

FOR LEASE

±3,750 SF Built-Out Medical Office Suite

2680 Lawrenceville Hwy, Suite 101, Decatur, GA 30033



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PROPERTY SUMMARY

This property is located in Decatur, GA, approximately 5 miles north of Emory University Hospital, Children’s Healthcare of Atlanta, Emory University, Atlanta VA Medical Center and 3 miles from Emory Decatur Hospital. It is also located less than 1 mile from I-285 with major retailers nearby including the new Lulah Hills Development (formerly North DeKalb Mall), The Home Depot, Publix and Goodwill.

HIGHLIGHTS

- Built-out medical space with five exam rooms with sinks on the 1st floor
- Monument signage available
- High visibility and excellent traffic counts of 21,690 VPD on Lawrenceville Hwy
- Easy access from I-285
- Onsite property management
- No use restrictions
- Plenty of surface parking
- Recently renovated in 2021
- Private and direct access entry from parking area



LEASE RATE: \$18/SF/YR

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OVERVIEW

No. of Suites Available:	1
Space Available:	±3,750 SF
Building Size:	±17,422 SF
Year Built:	1989
Year Renovated:	2021
Zoning:	O-I
Floors:	2
Tenancy:	Multiple
Signage:	Monument

CONTACT



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BULL REALTY, INC.
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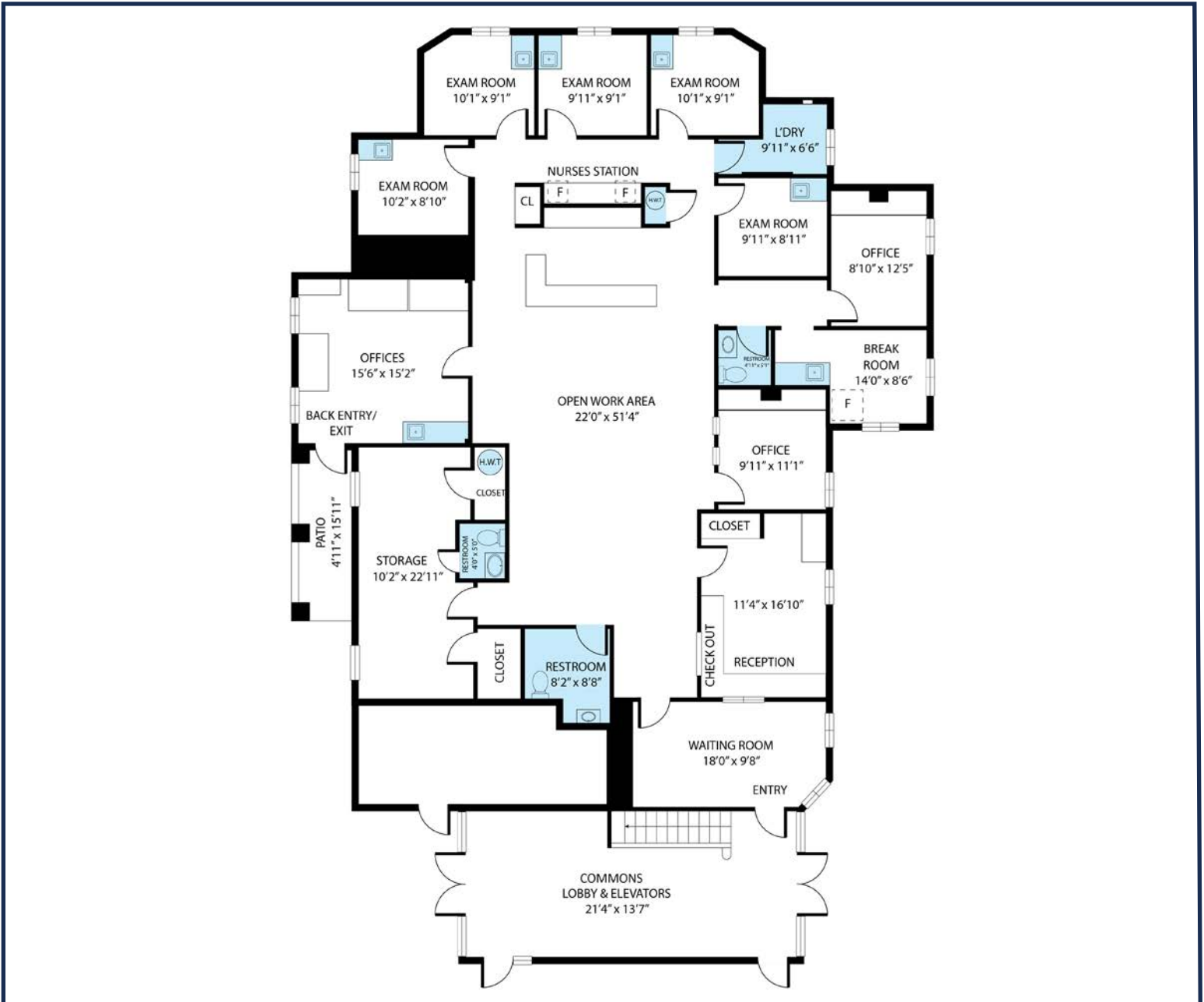
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SUITE INFORMATION

