



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

FOR LEASE

1,600 SQ FT

**DOWNTOWN CHAMBLEE
PRIME RETAIL SPACE**

5388 Peachtree Rd
Atlanta, GA 30341

\$29 psf/yr + NNN



SEABOLT
REAL ESTATE

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AVAILABLE NOW



\$29 psf + NNN 1,600 SQ FT

5833 Peachtree Rd
Atlanta, GA 30341

PROPERTY SUMMARY



Located at 5388 Peachtree Road, this 1,600 SF property places your business in the center of Chamblee's vibrant Village Commercial (VC) district. With exposure to over 8,000 +- vehicles daily, the location combines high-visibility road frontage with the pedestrian energy of the Downtown Entertainment District. This designated zone invites customers to explore the neighborhood with its "sip and stroll" open-container policy, extending dwell times and driving consistent foot traffic to your doorstep.

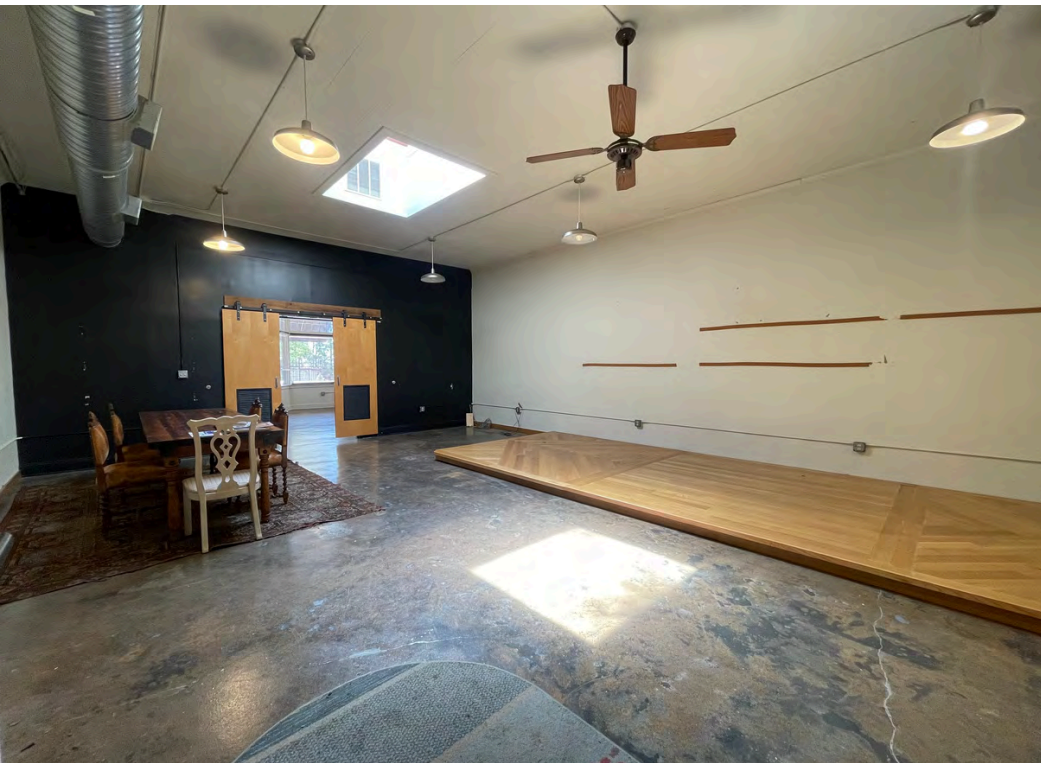
PROPERTY HIGHLIGHTS



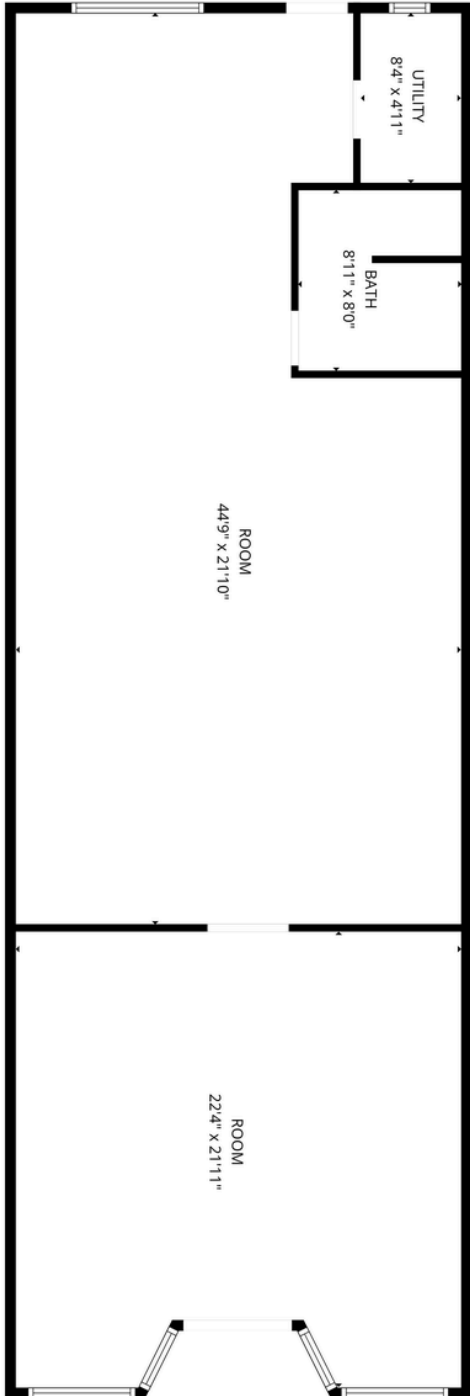
HIGHLIGHTS

- Prominently positioned on iconic Peachtree Road with maximum visibility.
- Incredible natural light with windows in the front and rear with a perfectly positioned skylight.
- Located directly within Downtown Chamblee's designated "Open Container" zone.
- Walkable "Village" setting in the heart of Historic Chamblee, surrounded by popular destinations like The Frosty Caboose, Southbound, BlueTop, Kin Coffee, The Harvey, and more, creating a built-in customer base of local residents.
- Situated on the Rail Trail and just a short walk to the Chamblee MARTA Station.
- Rapidly Growing Demographics: Nestled in one of Atlanta's hottest development pockets.
- Versatile Zoning (VC): Zoned Village Commercial, with flexible usage rights perfect for boutique retail, professional office, or professional service concepts.

SPACE PHOTOS



SITE AND SPACE PLAN AND LEASE TERMS



Total Monthly Rent: \$4,492
Base Rate: \$29.00 / SF
CAM / NNN: \$4.69 / SF

Lease Term: Negotiable (5-10 Years Preferred)
Personal Guaranty
Application and Financial Review

On site parking available. Additional street & deck parking (3 hrs free).



