIGHTS

- **26,224 RSF**  
TOTAL BUILDING SIZE
- **0.79 AC**  
TOTAL SITE SIZE
- **1986**  
YEAR BUILT
- **1997 & 2004 / 2010**  
1st & 2nd RENOVATION / EXPANSION
- **Surface & Deck Parking**  
77 SPACES
- **In Heart of Decatur**  
EXCELLENT LOCATION & WALKABLE AMENITIES



### Contact

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## ABUNDANT NEARBY AMENITIES

Downtown Decatur boasts four square miles of abundant walkable amenities, including boutiques, galleries, lodging, critically-acclaimed dining/brewery options, arts and history venues and a generous number of services.

90+

DINING/  
BREWERY

36+

SHOPS/  
RETAILERS

25

FITNESS  
OPTIONS

11

GROCERY/  
MARKETS

6

HOTELS/  
LODGING

5

COFFEE  
SHOPS

## EXCELLENT LOCATION

Excellent access to major interstates, MARTA transit, and only a short drive to Midtown and Downtown Atlanta.

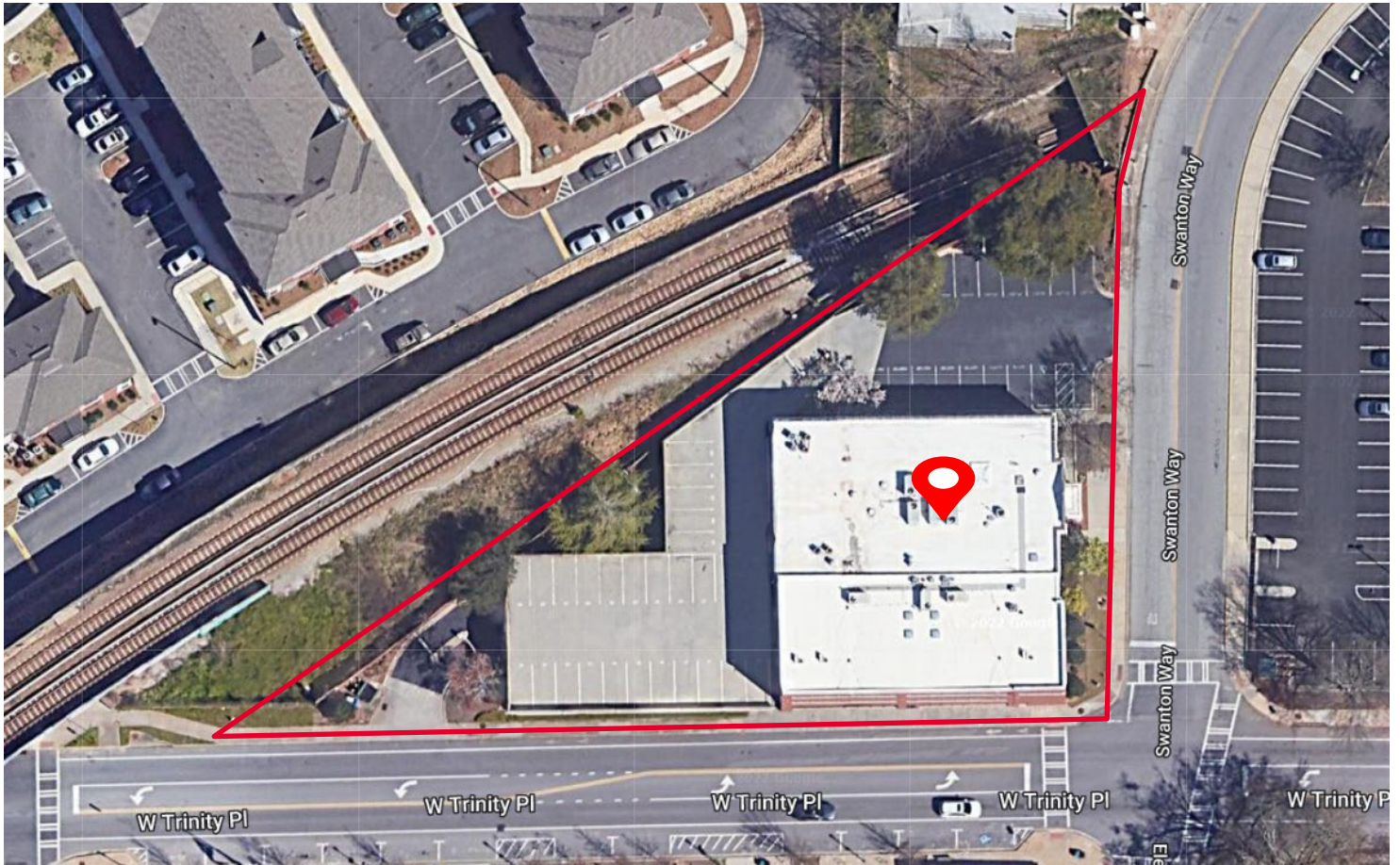


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## SITE PLAN



## DEMOGRAPHICS

	2 mile	5 mile	10 mile
2022 Population	56,247	358,145	1,127,955
2027 Projected Population	58,401	375,803	1,190,141
2022 Households	24,543	160,507	463,118
2027 Households	25,442	168,613	48,669
Avg. Household Income	\$133,709	\$109,623	\$99,594
Median Age	39.2	37.9	36.9
Daytime Employment (No. of employees)	130,392	284,929	730,208
Total Specified Consumer Spending	\$910M	\$5.1B	\$14B

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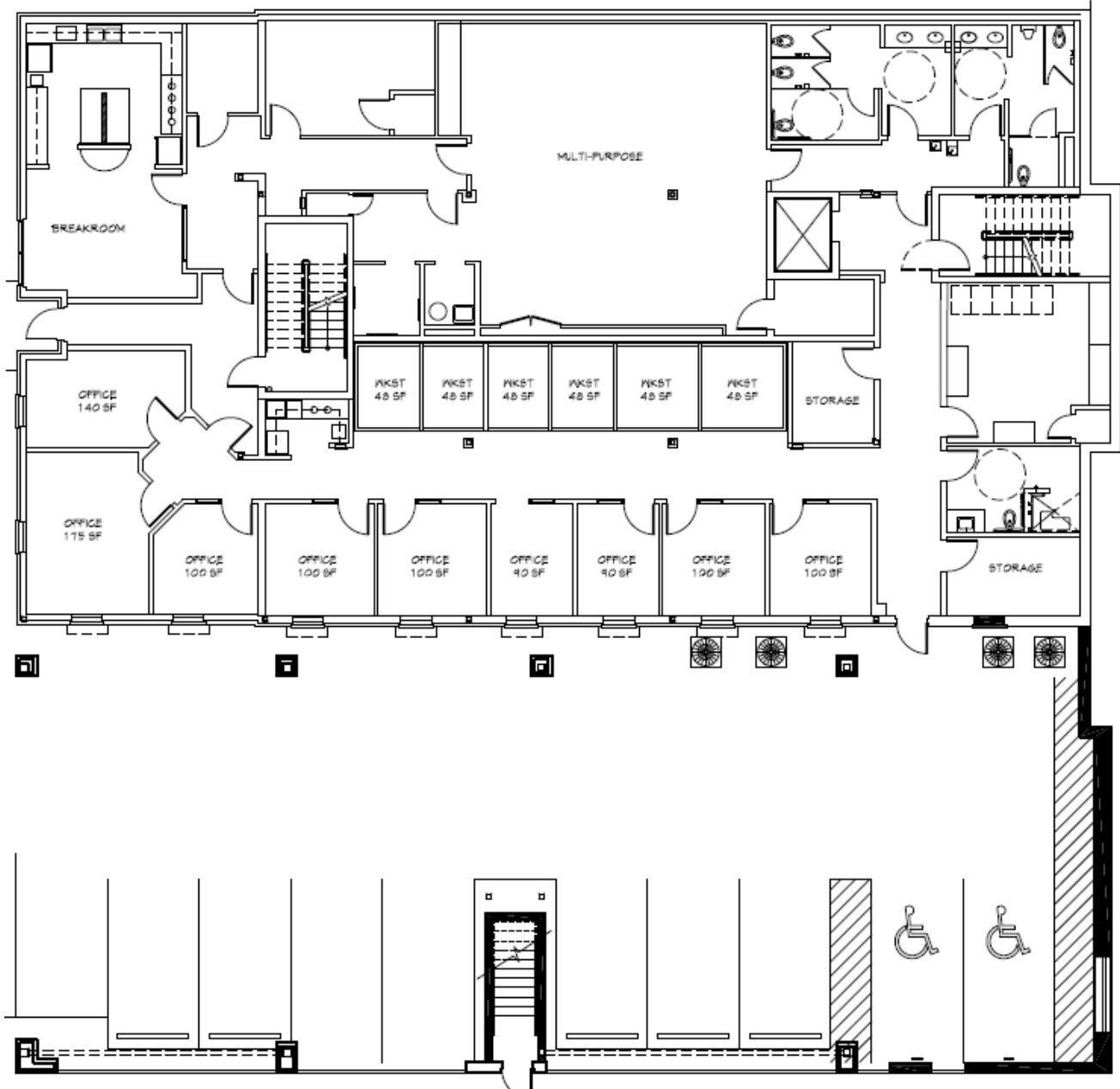
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## FIRST FLOOR PLAN

