

» **Property Features**

- Former QuikTrip gas station
- 3,200 ± sf
- 1.046 ± acres
- 24 parking spaces
- Zoned C-1 with conditions
- Convenient to Memorial Drive and I-285

FOR SALE OR LEASE

3870 Rockbridge Road Decatur, GA

DOUG ADAIR

404.872.1828

www.dougadairllc.com

commercial real estate

» **Property Description**

The subject property is a former QuikTrip gas station. The property is in unincorporated Dekalb County and is zoned C-1 with conditions. It is served by two freestanding monument signs and building signage. The 2024 tax bill is \$38,681.60.

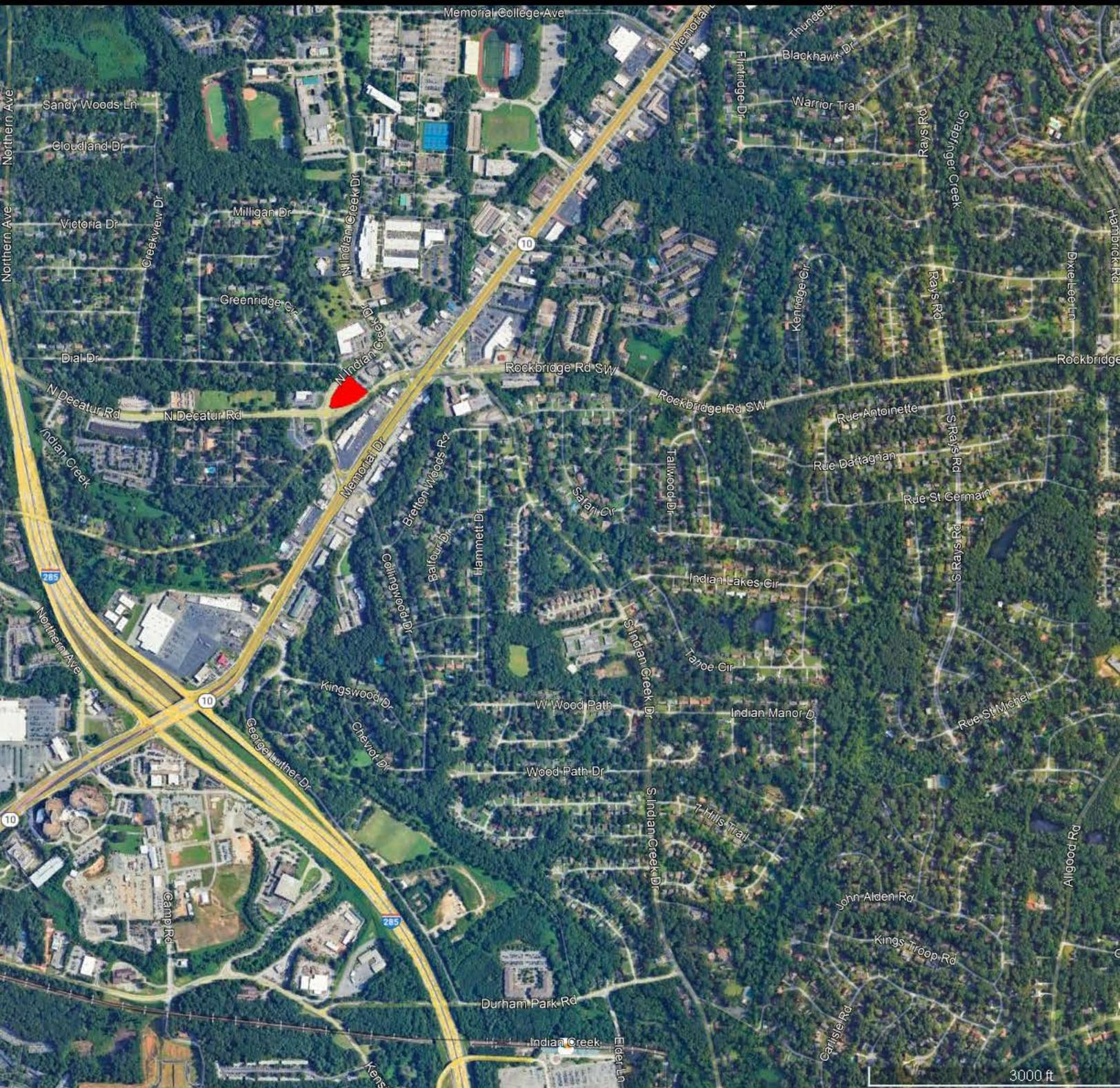
» **Market Description**

The property is in central Dekalb County approximately nine (9) miles east northeast of downtown Atlanta and fifteen (15) miles northeast of the Atlanta airport. Georgia State University – Clarkston campus - with 5,000 students and Georgia Piedmont Technical College with an enrollment of 3,819 students are just ¼ mile to the north. Traffic counts are 16,100 vpd west of the site and 8,280 south of the site.

» **Demographics**

	1 mile	3 miles	5 miles
Population	13,375	116,640	281,216
Average HH Income	\$80,071	\$81,930	\$85,305
