

For Sale



Peachtree Blvd
41,000+ VPD

6.45 AC Development Site

5604-5644 Peachtree Boulevard • Chamblee, GA 30341



Rare large-scale assemblage on Peachtree Boulevard

Continuous corridor frontage on one of Atlanta's most active redevelopment districts

SVN | Second Story presents a 6.45-acre, 6-parcel commercial assemblage along Peachtree Boulevard in Chamblee. Held under common ownership for over three decades and released to market for the first time, the offering is the largest available development site on the corridor with continuous direct frontage and closes in a single transaction across all six parcels.

Corridor Commercial zoning permits hospitals, clinics, medical offices, nursing care institutions, general office, hotels, retail, and shopping centers by right. Multifamily, mixed-use, and institutional assembly are permitted subject to Supplemental Use Standards under UDO Section 240-13, with no rezoning or special use permit required.

Peachtree Boulevard carries over 41,000 vehicles per day and provides direct access to I-285, GA-141, MARTA Chamblee and Doraville heavy rail stations, and PDK Airport. The separately listed 0.8-acre parcel at 5588 Peachtree Boulevard adds extended continuous frontage, allowing a combined acquisition of 7.25 acres with 1,139 feet of uninterrupted corridor visibility.



**5604-5644 Peachtree Blvd
Chamblee, GA 30341**



The Offering

Sale Price \$16,000,000

Property Summary

Market Area Chamblee/Doraville | DeKalb County
Land Size ±6.45 AC | ±280,962 SF
Parcel Count 6 Parcels
Frontage 908 Feet Continuous (Peachtree Blvd)
Zoning CC (Corridor Commercial)
City of Chamblee

Additional Offering [\(Separately Listed\)](#)

Adjacent Parcel 5588 Peachtree Blvd (±0.8 AC)

Site Characteristics

- Existing tenancy provides optionality for income during pre-development and entitlement phases
- Sealed boundary and topographic survey of record available in due diligence
- Multiple existing curb cuts along Peachtree Boulevard
- Site shape provides primary depth at the north end, narrowing south
- Continuous Peachtree Boulevard frontage (908 feet) across all 6 parcels
- Zoned Corridor Commercial, City of Chamblee, DeKalb County
- Immediately adjacent to 5588 Peachtree Boulevard (My Favorite Place, 0.8 AC) — separately listed and available for combined 7.25-AC acquisition with extended corridor frontage
- Neighboring Chamblee Plaza, a 41,000+ SF Publix-anchored community center with national credit tenancy (TJ Maxx, HomeGoods, Crunch Fitness, Ace Hardware, Five Below, Chick-fil-A, IHOP)



Investment Highlights

Rare Corridor Assemblage Opportunity

- ±6.45-AC assemblage under common ownership for over 3 decades
- One of the last large-scale redevelopment sites with direct frontage on Peachtree Blvd, Chamblee's primary commercial corridor

Additional Assemblage Potential

- Opportunity to acquire adjacent ±0.8-AC parcel, creating a combined ±7.25-AC corridor assemblage
- Zoned VC allowing increased density with up to 4.0 FAR & 75-foot height limit

Flexible Development Potential

- CC zoning permits hospitals, clinics, medical office, nursing care, hotels, retail, office, and shopping centers by right
- Multifamily and mixed-use permitted subject to objective design standards without rezoning or special use approval

Strategic Regional Access

- Located between the Chamblee and Doraville MARTA stations with convenient access to I-285 and Buford Highway
- Immediate proximity to Assembly Atlanta, NBCUniversal's 135-acre film and entertainment campus

Established Retail Corridor

- Adjacent to Chamblee Plaza, a 41,000+ SF Publix-anchored shopping center featuring TJ Maxx, HomeGoods, Crunch Fitness, Five Below Ace Hardware, Chick-fil-A, and IHOP
- Surrounded by national retailers, daily-needs shopping, dining, and expanding employment centers

Active High-Growth Submarket

- Recent and planned developments nearby include Chamblee Park, Marlowe Chamblee, Bexley Chamblee, and Chamblee City Heights
- Continued multifamily and mixed-use investment supports long-term corridor growth