SUITE	AVAILABILITY	SUITE SIZE
SUITE 101	Immediate	±3,750 SF

[CLICK HERE FOR SUITE 101 VIRTUAL TOUR](#)



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SUITE 101



Open Area



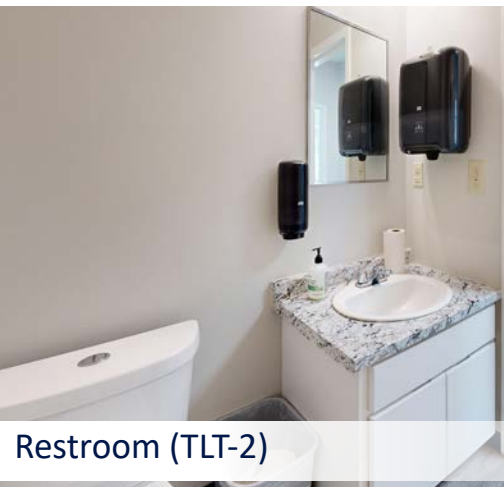
Exam Room



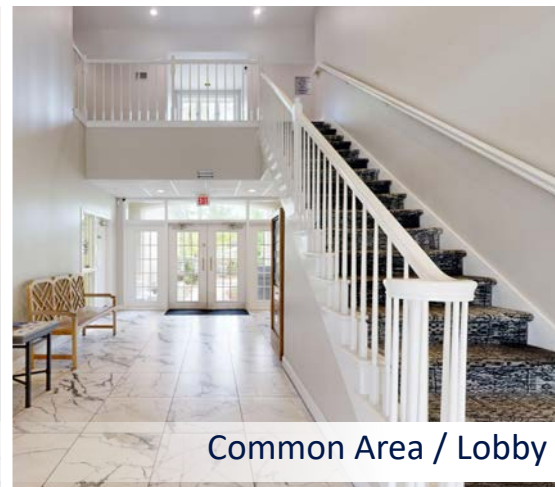
Reception



Office 3



Restroom (TLT-2)