Households	4,553	44,721	110,535





Memorial College Ave

Sandy Woods Ln

Cloudland Dr

Victoria Dr

Milligan Dr

Greenridge Cir

N Indian Creek Dr

Memorial Dr

Dial Dr

N Decatur Rd

N Decatur Rd

Indian Creek

Northern Ave

George Luther Dr

Gump Rd

Kingswood Dr

Chevor Dr

Bretton Woods Rd

Cellingwood Dr

Balfour Dr

Hammett Dr

W Wood Path

Wood Path Dr

Durham Park Rd

Indian Creek

Kens

Memorial

Thunders

Blackhawk Dr

Warrior Trail

Kentridge Cir

Talwood Dr

Taroe Cir

7 Hills Trail

John Alden Rd

Cayisle Rd

Rays Rd

Rays Rd

Rue Antoinette

Rue D'artagnan

Rue St Germain

Rue St Michel

Kings Troop Rd

Alving Rd

Shaninger Creek

Dixie Lee Ln

Rockbridge

Alving Rd

3000 ft

Clarkston HS

GA State University - Perimeter College

GEORGIAUNITED CREDIT UNION

WELLS FARGO

TRUIST

PEPCO

BANK OF AMERICA

QT

Indian Creek Ln

Creek Dr

N Indian Creek Dr

Milligan Dr

Milligan Dr

Chavers Pl

Greenridge Cir

Dial Way

Dial Dr

N Indian Creek Dr

Rockbridge Rd SW

Rockbridge Rd SW

N Decatur Rd

N Decatur Rd

N Indian Creek Dr

Rockbridge Rd SW

S Indian Creek Dr

Sable Dr

Bretton Woods Rd

Memorial Dr

Collings

mett Dr

Walk

Safari Cir

10

GENERAL NOTES:

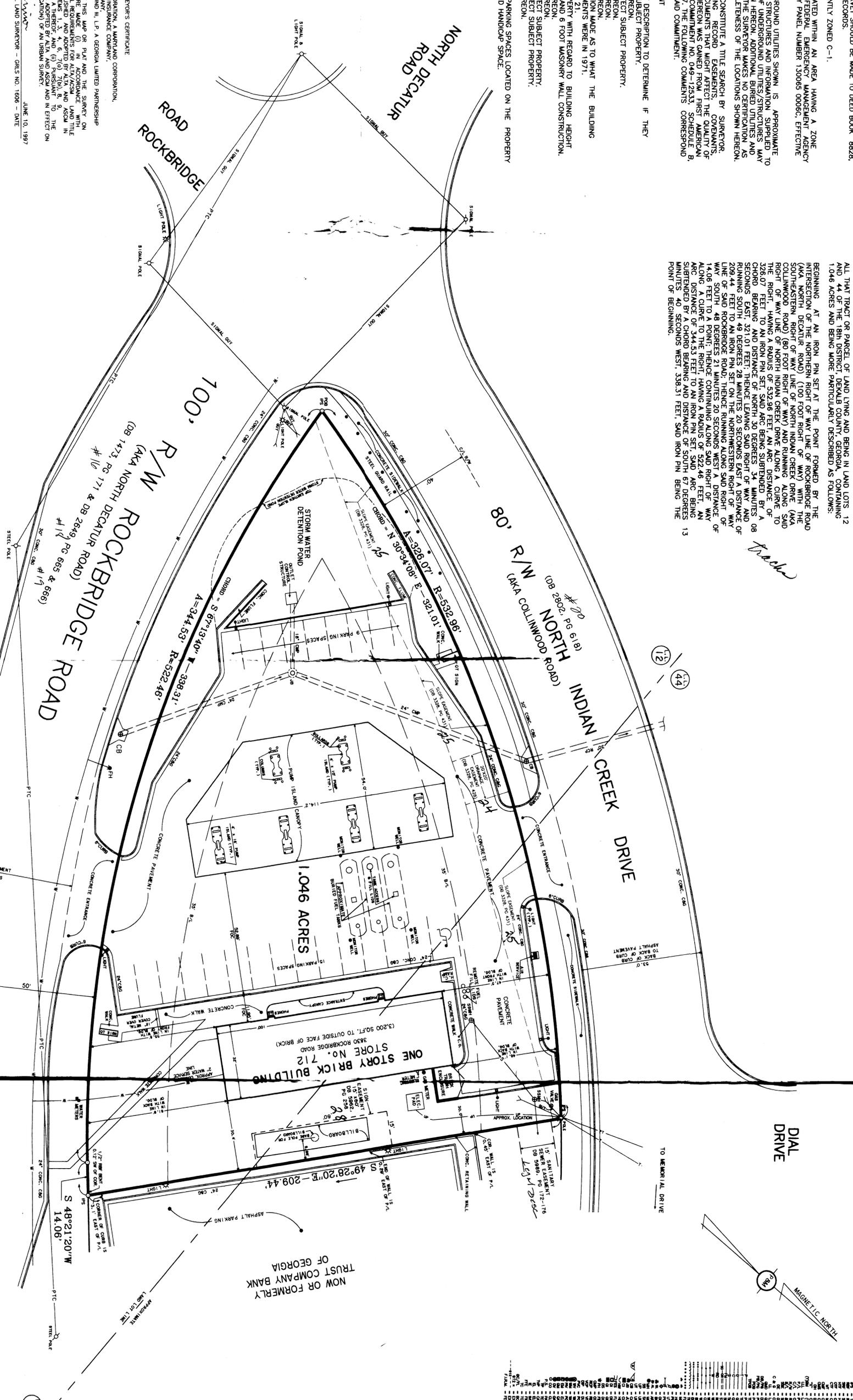
1. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO DEED BOOK 8828, PAGE 473, DEKALB COUNTY RECORDS.
2. THIS PROPERTY IS CURRENTLY ZONED C-1.
3. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "C" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON F.I.R.M. COMMUNITY PANEL NUMBER 130085 0006C, EFFECTIVE DATE OF JULY 5, 1983.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS APPROXIMATE BASED ON ABOVE GROUND STRUCTURES AND UTILITIES. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION CONCERNING DEEDS, EASEMENTS, COVENANTS, RESTRICTIONS AND OTHER DOCUMENTS SHOULD BE OBTAINED FROM THE TITLE TO TRACT(S) SHOWN HEREON WAS GAINED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 049-12533, SCHEDULE B, PART II, DATED APRIL 27, 1997. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN SAID COMMITMENT.

7. THRU 15. INSUFFICIENT DESCRIPTION TO DETERMINE IF THEY AFFECT THE SUBJECT PROPERTY.
16. AS SHOWN HEREON, DOES NOT AFFECT SUBJECT PROPERTY.
17. AS SHOWN HEREON, DOES NOT AFFECT SUBJECT PROPERTY.
18. AS SHOWN HEREON, DOES NOT AFFECT SUBJECT PROPERTY.
19. AS SHOWN HEREON, DOES NOT AFFECT SUBJECT PROPERTY.
20. AS SHOWN HEREON, DOES NOT AFFECT SUBJECT PROPERTY.
21. NO INVESTIGATION MADE AS TO WHAT THE BUILDING LINE REQUIREMENTS WERE IN 1971.
22. SAME AS ITEM 21.
23. AFFECTS PROPERTY WITH REGARD TO BUILDING HEIGHT REQUIREMENT AND 6 FOOT MASONRY WALL CONSTRUCTION.
24. AS SHOWN HEREON, DOES NOT AFFECT SUBJECT PROPERTY.
25. AS SHOWN HEREON, DOES NOT AFFECT SUBJECT PROPERTY.
26. AS SHOWN HEREON, DOES NOT AFFECT SUBJECT PROPERTY.
27. AS SHOWN HEREON, DOES NOT AFFECT SUBJECT PROPERTY.
28. AS SHOWN HEREON, DOES NOT AFFECT SUBJECT PROPERTY.

LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 12 AND 44 OF THE 18th DISTRICT DEKALB COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE POINT FORMED BY THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF ROCKBRIDGE ROAD (AKA NORTH DECATUR ROAD) (100 FOOT RIGHT OF WAY) WITH THE SOUTHWESTERN RIGHT OF WAY LINE OF NORTH INDIAN CREEK DRIVE (AKA NORTH INDIAN CREEK DRIVE) (100 FOOT RIGHT OF WAY) AND RUNNING ALONG THE RIGHT OF WAY LINE OF NORTH INDIAN CREEK DRIVE (AKA NORTH INDIAN CREEK DRIVE) (100 FOOT RIGHT OF WAY) A CHORD BEARING AND DISTANCE OF NORTH 30 DEGREES 34 MINUTES 08 SECONDS EAST 49 DEGREES 28 MINUTES 20 SECONDS EAST A DISTANCE OF 209.44 FEET TO AN IRON PIN SET ON THE NORTHWESTERN RIGHT OF WAY LINE OF ROCKBRIDGE ROAD (AKA NORTH DECATUR ROAD) (100 FOOT RIGHT OF WAY) 14.06 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 48 DEGREES 21 MINUTES 20 SECONDS WEST A DISTANCE OF 49.2820 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 322.46 FEET, AN ARC DISTANCE OF 344.53 FEET TO AN IRON PIN SET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 13 MINUTES 40 SECONDS WEST, 338.31 FEET, SAID IRON PIN BEING THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATE

TO: REALTY INCOME CORPORATION, A MARYLAND CORPORATION,
PARTNERS TITLE COMPANY,
AND GLENBOROUGH FUND III, L.P., A GEORGIA LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR SURVEYS AND THE SURVEYING ACT OF 1992, AND INCLUDES ITEMS 1, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11 AND 13 OF TABLE A HEREOF, AND (2) PURSUANT TO THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY

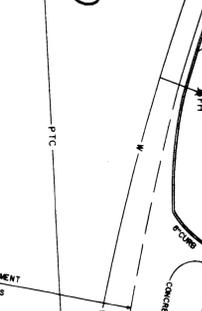
JUNE 10, 1997
REGISTERED PROFESSIONAL LAND SURVEYOR - GALS NO. 1606 - DATE

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DATE: JANUARY 3, 1994
SCALE: 1" = 20'
FILE NO. 93064

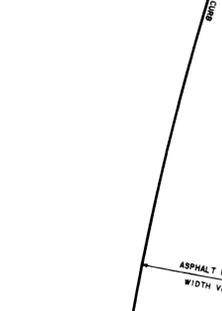
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PARTNERS TITLE COMPANY,
& GLENBOROUGH FUND III, L.P., A GEORGIA LIMITED PARTNERSHIP