**Affluent
& Dense**
DEMOGRAPHICS



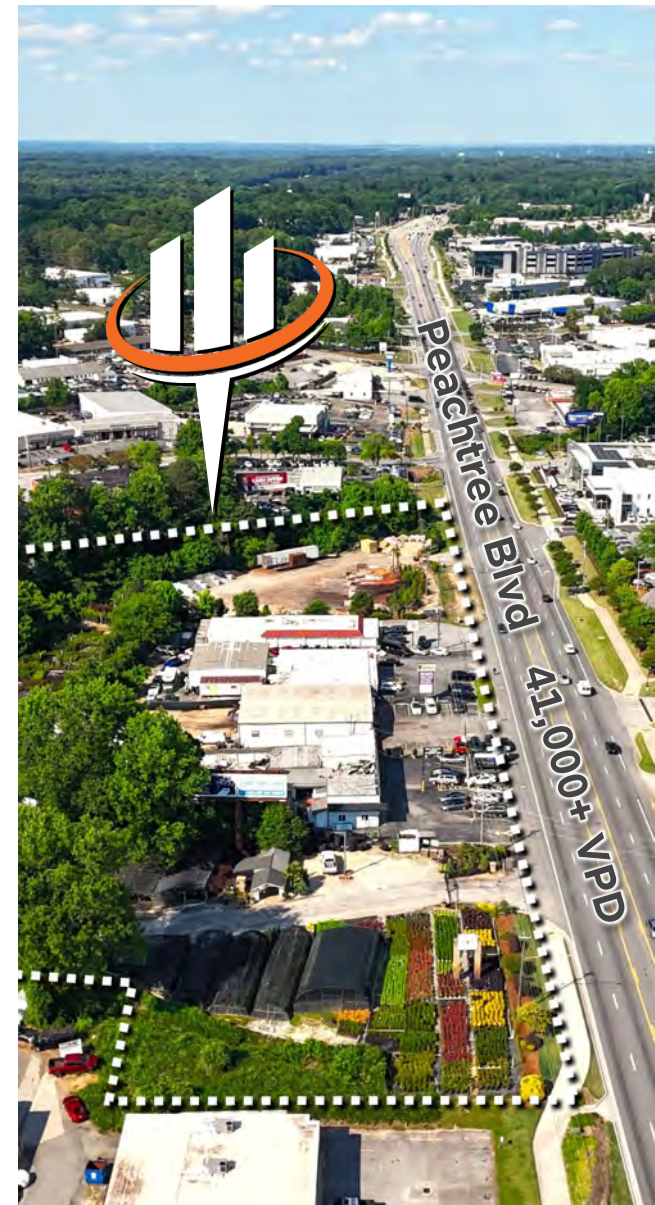
302,800
POPULATION
5-MILE RADIUS



\$132,000
AHHI
5-MILE RADIUS

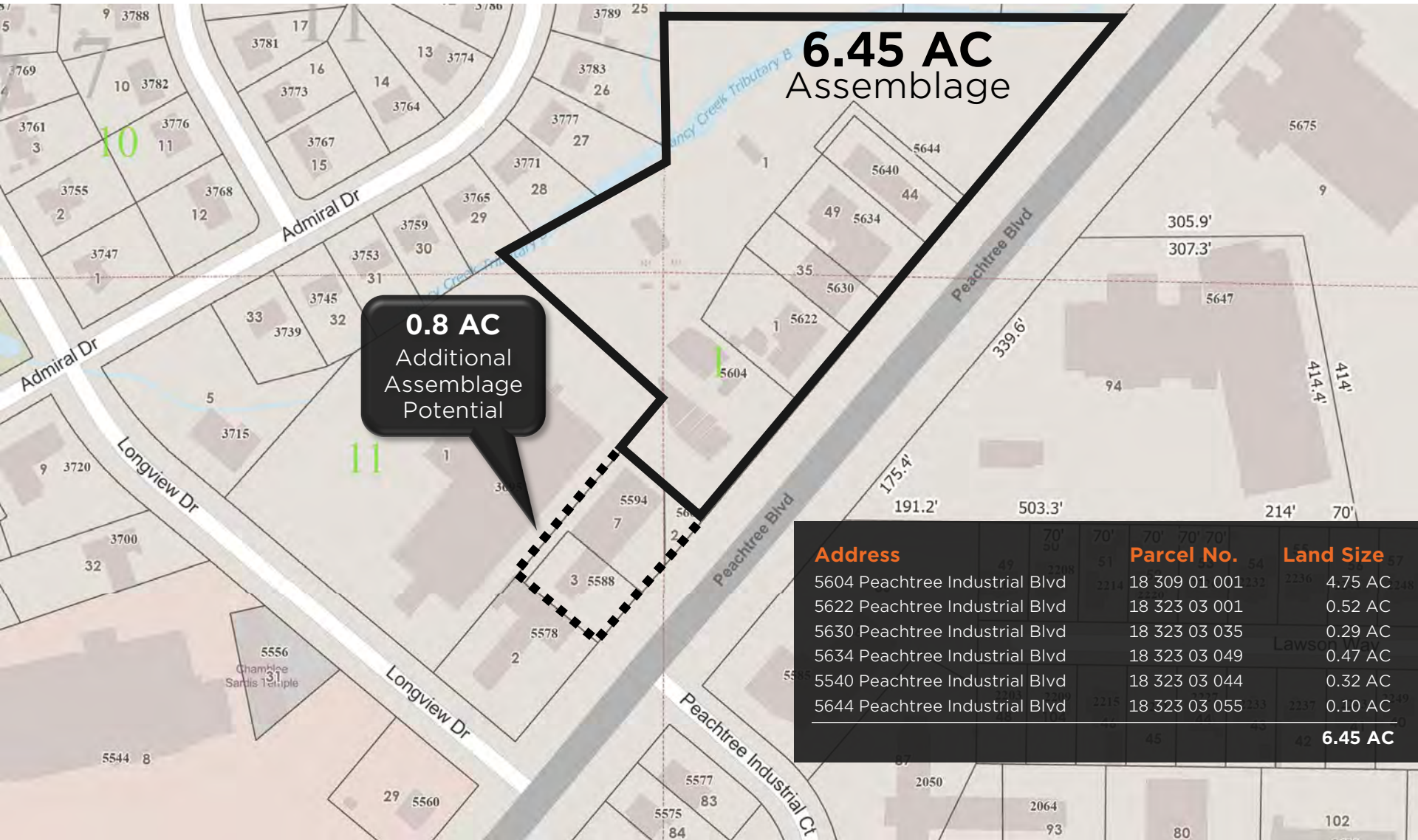


41,000+
VPD ON
PEACHTREE BLVD





SITE COMPOSITION | 6 Parcels | 6.45 Contiguous Acres | 908 Feet Continuous Corridor Frontage



DEVELOPMENT RIGHTS

By-right uses, supplemental-standard uses, and dimensional envelope

The site is zoned CC (Corridor Commercial) under the City of Chamblee Unified Development Ordinance. The CC district permits a comprehensive range of institutional and commercial uses, with major institutional categories available by right and residential, mixed-use, and assembly programs available subject to objective design standards. No rezoning, special use permit, or council vote is required for any standard institutional program.

DIMENSIONAL STANDARDS | Chamblee UDO Section 230-1

Standard	Corridor Commercial (6.45-AC Assemblage)	Village Commercial (Adjacent 0.8-AC Site)
Total FAR (Max.)	2.5	4
Max. Building Height	60 Feet	75 Feet
Max. Impervious Surface	80% of Lot Area	80% of Lot Area
Min. Open Space	10% of Lot Area	10% of Lot Area
Min. Lot Size	None	None
Front Yard Setback	None	None
Rear Yard Setback	None	None



USES PERMITTED BY RIGHT | Chamblee UDO Section 240-1

The following uses are permitted by right in the CC district, with no special use permit, rezoning, or council vote required:

