

CONDO FOR SALE \$385,000

Greenwood
CRE
Powered By Excellence

3066 Mercer University Dr Chamblee, GA 30341



PROPERTY DETAILS

- **Property Type:** Office
- **Zoning:** OI Class C
- **Floorplate:** 3,113 sf +/- on .5 acres
- **Each Condo:** Listed for \$385,000

HIGHLIGHTS

- **Interior Elevator**
- **Move-in ready**
- **Ample surface parking**
- **Entire Building is Available**

Located in the heart of Chamblee's growing commercial corridor. This is great for professional services, creative companies, satellite offices or expansion operations.



CONTACT INFO

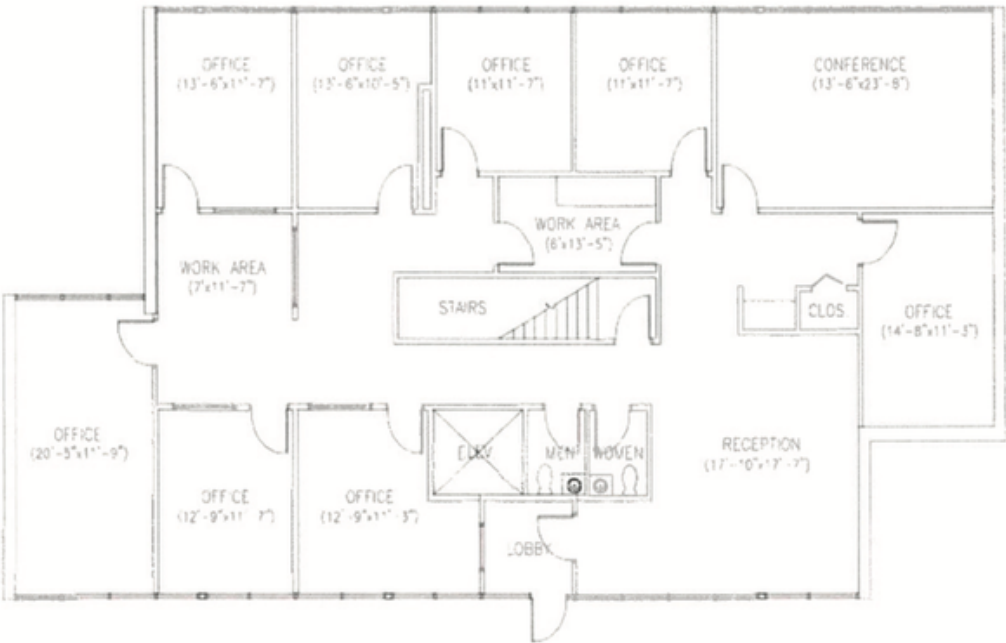
Kenisha Robnett, CCIM

Corporate Real Estate Advisor

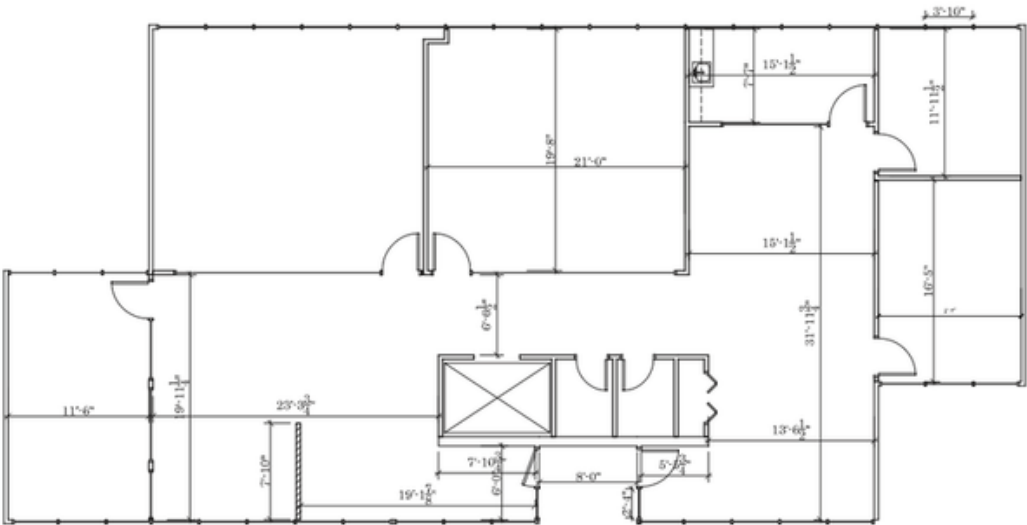
- ☎ office (404) 981-3837
- ☎ cell (602) 881-8283
- ✉ kenisha.robnett@greenwoodcre.com
- 🌐 www.greenwoodcre.com

