



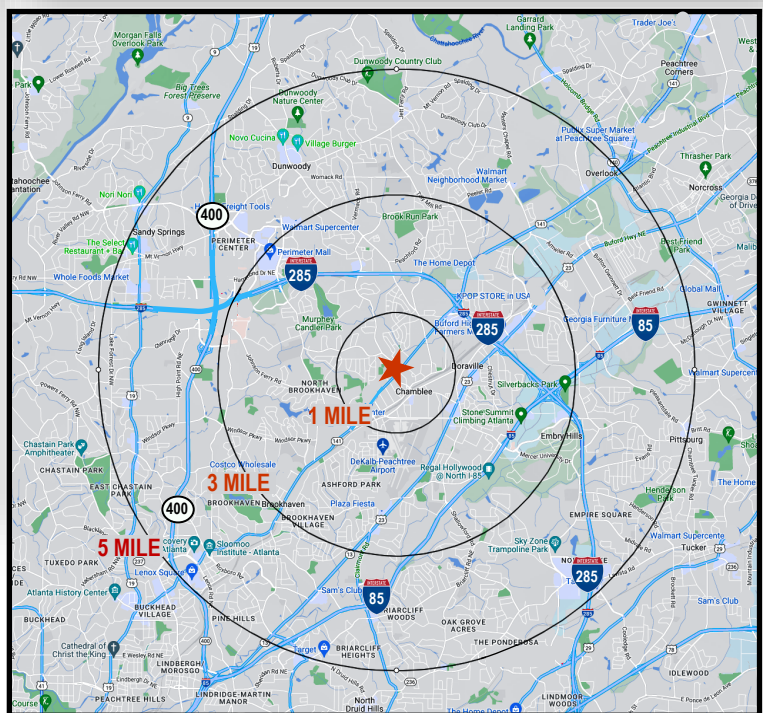
PROPERTY FOR LEASE

PROFILE

- Excellent redevelopment opportunity - .41 acres on signalized, highly traveled corner site with traffic counts over 50,000 VPD and a former gas station still in place
- Numerous possibilities - Remodel the existing building or enter into a ground lease
- Strong demographics with incomes over \$130,000 in 1, 3, and 5 mile rings and over 311,000 people in a 5 mile ring
- Zoned C-1 for Dekalb County (Local Commercial) & VC (Village Commercial) for the City of Chamblee

LOCATION

- A+ location just northeast of Brookhaven at the intersection of Peachtree Blvd. and Chamblee Dunwoody Road
- Corner site with traffic light, sidewalks surrounding the property and 3 points of entry
- Businesses in close proximity include: Publix, TJ Maxx, Ace Hardware, Home Goods, Lowes, Walmart Supercenter, Walgreens, Crate and Barrel Outlet, The UPS Store, Whole Foods, Arby's, McDonalds, Chick-fil-a, I-Hop and Dunkin Donuts
- Adjacent former fast food property is also available (contact us for details)

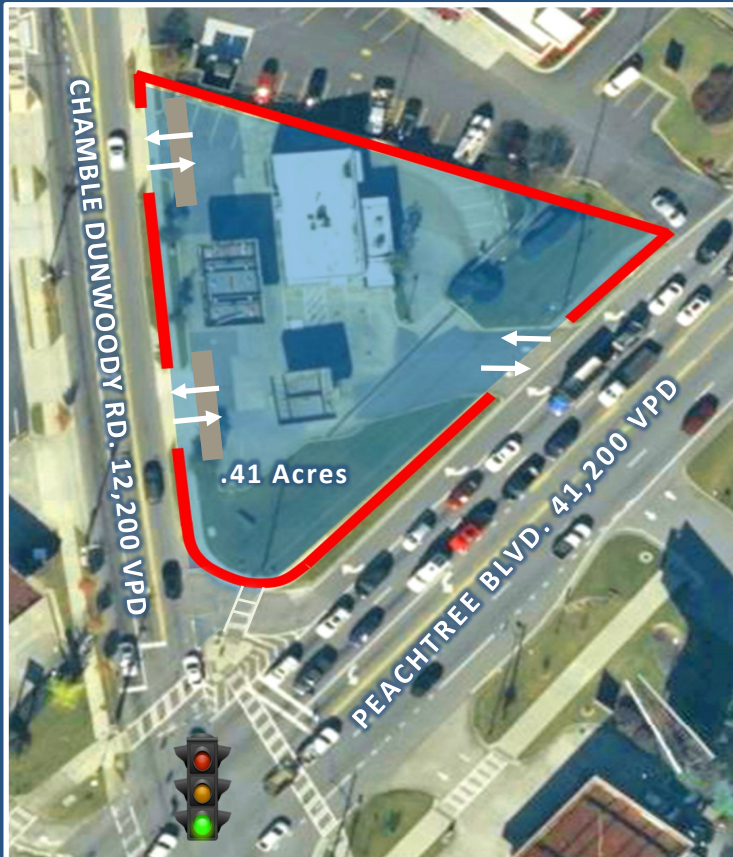


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2025)	12,441	107,851	311,511
Households	5,383	45,321	135,362
Average HH Income	\$130,398	\$152,519	\$162,636

AERIAL PERSPECTIVE



SITE PLAN



SURVEY

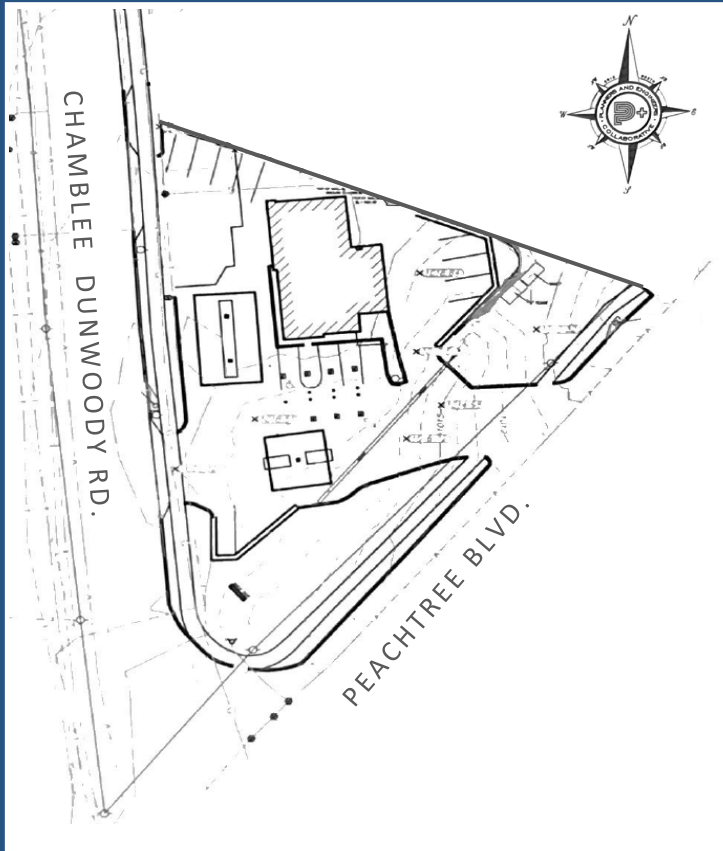


PHOTO GALLERY



FLOOR PLAN (existing building)