- Hospitals, clinics, mental health treatment facilities
- Nursing care institutions, intermediate care institutions, handicapped/infirm institutions
- Clinics: medical, dental, chiropractic, osteopathic; medical and dental laboratories
- General office, banks, financial institutions
- Hotels, motels, tourist accommodations
- Retail, shopping centers, food stores, groceries (any size)
- Restaurants (no drive-through); event centers
- Health clubs, fitness, theaters (indoor), bowling alleys, performing arts centers
- Film production and recording studios
- Colleges, universities, trade and vocational schools, libraries, museums, art galleries
- Assembly halls, conference facilities, clubs, lodges
- Public buildings, emergency services

USES PERMITTED SUBJECT TO SUPPLEMENTAL USE STANDARDS | Section 240-13

The following uses are permitted in CC subject to objective design conditions in UDO Section 240-13. No discretionary council approval is required when the project meets the design standards:

- Multifamily development, including accessory uses
- Mixed-use development
- Live-work units; convertible space
- Extended-stay hotels
- Places of worship and places of assembly
- Public and private schools offering general education courses
- Personal care homes, group residential, childcare and adult daycare centers
- Restaurants with outdoor dining; drive-through facilities (not on storefront streets)
- Craft brewery, craft distillery; brewpubs
- Self-storage; multi-level parking structures

HEALTHCARE CAMPUS | Development Option

Medical office, clinic, ambulatory care, optional mixed-use blend

This development site is among the largest by-right healthcare-eligible sites currently available on the Peachtree Boulevard corridor. Continuous frontage and 6.45 contiguous acres support a multi-building healthcare campus serving North DeKalb County's affluent trade area, with optionality to blend residential delivery and ground-floor activation within the same master plan. Hospitals, clinics, medical offices, and nursing care institutions are permitted by right under CC zoning. Multifamily and mixed-use components are permitted subject to standard supplemental design standards. Buyers enter at a known entitlement position across the full development spectrum.

DEVELOPMENT OPTIONS

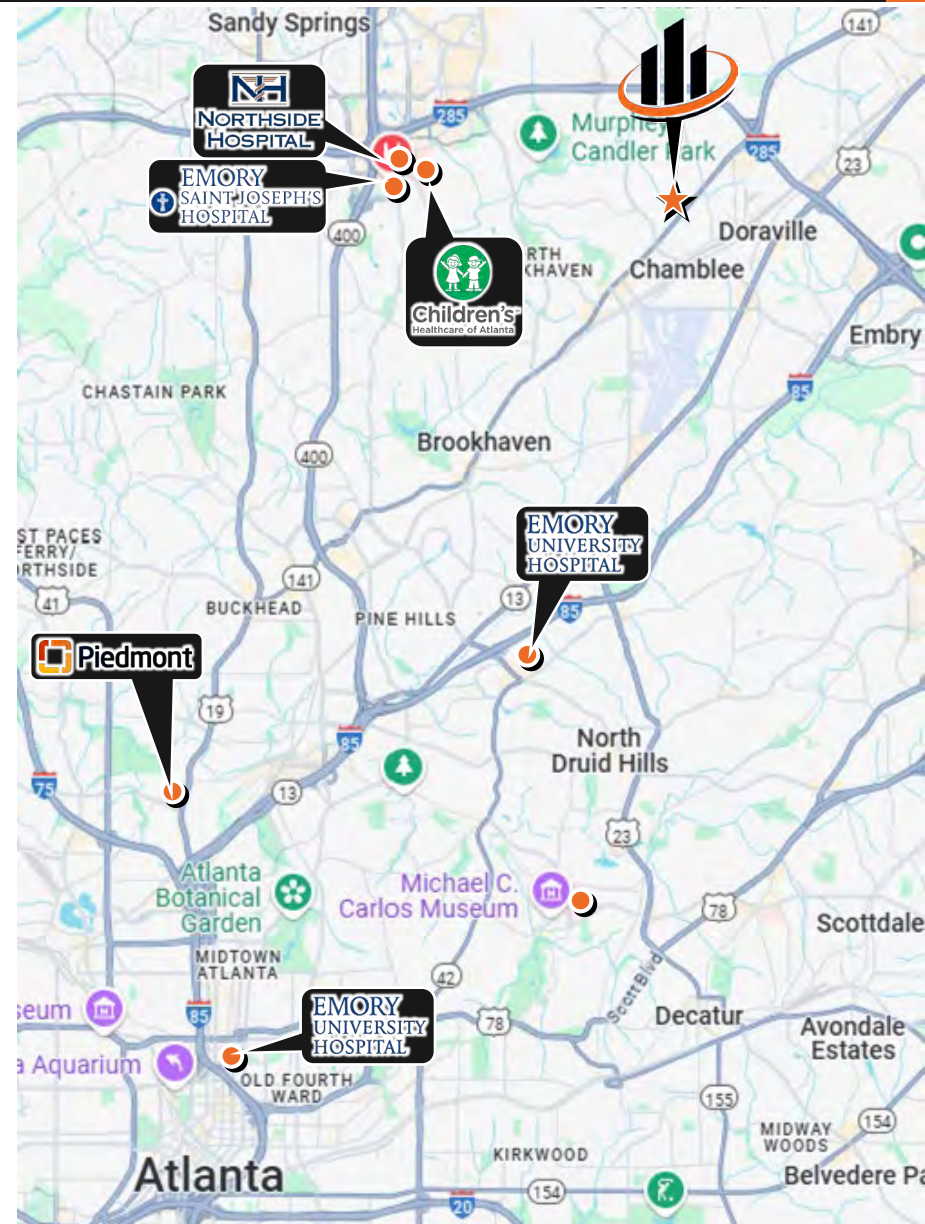
- Class A medical office with structured parking
- Multi-specialty clinic, ambulatory surgery, infusion, imaging
- Hospital satellite outpatient campus
- Continuing care or nursing care institution
- Clinical training, graduate medical education, professional school facilities
- Healthcare-anchored mixed-use combining MOB with residential and ground-floor wellness retail
- Phased delivery with future expansion capacity