Parking Deck

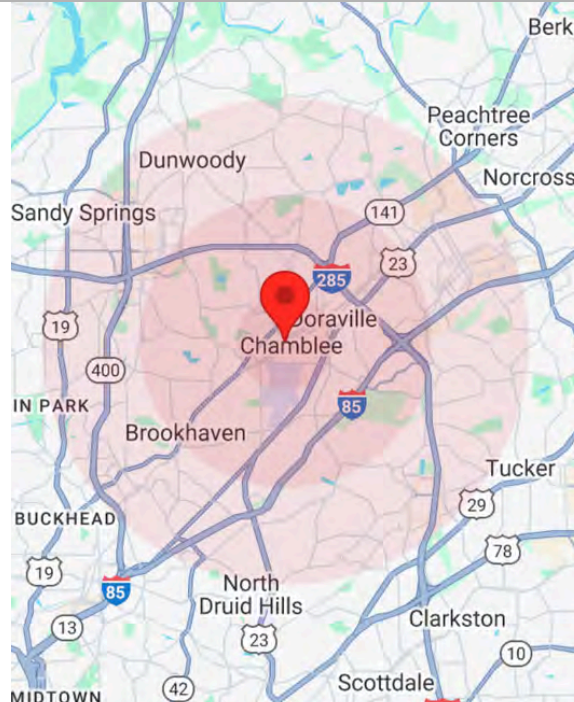
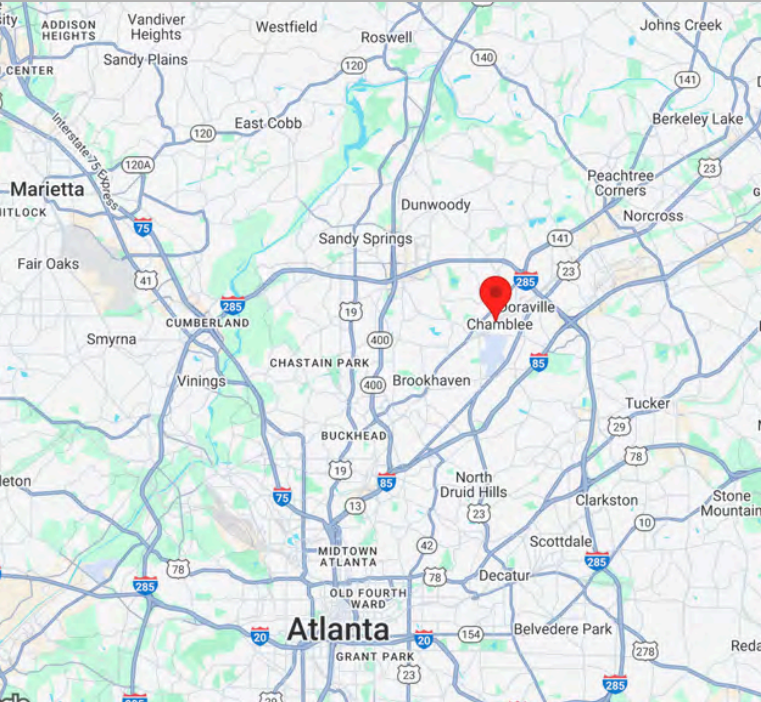


Ride Share Waiting Area



Shared Tenant
Parking

MAPS AND DEMOGRAPHICS



DEMOGRAPHICS 1 - 3 - 5 MILES