Common Area / Lobby



Breakroom

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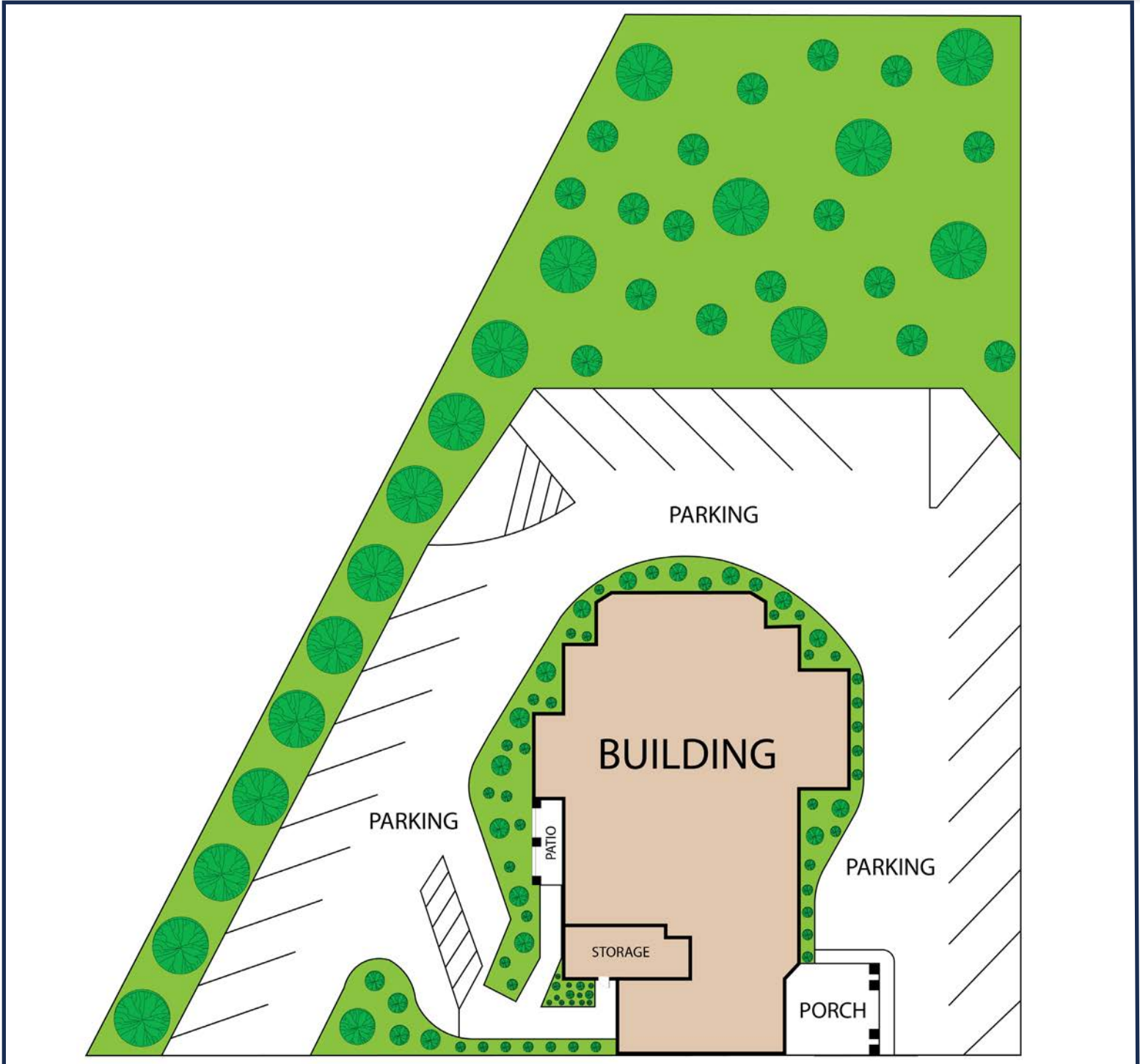
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SITE PLAN

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MEDICAL AND RETAIL IN THE AREA



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LULAH HILLS DEVELOPMENT SITE

Lulah Hills is a transformative mixed-use redevelopment in Decatur, reimagining the former North DeKalb Mall as a vibrant, walkable “live-work-play” destination. Spanning ±78 acres, the project will bring together retail, dining, residential living, and hospitality in a cohesive, community-focused environment.

At full buildout, Lulah Hills will include hundreds of thousands of square feet of shops and restaurants, a mix of multifamily residences and townhomes, a hotel, and thoughtfully designed public green spaces. With an emphasis on connectivity, the development will integrate pedestrian-friendly streets and link to regional trail systems, creating easy access to surrounding neighborhoods.

Blending modern design with a strong sense of place, Lulah Hills aims to become a central gathering hub and a new economic and social anchor for the DeKalb County community.