KEY SITE ADVANTAGES

- 6.45 contiguous acres at institutional campus scale
- Over 41,000 VPD frontage on Peachtree Boulevard (per GDOT)
- Direct I-285, GA-141, MARTA, and PDK Airport access
- Established healthcare brand presence on the immediate corridor; major regional health systems operating in the patient catchment
- Replacement land at this scale is not available on the corridor
- 297,000+ residents, \$123,000+ average HH income (5-mile radius)

BUYER PROFILE

Hospital systems pursuing regional outpatient expansion; healthcare-focused real estate investment trusts; institutional medical office developers; mixed-use developers with healthcare experience or joint venture capacity; specialty healthcare capital; institutional senior living and continuing care operators.



MIXED-USE MULTIFAMILY | Development Option

Institutional residential with ground-floor activation

Six-plus acres of contiguous corridor frontage with no fragmentation is rare on the Peachtree Boulevard corridor. The site exceeds Marlowe Chamblee’s acreage and offers direct institutional underwriting parity with Chamblee’s most recently traded multifamily land. Greystar acquired adjacent corridor land for Marlowe Chamblee (300 units) in January 2025. Bexley Chamblee (318 units, 2023) and Chamblee City Heights (243 units, 2024) delivered institutional residential under the same Chamblee UDO framework.

DEVELOPMENT OPTIONS

- Institutional-scale mid-rise or podium multifamily product
- Ground-floor retail and amenity activation along Peachtree Boulevard
- Lifestyle destination tenants and talent housing for adjacent film production
- Surface or structured parking; phased delivery available

KEY SITE ADVANTAGES

- Over 41,000 VPD on Peachtree Boulevard (per GDOT)
- Direct comp set: Marlowe Chamblee, Bexley Chamblee, Chamblee City Heights
- Affluent renter demographics: 1-mile \$111,000 average HH income, 3-mile \$125,000
- Acreage comparable to Marlowe Chamblee (300 units on 6.35 AC) and exceeding it
- Continuous corridor frontage with no fragmentation

BUYER PROFILE

Institutional multifamily developers; residential real estate investment trusts; mixed-use specialists; long-hold institutional



INSTITUTIONAL CAMPUS | Development Option

Religious, educational, and civic uses

Supports institutional campus development for religious organizations, educational institutions, and civic operators seeking 6+ acres of contiguous Atlanta corridor land. Faith-based and educational institutional capital is actively deploying for campus-scale development in metropolitan Atlanta. CC zoning supports the full range of institutional assembly, educational, and worship uses.

