



Rare Opportunity For Sale in the Heart of Downtown Chamblee, Georgia

5344 - 5346 PEACHTREE ROAD

6,400 RSF BUILDING

PRICE JUST SUBSTANTIALLY REDUCED: NEW PRICE OF \$1,999,999.00

Site Information

5344 - 5346 Peachtree Road, Chamblee Ga 30341

Fantastic location in the heart of Historic Downtown Chamblee with unparalleled visibility and walkability for the area along Peachtree Road for sale at reduced sale price of **\$1,999,999** or **\$312 SPF**

Booming Retail & Residential Submarket and strong demographics

Two story free standing original 1940's brick building constructed with cinder block/brick/concrete

6,400 Square Foot Free Standing Building, on .13 acres and split 3,200 SF per floor

Upstairs is leased to Atlanta Golf and Social which spent 750k on renovation. Lease is well below market rent (\$22.05 PSF), escalating at 5% per annum and set to expire 6/31/2027 with one (1), five (5) year renewal at Landlord Favorable Fair Market Value, to adjust rent to market.

Downstairs is owner occupied office/flex space that can be reimagined and marketed for several uses

Property is zoned Village Commercial (VC).

Major Residential/Commercial Developments occurring in all directions of site & within walking distance of site being delivered in 2028!!! Heart of historic Chamblee!

Three (3) Parking Spaces Fully Fenced in (can expand to 5) and then shared parking in rear

Site Photos



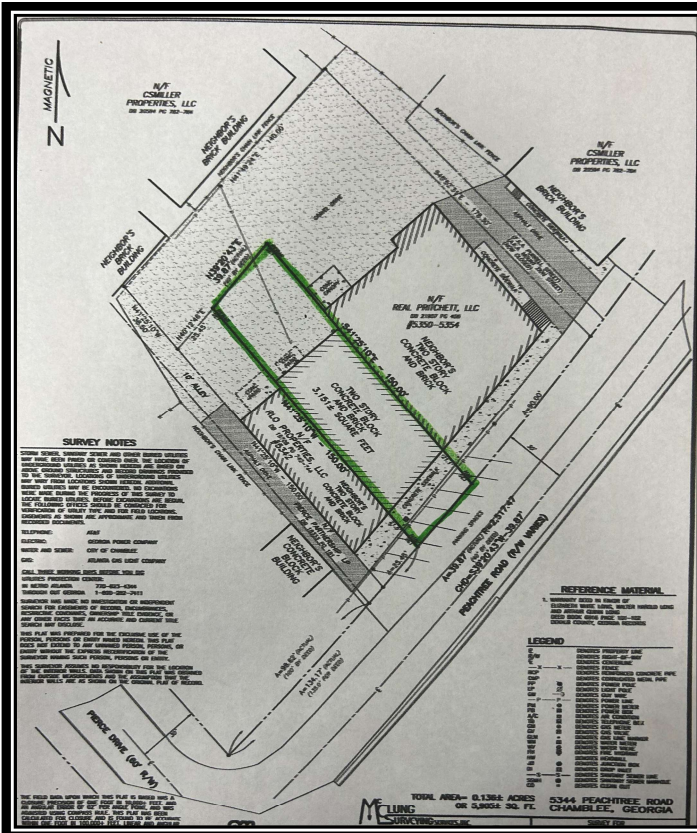
DEMOGRAPHICS

5346 Peachtree Rd	1 miles	2 miles	3 miles	5 miles
Current Population	25,625	58,410	124,389	320,452
2028 Projected Pop	28,144	61,333	127,723	325,920
Average Age	36.4	37.4	37.6	37.9
Total Households	9,376	22,212	50,128	134,437
# Person per HH	2.6	2.5	2.4	2.3
Average Household Income	\$107,526	\$109,870	\$112,482	\$122,980
Median Household Income	\$67,320	73,000	\$76,947	\$87,530
Annual Growth over last 13 years	13.0%	4.3%	2.2%	1.5%