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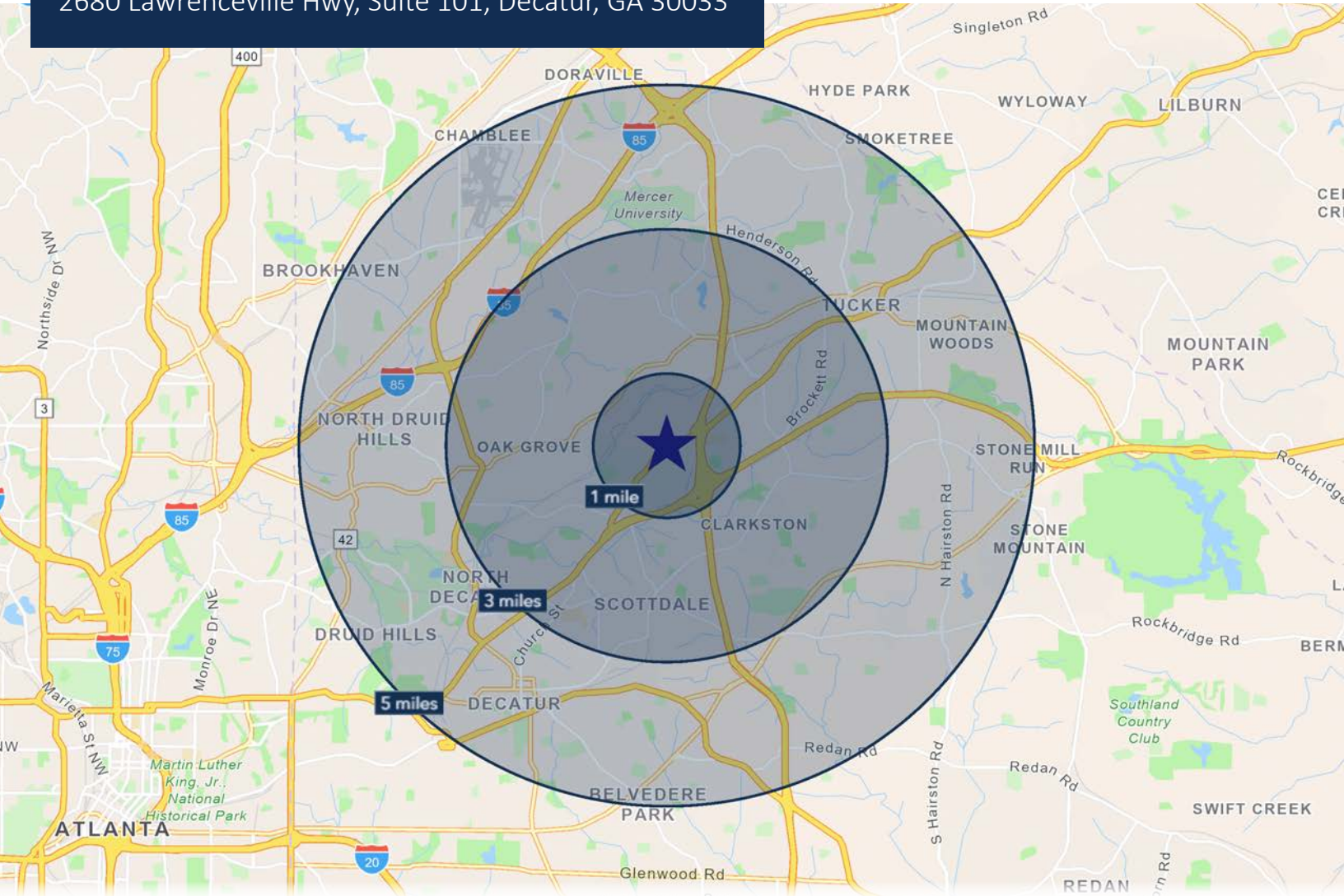
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	8,947	106,400	307,298
 Households	3,776	42,745	123,734
 Avg. Household Income	\$143,708	\$137,136	\$139,708

Source: ESRI 2026

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