DEVELOPMENT OPTIONS

- Megachurch or multi-campus religious organization development
- Worship facility paired with school, community center, or fellowship hall
- Private K-12 or graduate educational campus
- Faith-based educational institution
- Civic assembly venue, conference and event facility
- Multi-purpose campus combining assembly, education, and community programming

ZONING RIGHTS

Colleges, universities, trade and vocational schools, libraries, museums, art galleries, assembly halls, conference facilities, clubs, and lodges are permitted by right under CC zoning. Places of worship, public and private schools (K-12), and similar institutional uses are permitted subject to Supplemental Use Standards. No special use permit, rezoning, or council vote required.

KEY SITE ADVANTAGES

- 6.45 contiguous acres at campus scale
- Over 41,000 VPD corridor visibility on Peachtree Boulevard (per GDOT)
- Direct I-285, GA-141, and Buford Highway access for regional draw
- Parking flexibility with no front yard setback constraint
- Affluent surrounding catchment supports private and faith-based programming
- Recent metropolitan Atlanta precedent confirms active institutional capital deployment

BUYER PROFILE

Established religious organizations in metropolitan Atlanta expansion mode; dioceses and faith-based real estate committees; private K-12 schools, graduate medical programs, and professional school facilities in expansion; civic and event venue operators.



COMBINED 7.25-AC ACQUISITION | 6.45-AC Assemblage + 0.8-AC Adjacent Site

Available Separately

The separately listed 0.8-AC parcel at 5588 Peachtree Boulevard extends the offering to 7.25 contiguous acres with 1,139 feet of continuous Peachtree Boulevard frontage. The adjacent parcel carries VC (Village Commercial) zoning, allowing a higher 4.0 FAR and 75-foot maximum height versus CC's 2.5 FAR and 60-foot height.

5588 Peachtree Blvd may be acquired independently. Buyers seeking only the 6.45-AC assemblage are not encumbered by the adjacent listing. Buyers acquiring 5588 Peachtree Blvd alone are not obligated to acquire the assemblage.

ADJACENT SITE [\(View Offering Memorandum\)](#)

Address	5588 Peachtree Blvd, Chamblee GA 30341
Land Size	±0.8 AC ±34,848 SF
Existing Building	±8,888 SF (My Favorite Place)
Parcel Count	3 Parcels
Frontage	231 Feet Continuous (Peachtree Blvd)
Zoning	VC (Village Commercial) City of Chamblee
Listing Status	Active; Separately Marketed
Listing Broker	SVN Second Story Atlanta

CONFIGURATION COMPARISON

COMBINED ACQUISITION				
Configuration	Acreage	Frontage	Zoning	FAR / Height
Subject Site	6.45 AC	908 ft	CC (Corridor Commercial)	2.5 FAR / 60ft
Adjacent Site	0.80 AC	231 ft	VC (Village Commercial)	4.0 FAR / 75ft
COMBINED	7.25 AC	1,139 ft	CC + VC	Blended