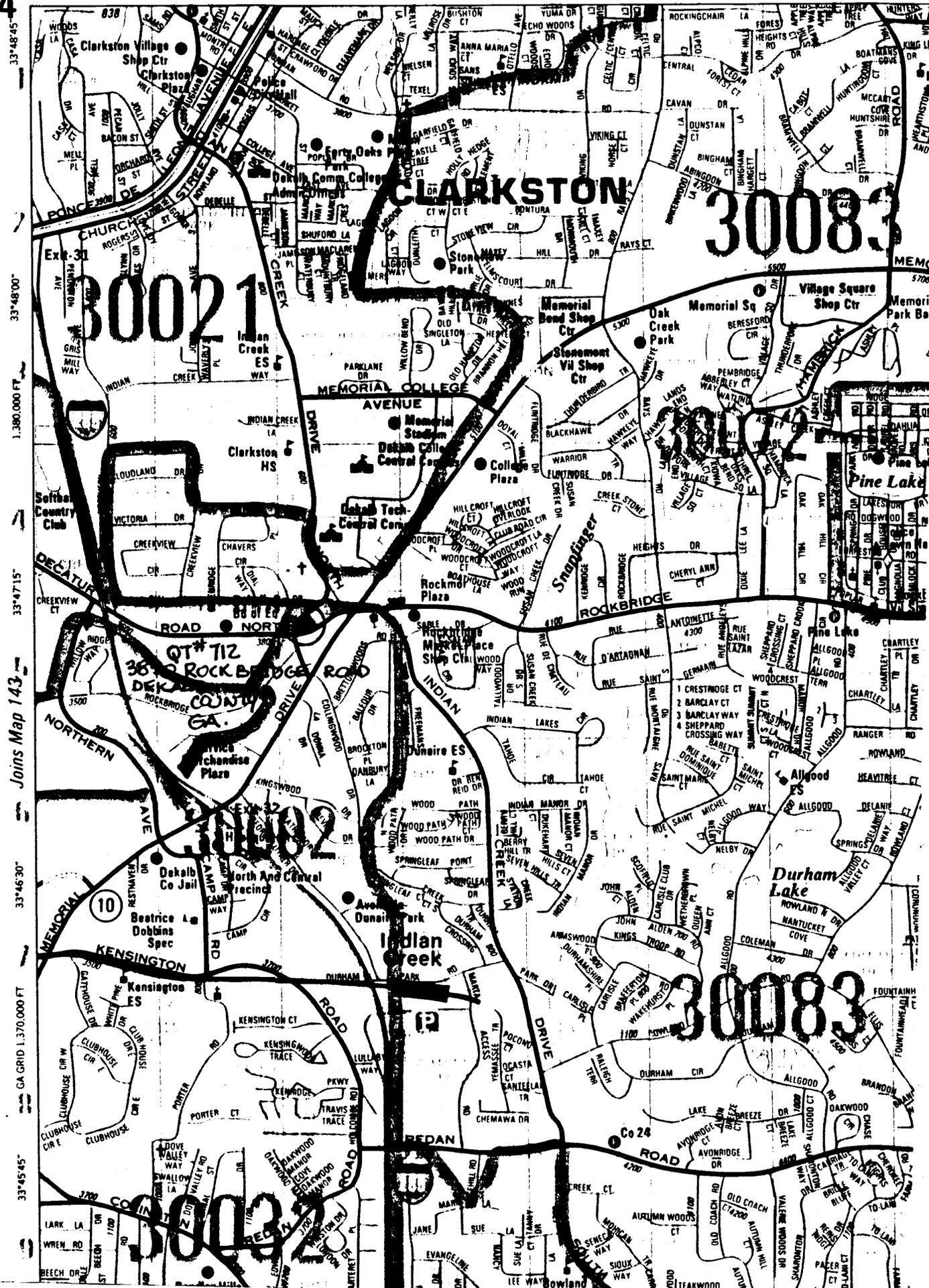
BEING 1.046 ACRES (45,590 SQ. FT.)

LAND LOT(S) 12 & 44
DISTRICT 18th
COUNTY DEKALB COUNTY, GA.
DATE: JANUARY 3, 1994
SCALE: 1" = 20'
FILE NO. 93064

PINION & MCGAUGHEY LAND SURVEYORS, INC.
P.O. BOX 1656, LAWRENCEVILLE, GA. (404) 962-7750

REVISIONS

NO.	DATE	DESCRIPTION
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Joins Map 143

GA GRID 1:370,000 FT

33°45'45"

33°46'30"

33°47'15"

33°48'00"

1:380,000 FT

33°48'45"

33°49'30"

33°50'15"

33°51'00"

33°51'45"

33°52'30"

33°53'15"

33°54'00"

33°54'45"

33°55'30"

33°56'15"

33°57'00"

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33°59'15"

34°00'00"

34°00'45"

34°01'30"

34°02'15"

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