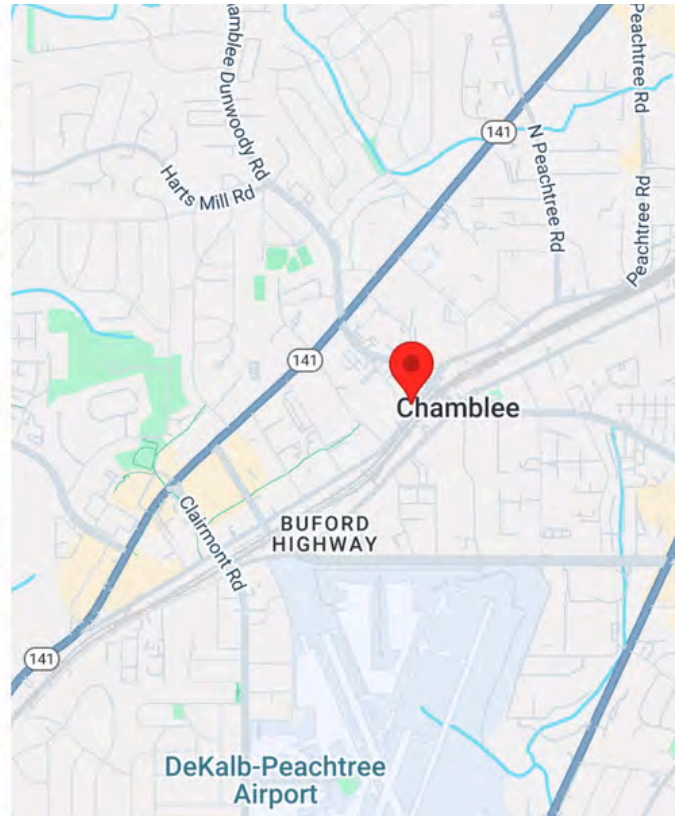
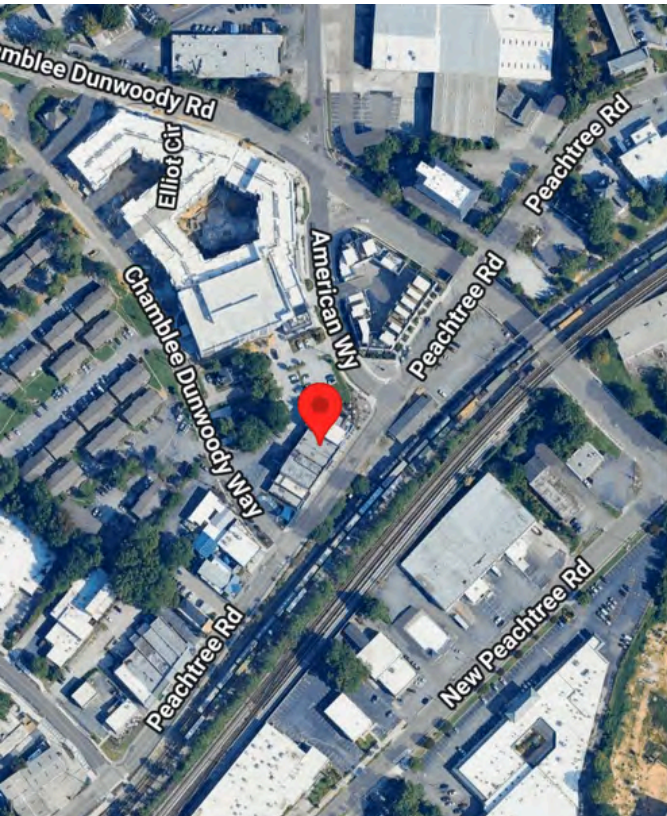
Population	1 Mile	3 Miles	5 Miles
Male	7,299	57,543	153,494
Female	5,924	55,093	153,495
Total Population	13,223	112,636	306,989

