

VICTORY COVINGTON CENTER



804 Town Blvd, Ste A2040

Atlanta, GA 30319

Each Office is Independently Owned and Operated

PRE LEASING-AVAILABLE FALL 2026

1164 RICHARD RD.

The calculations and data presented are deemed to be accurate, but not guaranteed.

They are intended for illustrative projection and analysis.

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Exclusively Listed by

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Property Description

1164 Richards Rd. features four newly renovated commercial units ideal for general retail, (no drive-thru), and vehicle leasing operations. Each unit offers modern finishes, open floor plans, and ample frontage visibility. The property includes generous parking capacity perfect for fleet storage and customer access, making it an exceptional fit for companies like Enterprise or Hertz seeking high-traffic locations.



Ideal for vehicle leasing & fleet storage.

High-visibility frontage with generous parking lot capacity, perfect for displaying rental fleet inventory and attracting drive-by customers.



Retail and Office

Newly renovated spaces with modern finishes, open layouts, and flexible configurations suited for retail showrooms or dine-in restaurants (no drive-thru).



Lease Information

01

Lease Rate

\$25/sf

02

Term

3+ Year

03

Zoning

C-1

04

Property Size

1000-4,098 SF

05

Parking

1/100

06

Renovated

2026

Why Here, Why Now?

1164 Richard Rd. is located in Decatur, Georgia — a thriving city just 6 miles east of downtown Atlanta. Decatur offers a walkable downtown, strong local economy, and a diverse mix of independent retailers, restaurants, and professional services that drive consistent foot traffic year-round.



Connected & accessible location.

Minutes from I-285 and I-20 with MARTA rail access nearby.
Easy reach for customers across metro Atlanta and DeKalb County.

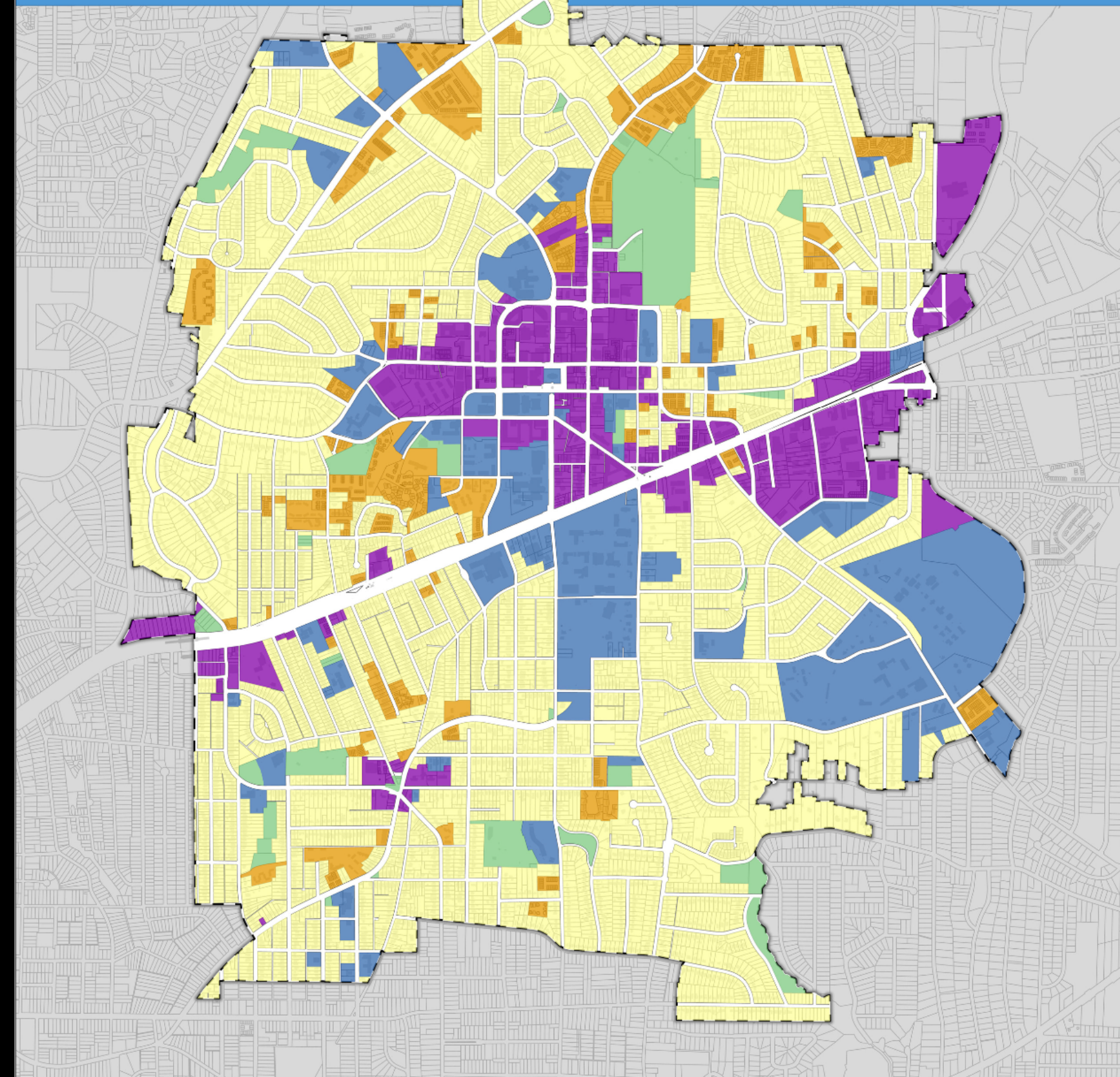


Growing market with strong demographics.

Decatur boasts a median household income above \$90K, a highly educated population, and steady commercial growth — ideal for retail and service-oriented tenants.

Comprehensive Land Use Plan City of Decatur, Georgia

October, 2024



Land Use Categories

RL - Low Density Residential	I - Institutional
RM - Medium Density Residential	C - Commercial and High-Density Residential



Scaling Starts Here.



Let's build community together.

Contact Eric Clark to schedule a tour:

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