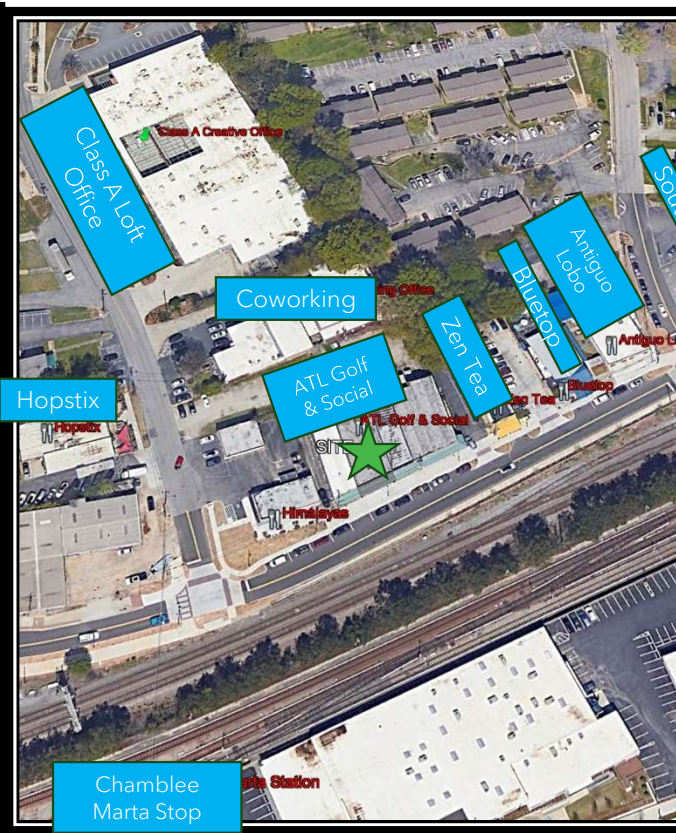


SALE COMPS

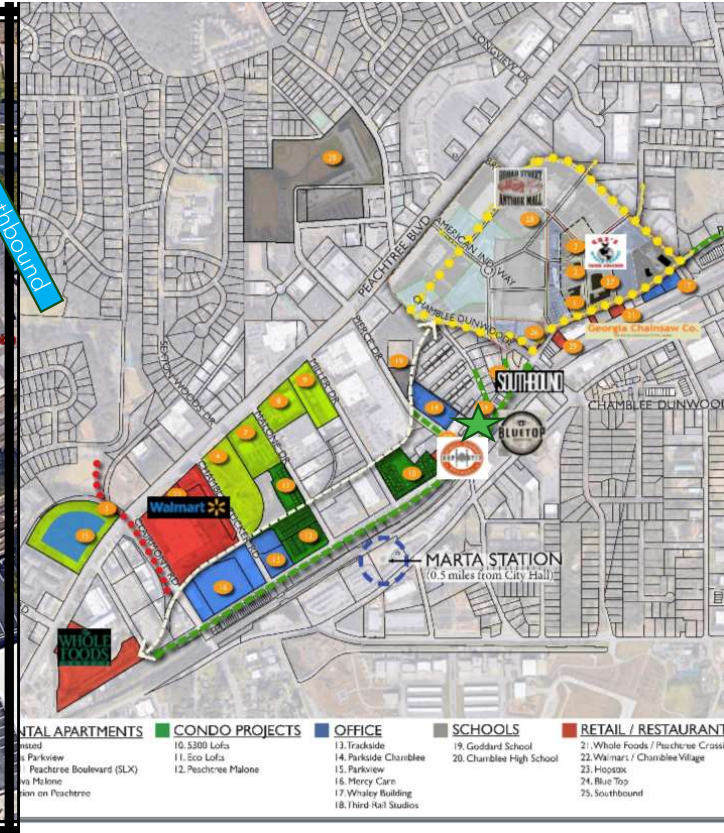
Address	Driving Distance	Property Type	Sale Price	Price per SF
5356 Peachtree Road	0.01	Retail	\$1,400,000	\$1,029.41
3514 Broad Street	0.40	Retail	\$ 900,000	\$382.00
3509 Broad Street	0.40	Retail	\$ 825,000	\$679.57
5576 Peachtree Road	0.60	Retail	\$2,250,000	\$334.77
4075 Buford Hwy	3.01	Retail	\$1,120,000	\$489.14
4301 N Peachtree Rd	1.95	Retail	\$3,300,000	\$680.27
5499 Buford Highway	2.40	Retail	\$1,750,000	\$795.45
6363 Peachtree Industrial	3.00	Retail	\$3,500,000	\$609.12
5394 New Peachtree Rd	0.50	Industrial	\$1,950,000	\$243.75
3940 N Peachtree Road	1.40	Industrial	\$2,500,000	\$346.07
			AVERAGE SALE PSF:	\$558.96
			MEAN SALE PSF:	\$539.55



SURVEY



AREA MAP



CITY PLANNING

In the Center of Everything Chamblee

This unique historic commercial building is in the heart of historic Chamblee and is a short walk to the recently announced master planned City Center Chamblee project that will deliver destination experience of programmed green space, restaurants, breweries, community focused retail in 2028. Reap the benefits of increased location driven real estate, before it delivers and drives values up!





SCHEDULE A TOUR:

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