STRATEGIC VALUE OF THE COMBINED SITE

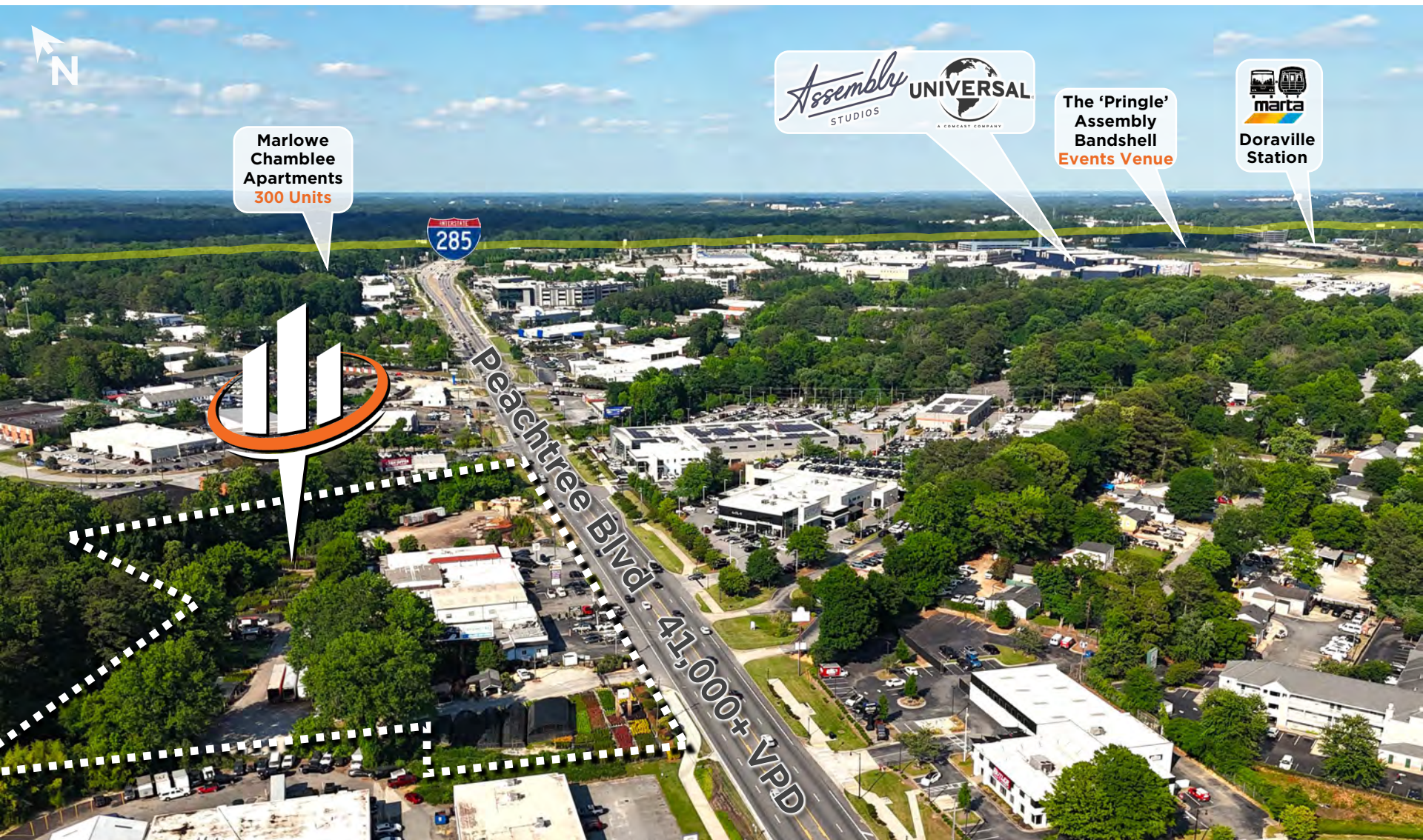
CC permits a deeper development footprint without ground-floor commercial mandate, ideal for residential-heavy or healthcare development. VC requires multifamily on the second floor and above with ground-floor commercial reserved for retail, office, or food and beverage. A unified plan can use VC frontage on 5588 Peachtree Blvd to satisfy ground-floor activation while CC interior delivers the development core.

UPSCALE MULTIFAMILY DENSITY | High-growth submarket

Chamblee is one of metro Atlanta's fastest-growing areas. The city has seen steady investment in high-end multifamily, retail, and mixed-use development. The area's proximity to Buckhead, Brookhaven, and key employment centers, along with its growing population and income levels, make it a hotspot for repositioning opportunities.