The material in this marketing flyer has been prepared by Greenwood CRE for informational purposes only. Information has been obtained from sources deemed reliable but may not have been independently verified. All recipients are encouraged to conduct their own due diligence. Greenwood CRE makes no representations or warranties, express or implied, regarding the accuracy or completeness of this information.

SECOND FLOOR



THIRD FLOOR



3066 MERCER UNIVERSITY DR

Greenwood
CRE
Powered By Excellence



SUITE 300 & 200

Greenwood
CRE

*Tenant recently vacated, most furniture has been removed

Powered By Excellence



SUITE 200 & 100

*Tenant recently vacated, most furniture has been removed



COMMUNITY SUMMARY

3066 Mercer University Dr, Atlanta, Georgia, 30341 2
Ring of 1 mile

9,840	-0.29%	2.42	85.2	35.1	\$88,924	\$442,830	\$143,477	19.3%	67.7%	13.0%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.5%
Services



13.7%
Blue Collar

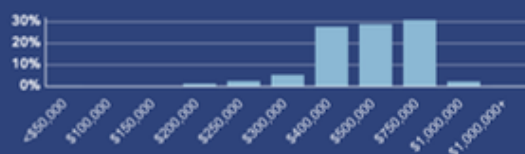


68.8%
White Collar

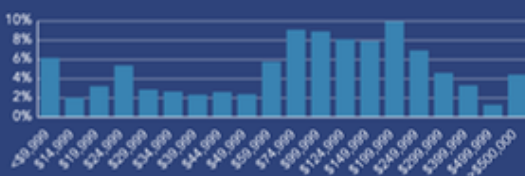
Mortgage as Percent of Salary



Home Value



Household Income

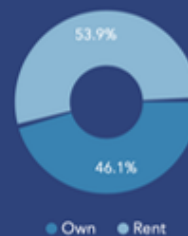


Age Profile: 5 Year Increments



Dots show comparison to DeKalb County

Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes



SURROUNDING AREA



This prime office asset is located in the heart of Chamblee's growing commercial corridor. Each condo or floor measures 3,113 RSF +/-, for a building total of 9,339 RSF+/- . There is an on-site elevator connecting all three floors, allowing a single owner-user or investor to operate or lease the entire building.

The property features efficient, functional floor plans with a balanced mix of private offices, open workstations, conference rooms, and break areas. The layout is move-in ready and competitively configured to support professional services. The first floor has a private driveway, ADA access and a park setting entrance. The third floor has vaulted ceilings with plenty of natural light.

Strategically positioned, less than one mile from I-85, with access to MARTA's Gold line. Its proximity to Mercer University's Atlanta Campus, Chamblee, Doraville, and DeKalb-Peachtree Airport places the property near major employment centers, transportation hubs, and a growing talent base.

Nearby are amenities such as Chamblee's Restaurant Row which offers compelling dining within minutes of the property. Just beyond, is Buford Highway, Atlanta's most culturally diverse area for dining. Peachtree Station shopping center and Chamblee Plaza provide an array of retail, fitness, and convenience options, well suited for today's office worker.

Kenisha Robnett, CCIM, MRED
Corporate Real Estate Advisor



office (404) 981-3837



www.greenwoodcre.com



kenisha.robnett@greenwoodcre.com