

**STEPHAN DICKIE**

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(470) 983-9993



## OFFERING MEMORANDUM

FOR LEASE | FREESTANDING RETAIL/OFFICE | ± 650 SF

4845 Memorial Dr, Stone Mountain, GA 30083



**ATLANTA LEASING  
& INVESTMENT**

## PROPERTY OVERVIEW

Atlanta Leasing & Investment is pleased to offer 4845 Memorial Drive, a freestanding commercial building positioned along Memorial Drive with traffic counts exceeding 39,000 vehicles per day. The property benefits from a signalized corner location, providing strong visibility and convenient access to I-285. The building features a flexible layout ideal for office, aesthetic uses such as a barbershop or beauty salon, or other professional service tenants. The site is anchored by a Valero gas station, helping to drive consistent customer traffic. The property also offers excellent accessibility and prominent



**4845 MEMORIAL DR, STONE MOUNTAIN, GA 30083**

▶ 404.348.4448 ext #9

▶ [Atlantaleasing.com/4845memorial/](http://Atlantaleasing.com/4845memorial/)



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## PROPERTY INFORMATION

### Price:

Contact broker

Submarket Overview:

Atlanta Central / West Atlanta

Retail Vacancy

1.7%

Industrial Vacancy

8.7%

Building Square Feet:

11,826 SF

Acreage:

± .99

Zoning:

SPI-3 SA5

Parcel ID:

14 011200080685

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## LEASE HIGHLIGHTS

Possible Uses: Ideal for office, aesthetic users including barbershops and beauty salons, or other professional service tenants seeking strong visibility and easy customer access

Location: Prime Memorial Drive frontage with traffic counts exceeding 39,000 vehicles per day. The property occupies a signalized corner, providing exceptional exposure, excellent ingress and egress, and quick access to I-285.

Lease Rate: \$2,150 per month, all inclusive. Utilities, taxes, and insurance are included, offering predictable occupancy costs and simplified operations



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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## THE AREA



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## DEMOGRAPHIC OVERVIEW

### Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N Indian Creek Dr	N Decatur Rd N	10,362	2022	0.27 mi
North Indian Creek Drive	N Decatur Rd N	11,143	2025	0.28 mi
Balfour Drive	Hammett Dr E	117	2025	0.29 mi
Balfour Dr	Hammett Dr E	118	2023	0.29 mi
Hammett Dr	Balfour Dr N	50	2025	0.30 mi
Memorial Drive	Woodcraft Dr S	39,193	2025	0.39 mi
Memorial Dr	Woodcraft Dr SW	37,703	2024	0.39 mi
Rockbridge Rd	S Susan Creek Dr SE	22,196	2025	0.42 mi
Memorial Drive	Woodcraft Dr SW	37,845	2025	0.42 mi
Memorial Drive	Ladonna Dr NE	45,603	2025	0.43 mi

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## DEMOGRAPHIC OVERVIEW

<b>Households</b>	<b>2 miles</b>	<b>5 miles</b>	<b>10 miles</b>
2020 Households	18,875	105,714	433,665
2020 Households	19,339	106,939	440,552
2020 Households Projection	19,339	106,983	447,141
Annual Growth 2020-2024	0.6%	0.5%	0.8%
Annual Growth 2020-2029	0.1%	0%	0.3%
Owner Occupied Households	7,401	54,221	213,891
Renter Occupied Households	11,992	52,762	233,250
Avg Household Size	2.6	2.4	2.3
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$476.2M	\$3.1B	\$13.5B

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## ATLANTA, GA

Atlanta is primed for significant appreciation in the coming years, driven in part by its selection as a host city for the 2026 FIFA World Cup. This global event is expected to bring a surge in international attention, tourism, infrastructure investment, and long-term economic impact, further elevating property values and accelerating growth across the region.

Atlanta is the capital and most populous city in the U.S. state of Georgia. It serves as the cultural and economic hub of the ninth-largest metropolitan area in the country. The city has a well-diversified economy with strong concentrations in logistics, media, information technology, entertainment, tourism, financial services, and education.

Recognized as a global city, Atlanta ranks 8th in the U.S. and 36th worldwide in gross domestic product, boasting a GDP of \$270 billion. The city hosts the headquarters of more than 30 Fortune 500 and Fortune 1000 companies and is home to over 30 colleges and universities, reinforcing its role as a hub for innovation, business, and higher education.



**#1 BEST PLACES TO LIVE IN THE U.S. (MONEY.COM 2022)**



**#4 OF THE SOUTH'S BEST CITIES (SOUTHERN LIVING 2023)**



**#4 MOVING DESTINATION IN THE NATION (2024)**

# FOR LEASE | ±650 SF MEMORIAL DRIVE

## ATLANTA, GA



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### MEET THE TEAM



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**BROOKE SEALS**  
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