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,557	22,027	57,250
Ages 15-24	1,863	14,513	37,819
Ages 25-54	6,470	52,947	140,909
Ages 55-64	991	10,346	29,975
Ages 65+	1,342	12,801	41,036

Race	1 Mile	3 Miles	5 Miles
White	4,262	44,931	130,685
Black	2,175	24,757	68,735
Am In/AK Nat	53	113	246
Hawaiian	3	34	61
Hispanic	5,166	28,069	66,924
Asian	1,267	11,984	33,462
Multi-Racial	237	2,501	6,385
Other	61	237	522

Income	1 Mile	3 Miles	5 Miles
Median	\$83,949	\$92,500	\$100,240
< \$15,000	517	3,762	8,874
\$15,000-\$24,999	207	2,118	6,032
\$25,000-\$34,999	326	3,134	7,313
\$35,000-\$49,999	459	4,564	11,759
\$50,000-\$74,999	1,001	6,771	17,973
\$75,000-\$99,999	708	5,082	14,823
\$100,000-\$149,999	882	7,700	22,368
\$150,000-\$199,999	517	4,244	13,029
> \$200,000	910	10,437	31,611

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,195	52,030	146,389
Occupied	5,530	47,812	133,783
Owner Occupied	2,015	21,853	61,083
Renter Occupied	3,515	25,959	72,700
Vacant	666	4,217	12,607



NEARBY BUSINESSES



Bank of America
TJX
DUNKIN'
SOUTHERN BELL
Piedmont Urgent Care



Elite Edge Fitness

Distillery of Modern Art in Chamblee, Georgia
Atlanta

Chamblee Antiques and Interiors

The Bunny Hive Atlanta



Chamblee City Hall



Sidecar Coffee



Antique Factory



Vintage Pizzeria

The Harvey

Physical Culture ATL

Bexley Chamblee

CrossFit Vengeance

Wild Aster Books

Southbound

Antiquo Lobo

ZenTea

Chamblee's Children's Clinic

Brews & Hops Taproom

Stellow Coffee & Floral

Chamblee Dunwoody Rd

Chamblee & Vine Wine Shop & Tasting Room

BLUETOP Restaurant

Orangetheory Fitness

Hopstix

Kin Coffee Co.

