

Retail / Office Condo in Downtown Chamblee | ±2,455 SF

Natural Light | Walkable | Abundant Parking | 3400 Malone Drive



Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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CONTACT INFORMATION

JAKE STRANGE

Commercial Real Estate Advisor
Jake@BullRealty.com
404-876-1640 x 194

ANDY LUNDSBERG

Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x 107

MICHAEL WESS, CCIM

Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x 150

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com





Property Overview

Offered for sale: **3400 Malone Drive, Suite C** — a $\pm 2,455$ SF street-level commercial condominium in one of metro Atlanta's most established mixed-use districts. Fully renovated with high-end finishes, the suite is currently configured for office use but can easily convert to retail, showroom, boutique, or service space, offering exceptional flexibility for owner-users or investors.

Positioned directly on Malone Drive, the suite benefits from strong street visibility, walkable foot traffic, and immediate access to Chamblee's vibrant mix of restaurants, breweries, boutique retail, and dense residential growth. Minutes from the MARTA Chamblee station and Rail Trail, the area continues to attract both daytime professionals and evening/weekend activity.

Rarely available in this supply-constrained submarket, Suite Retail C delivers turnkey quality, flexible functionality, and a prime location where the surrounding trade area drives consistent visibility and demand.

- $\pm 2,455$ SF street-level, streetfront commercial condominium
- Fully built out with high-end finishes (currently office configuration)
- Convertible to retail, showroom, or service use with minimal downtime
- Strong owner-user or investment opportunity
- Mixed-use condominium building
- Heart of downtown Chamblee — walkable, amenity-rich
- Excellent visibility and pedestrian traffic
- Steps from MARTA, the Rail Trail, and Chamblee's restaurant row
- Abundant parking available
- Located adjacent to the Chamblee Rail Trail

Property Specs

ADDRESS	3400 Malone Dr, Suite C, Atlanta GA 30341
COUNTY	Dekalb
YEAR BUILT / RENOVATED	2007 / 2016
CONDO SIZE (SF)	±2,455
NUMBER OF FLOORS	1
ZONING	TOD
PARKING	On-Street / Rear
PARCEL ID	18 299 13 072
HVAC	In place and ducted - 2016
ELECTRICITY	Individually metered
CROSS STREETS	Peachtree Industrial Blvd & Peachtree Rd
Ideal & Permitted Uses	Storefront Retail / Office

Financial

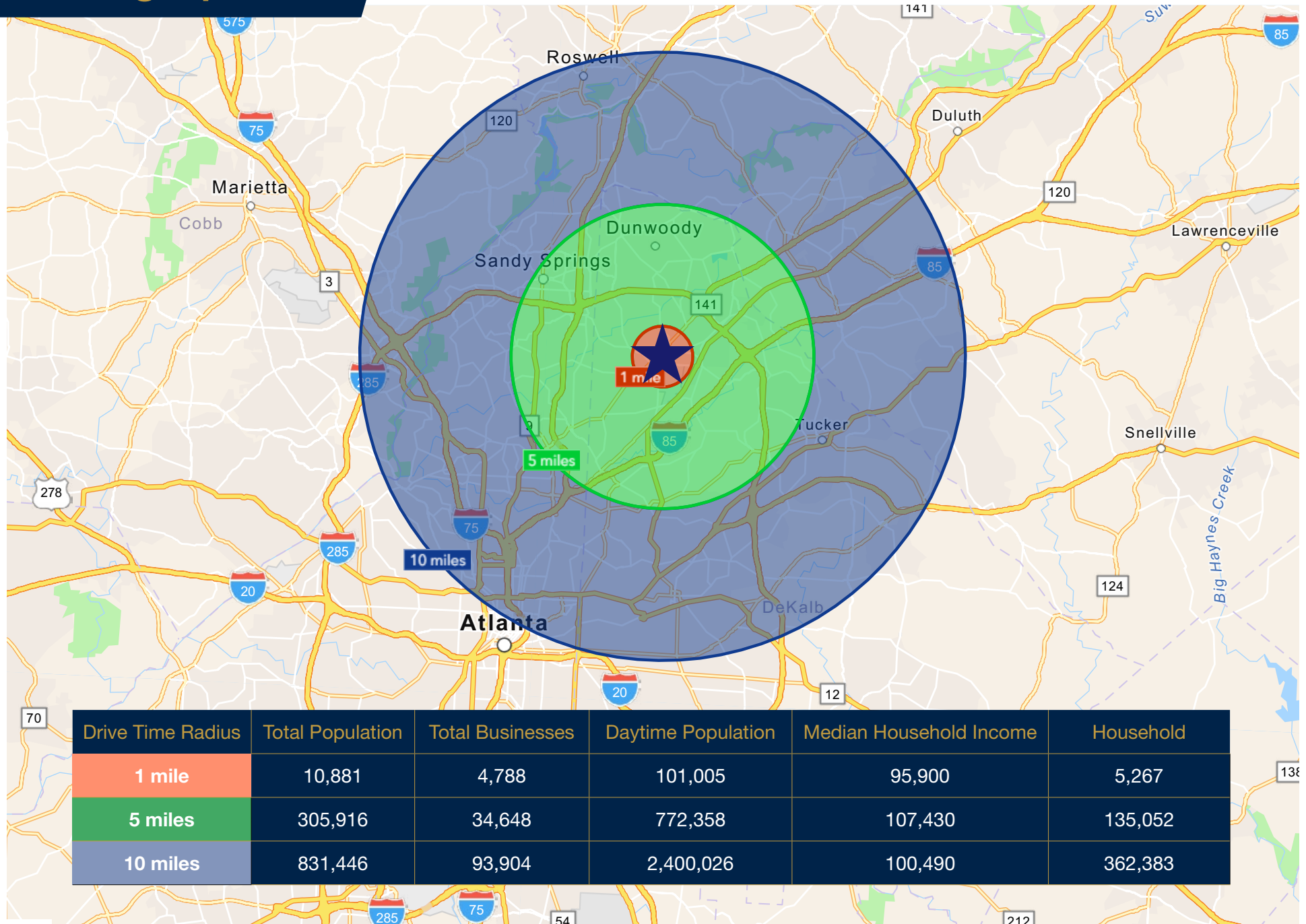
SALE PRICE	\$775,000
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Demographics

