

MATTHEWS REALTY ASSOCIATES, INC.
1110 SATELLITE BLVD. • BUILDING 200 • SUITE 204
SUWANEE, GEORGIA 30024
770-813-0711 • FAX 770-813-0713

MYRON BAYNES
President

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IMPROVEMENTS: 422 West Ponce de Leon-1,995 sq. ft. residence "shell structure" with one non-designated parking space.
424 West Ponce de Leon-3,375 sq. ft. retail-warehouse.
Grassed "front yard area" to include 5 non-designated parking spaces.

ZONING: City of Decatur-C-1 (commercial)

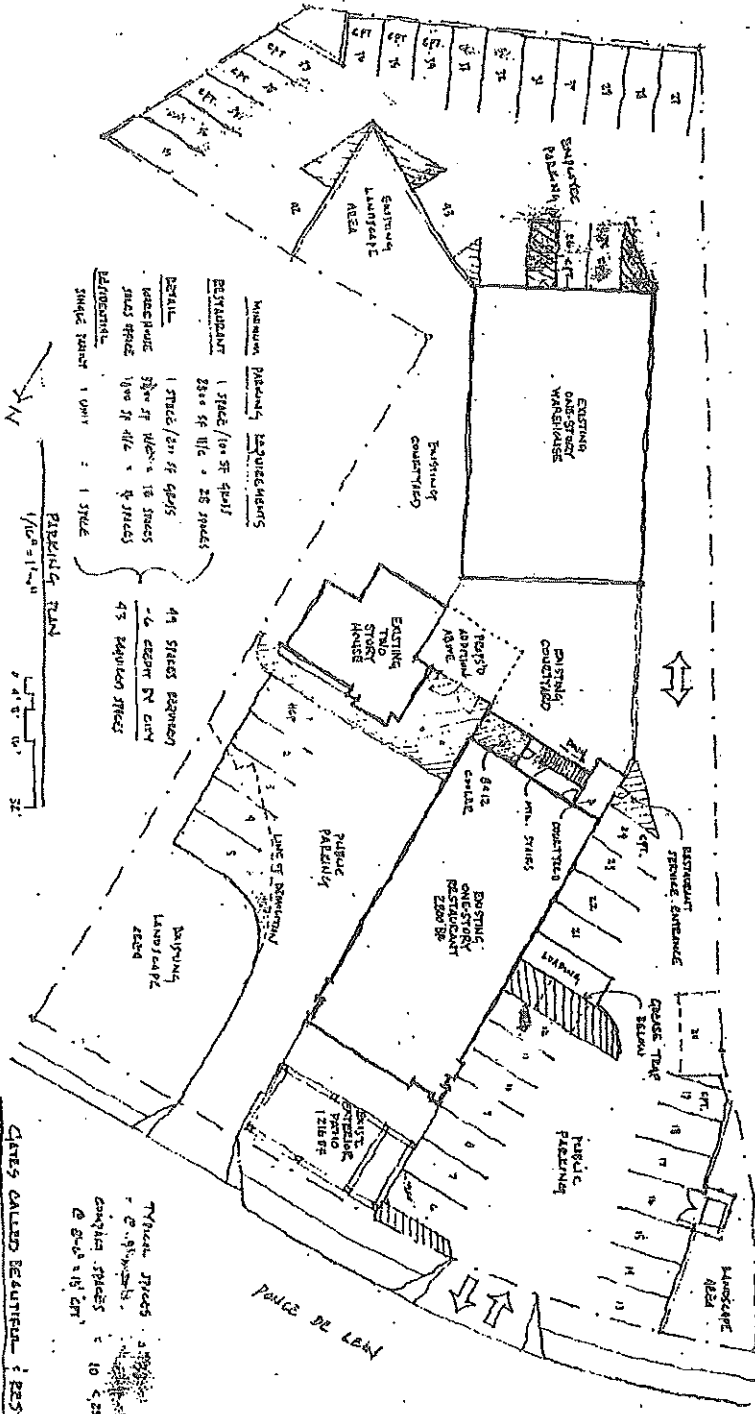
TOPO: Mostly level and slightly below road grade.

UTILITIES: All available on site.

COMMENTS: This is a first offering of this unique property located in the "heart" of the Downtown Decatur business district. The property is not for sale but rather available for lease only. The lease terms are somewhat negotiable, however the base rents are as follows: For the total property "as is" \$6,000.00 per month. For 422 West Ponce de Leon "as is" \$1,500.00 per month. For 424 West Ponce de Leon "as is" \$3,000.00 per month. For the grassed "front yard area" \$1,500.00 per month on a "month to month" basis only.

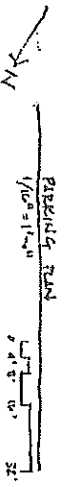
CONTACT: Myron Baynes-Exclusive Agent-770-813-0711 or 770-623-8240 home.

NOTE: The owner and agent recognize that this property presents both unique opportunities and challenges. It is located in one of the most sought after business locations in the Southeast. The information contained herein was obtained from reliable sources, however no liability is assumed for either errors or omissions.



NOTE: SPACES ARE INDICATED AS PER PLAN DRAWN FORWARDED BY
 CLIENT. THIS DRAWING IS NOT INTEND TO BE USED AS A CONSTRUCTION SET.
 PROVIDES WAS USED TO ASSIST IN THE DEVELOPMENT OF THE PLAN BY JCB/C.

MUSEUM PARKING REQUISITIONS
 RESTAURANT 1 SPACE / 100 SF / 25 SPACES
 2500 SF / 100 SF / 25 SPACES
 DETAIL 1 SPACE / 20 SF / 2 SPACES
 MUSEUM 1000 SF / 100 SF / 10 SPACES
 1000 SF / 100 SF / 10 SPACES
 GARAGE LANDSCAPE
 SINGLE SPACE 1 UNIT = 1 SPACE



SPACES CALLED RESTAURANT & RESTAURANT
 DUNGEN REQUISITION READINGS
 JUNE 6, 2018