Southern Proper Headquarters

Atlas Chiropractic & Injury

DOWNTOWN CHAMBLEE - OPEN CONTAINER DISTRICT



Starting **July 1, 2023**, the City of Chamblee will allow for the outdoor consumption of alcoholic beverages in its Downtown Entertainment District. The Downtown Chamblee Open Container District stretches from Ingersoll Rand Drive to McGaw Drive.



Hours allowed for outdoor consumption in the Downtown Entertainment District are between 9:00 a.m. – 10:00 p.m. Anyone who is 21-years-old or older can possess one alcoholic beverage in a downtown alcohol cup purchased from an alcohol-licensed establishment located in the District. Prohibited hours of outdoor consumption are between 10:00 p.m. – 9:00 a.m.



An alcohol-licensed establishment located in the Downtown Entertainment District must dispense an alcoholic beverage in a clear plastic cup for removal from the premises. The cup should display the establishment's name or logo and a sticker designated from the City authorizing the drink for outdoor consumption in the Downtown Entertainment District.

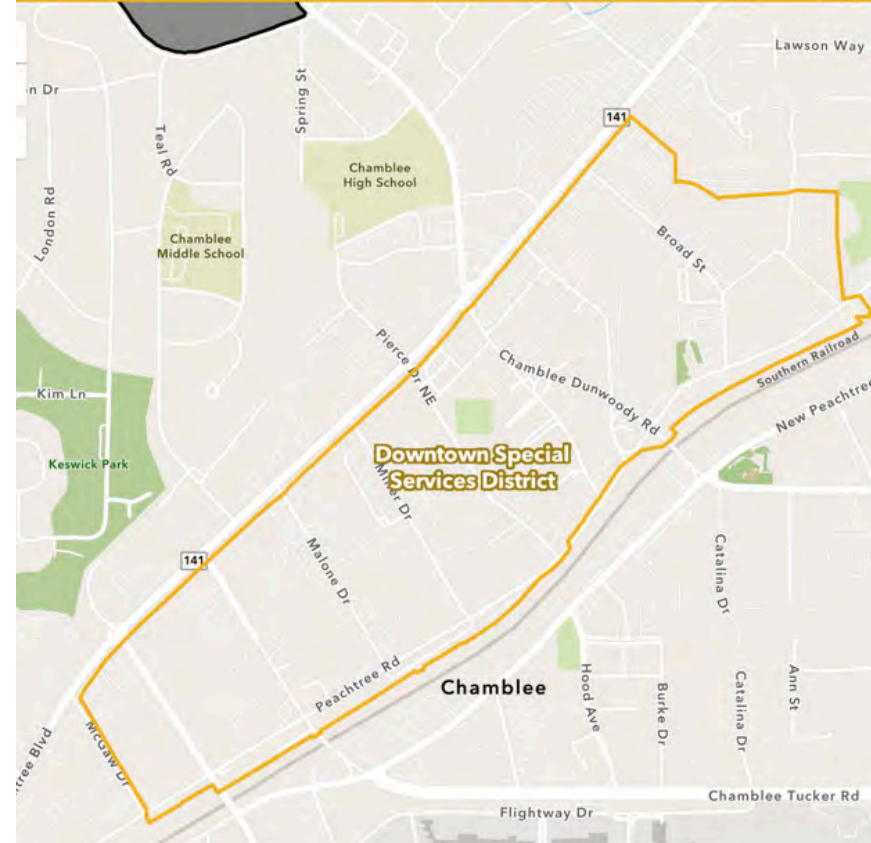


Mixed drinks containing liquor dispensed in a downtown alcohol cup cannot exceed 12 fluid ounces in size. Malt beverages or wine dispensed in a downtown alcohol cup cannot exceed 16 fluid ounces in size.

For more information, visit chambleega.com



Chamblee Special Services Districts



Located directly within Chamblee's designated "Open Container" zone.



DOWNTOWN CHAMBLEE



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions

Atlanta Commercial Real Estate Brokers is a Division of Atlanta Communities with an office address of 3113 Roswell Road, Suite 101 Marietta, GA 30062 and a direct phone number of 770-240-2001