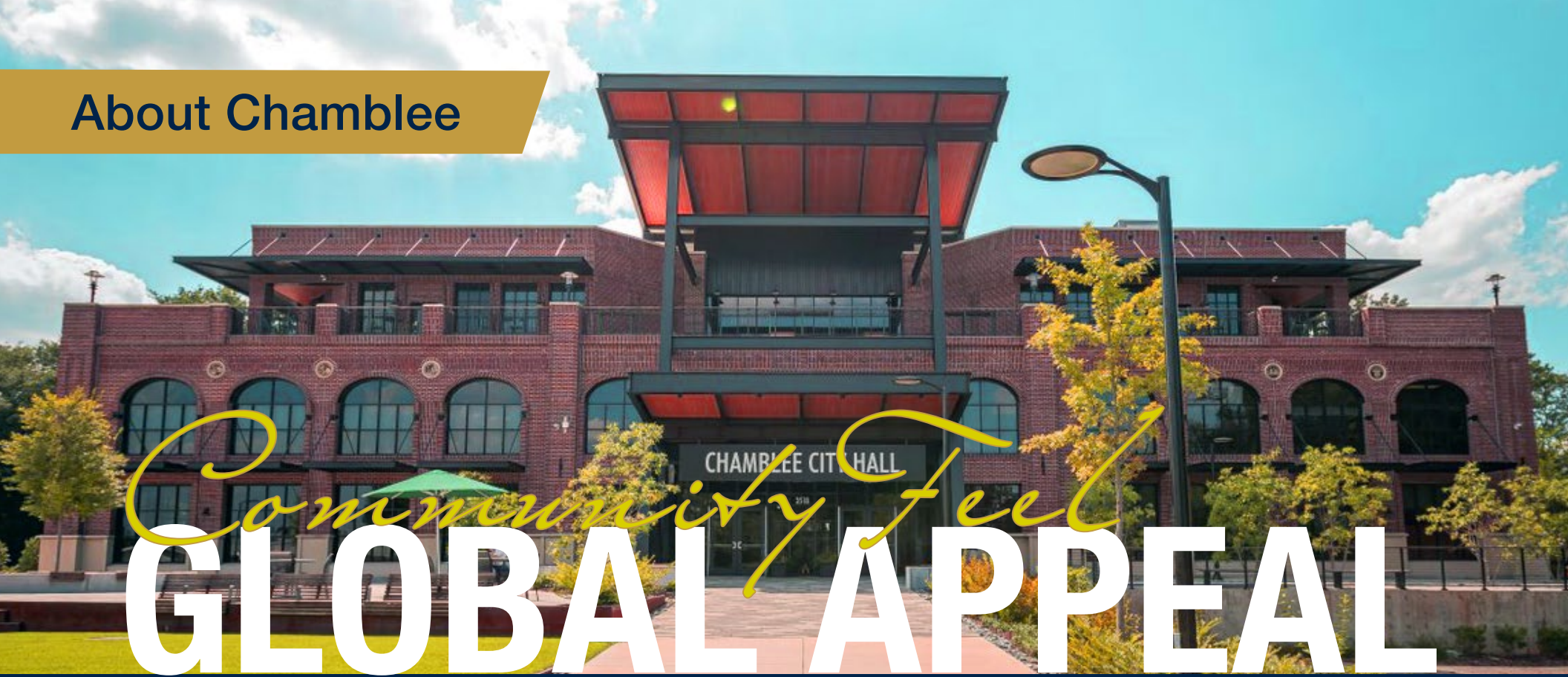


Nearby Establishments



The Chamblee Rail Trail is 1.96 miles long and currently runs from Keswick Park (softball field) to Peachtree Road (north/south). The trail also has two east/west segments, one which takes you down Peachtree Road at Whole Foods to Chamblee Dunwoody Road and the other from Walmart to Pierce Drive. The trail also features outdoor games (cornhole, bocce, fooseball and ping pong) and musical instruments (Imbarimba, Swirl, Yantzee, Tuned Drums and a Piano) located near it, under Clairmont Bridge.