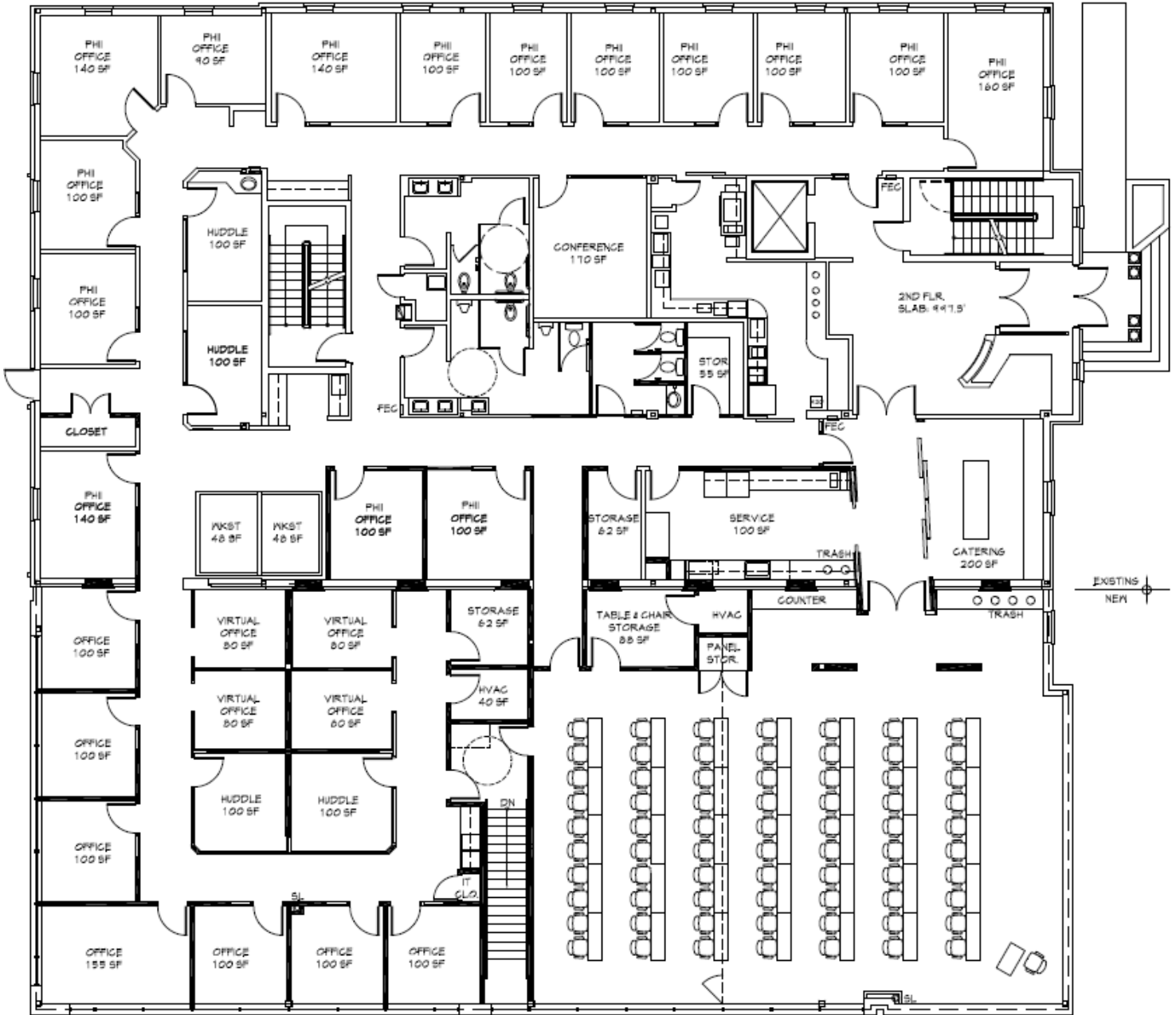


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## SECOND FLOOR PLAN

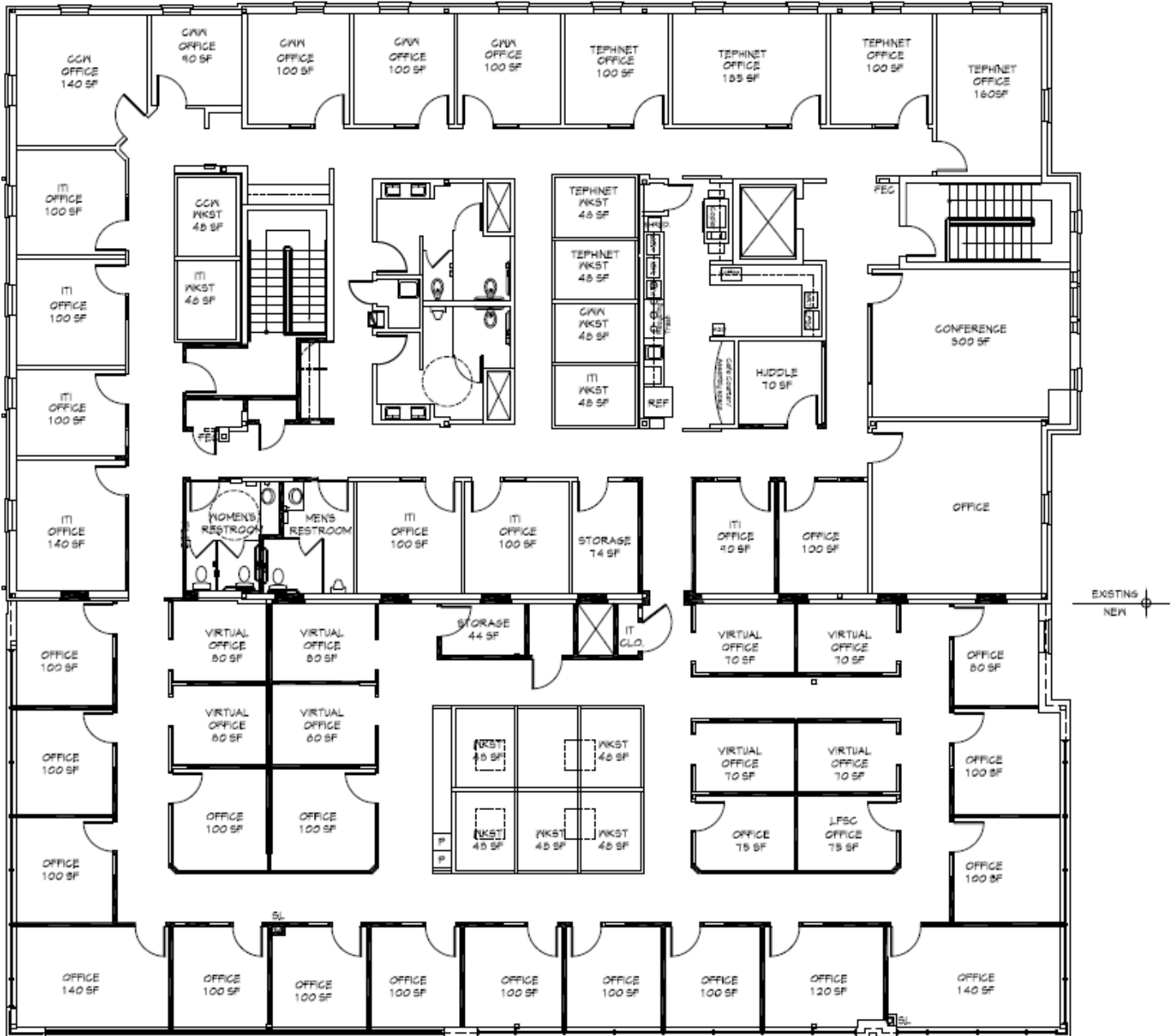


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### THRID FLOOR PLAN



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