EXCELLENT EXPOSURE | Healthcare, mixed-use multifamily, or institutional campus potential



Marlowe Chamblee Apartments
300 Units

Assembly STUDIOS UNIVERSAL
A COMCAST COMPANY

The 'Pringle' Assembly Bandshell
Events Venue

marta
Doraville Station

Peachtree Blvd 41,000+ VPD

LOCATED AT THE CENTER OF CHAMBLEE'S ACTIVE DEVELOPMENT WAVE

Institutional capital has already underwritten this corridor



MARKET OVERVIEW

Affluent, growing trade area within active redevelopment corridor

The City of Chamblee has undergone one of the most dramatic transformations of any municipality in the Atlanta metro area. Once known primarily as a blue-collar, industrial hub, it has evolved into a booming, transit-oriented, and highly coveted city. Chamblee is the fastest-growing city in DeKalb County and has solidified its status as an urban-suburban hotspot.

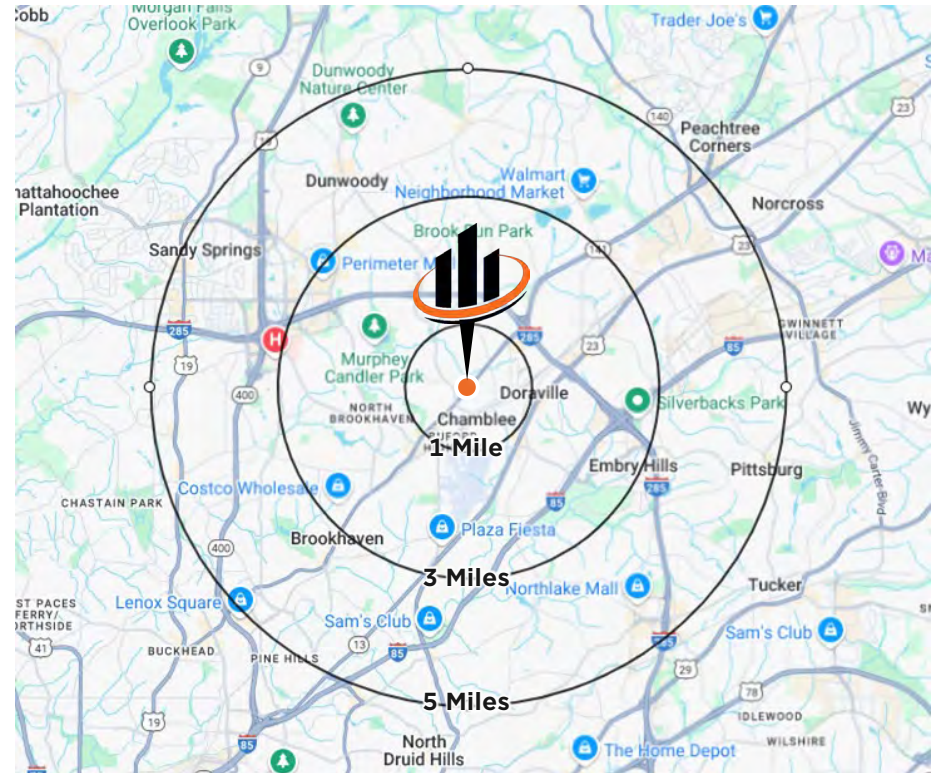
ATLANTA MSA GROWTH

The Atlanta MSA ranks among the fastest-growing major U.S. metropolitan areas, with North DeKalb County capturing a disproportionate share of in-migration. The MSA reached nearly 6.5 million residents in 2025.

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	12,280	104,832	302,768
2030 Projection	12,749	106,635	308,241
Median Age	35.9	36.4	37.1
HOUSEHOLDS & INCOME			
Total Households	5,103	42,760	128,026
Persons Per HH	2.3	2.4	2.3
Average HH Income	\$111,101	\$124,993	\$132,080
Median House Value	\$473,587	\$528,932	\$582,318





6.45 AC
Assemblage

0.8 AC
Add'l Assemblage Potential

141

41,000 VPD

Peachtree Blvd

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