About Chamblee



Community Feel GLOBAL APPEAL

Located just **14 miles** from downtown Atlanta, Chamblee is a vibrant urban city with a diverse community and international flair. The City of Chamblee began as a small rail town and was incorporated in 1908. Through multiple annexations, the city has grown to more than 7 square miles and has been named the Fastest Growing City in DeKalb County with over 30,000 residents.

The City of Chamblee operates under a mayor and council-city manager form of government. The services provided by the city under general governmental functions include police protection, planning and development, sidewalk and curb maintenance, parks operation, and sanitation. Chamblee is located in Northern DeKalb County and is bordered by Dunwoody to the north, Doraville to the east, and Brookhaven to the west.

Chamblee is uniquely situated between two major interstate highways, **I-285 to the north and I-85 to the southeast**, and GA-141 that provide easy roadway access to and from the metro Atlanta area. For commuters, the roadway access is complimented by a **MARTA** (Metropolitan Atlanta Rapid Transit Authority) rail station and several MARTA bus stops throughout the city. The city is also home to DeKalb Peachtree Airport (PDK), which is the second busiest airport in the state.

The downtown district has experienced significant commercial development including lofts and townhomes since 2000, while maintaining its vintage buildings and architecture. Centered around a historic downtown, Chamblee is home to the multi-cultural Buford Highway Corridor, Chinatown Mall, the Centers for Disease Control, and a thriving business community with an exceptional sense of entrepreneurship and optimism.

Discover Chamblee

IN THE AREA

Located north of Atlanta, Chamblee, Georgia has transformed into a progressive and vibrant international city. Home to nine beautiful parks; a destination for antique store lovers; a cultural mecca for International restaurants along Buford Highway; the second busiest airport in the state, DeKalb-Peachtree Airport; home to a heavy rail MARTA station; the Centers for Disease Control; and a thriving business community with a unique sense of entrepreneurship and optimism — Chamblee is truly a city with a rich history that has become one of the most thriving urban cities with a diverse community and international flair.



FESTIVALS & EVENTS

Chamblee is known for some of the best-in-class festivals and events. The popular, Taste of Chamblee Festival, is the city's largest event with cuisine from many of the incredible international restaurants along Atlanta's International Corridor, Buford Highway. Come see for yourself this thriving urban city with international flair, beautiful parks, and best-in-class family-friendly festivals and events.



Discover these annual Chamblee events:

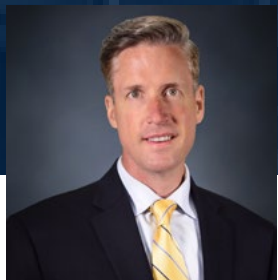
Chamblee Fun Mud Run – April
Summer Concert Series – May through August
Fourth of July Celebration – July
Taste of Chamblee – October
Holiday Hoopla – December

ATLANTA CHINATOWN

Atlanta's Chinatown Mall is located in the heart of Downtown Chamblee and is the cultural center for the growing population of Chinese Americans in and around DeKalb County, Ga. Plaza Fiesta is a ±350,000 square-foot retail center that draws 4.4 million visitors a year from throughout the Southeast. With more than 280 retail and specialty stores, a dozen restaurants, healthcare services, a fitness center and the largest indoor playground in Georgia, Plaza Fiesta is a hub of activity seven days a week.

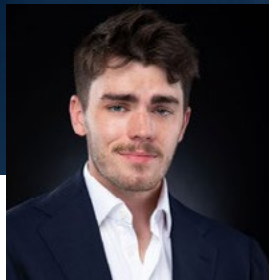


Team Profiles



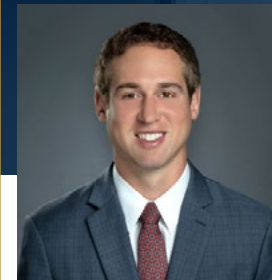
Andy Lundsberg

Partner, Bull Realty
404-876-1640 x 107
Andy@BullRealty.com



Jake Strange

Commercial Real Estate Advisor
404-876-1640 x 194
Jake@BullRealty.com



Michael Wess, CCIM

Partner, Bull Realty
404-876-1640 x 150
MWess@BullRealty.com

ABOUT BULL REALTY



28
YEARS IN
BUSINESS

LICENSED
IN



8
SOUTHEAST
STATES



ATL
HEADQUARTER

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com>



OUR MISSION

To provide a company of
advisors known for integrity
and the best disposition
marketing in the nation.

