



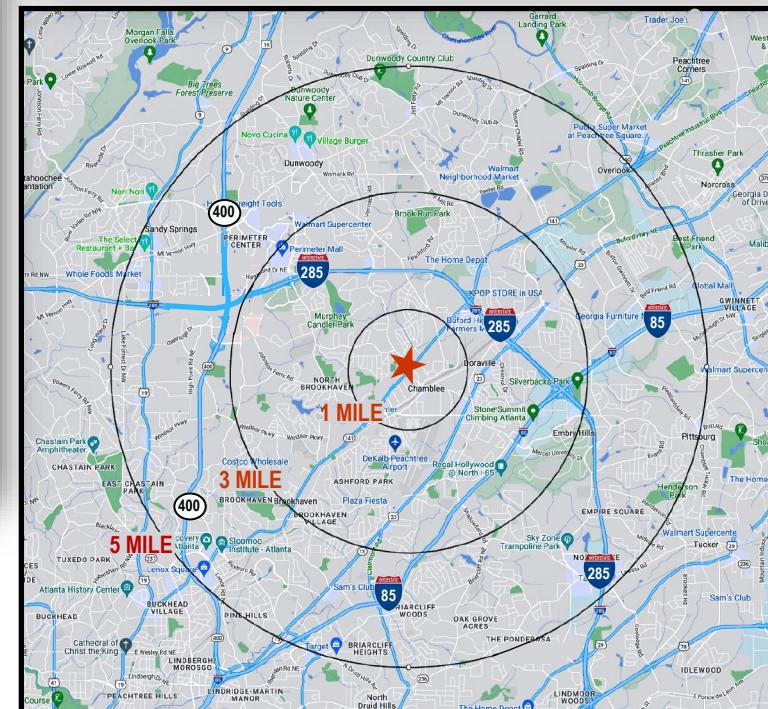
Freestanding Restaurant Available

PROFILE

- Freestanding, approximately 2,434 SF former fast food restaurant with drive-through
- Equipped with hood, grease trap and freezers
- Parking for 47 vehicles (including 2 handicap) on a .79 +/- acre site with 4 access points... 2 on Peachtree Boulevard and 2 on Chamblee Dunwoody Road
- Large dining room wrapped in windows on 3 sides offers many potential options
- Strong demographics with incomes over \$130,000 in 1, 3, and 5 mile rings and over 311,000 people in a 5 mile ring

LOCATION

- A+ location just northeast of Brookhaven near the intersection of Peachtree Blvd. and Chamblee Dunwoody Road
- 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, McDonalds, Chick-fil-a, IHop and Dunkin Donuts
- Heavily traveled area with a combined 53,400 Vehicles Per Day
- Adjacent former gas station on .41 acres is also available. Contact us for details

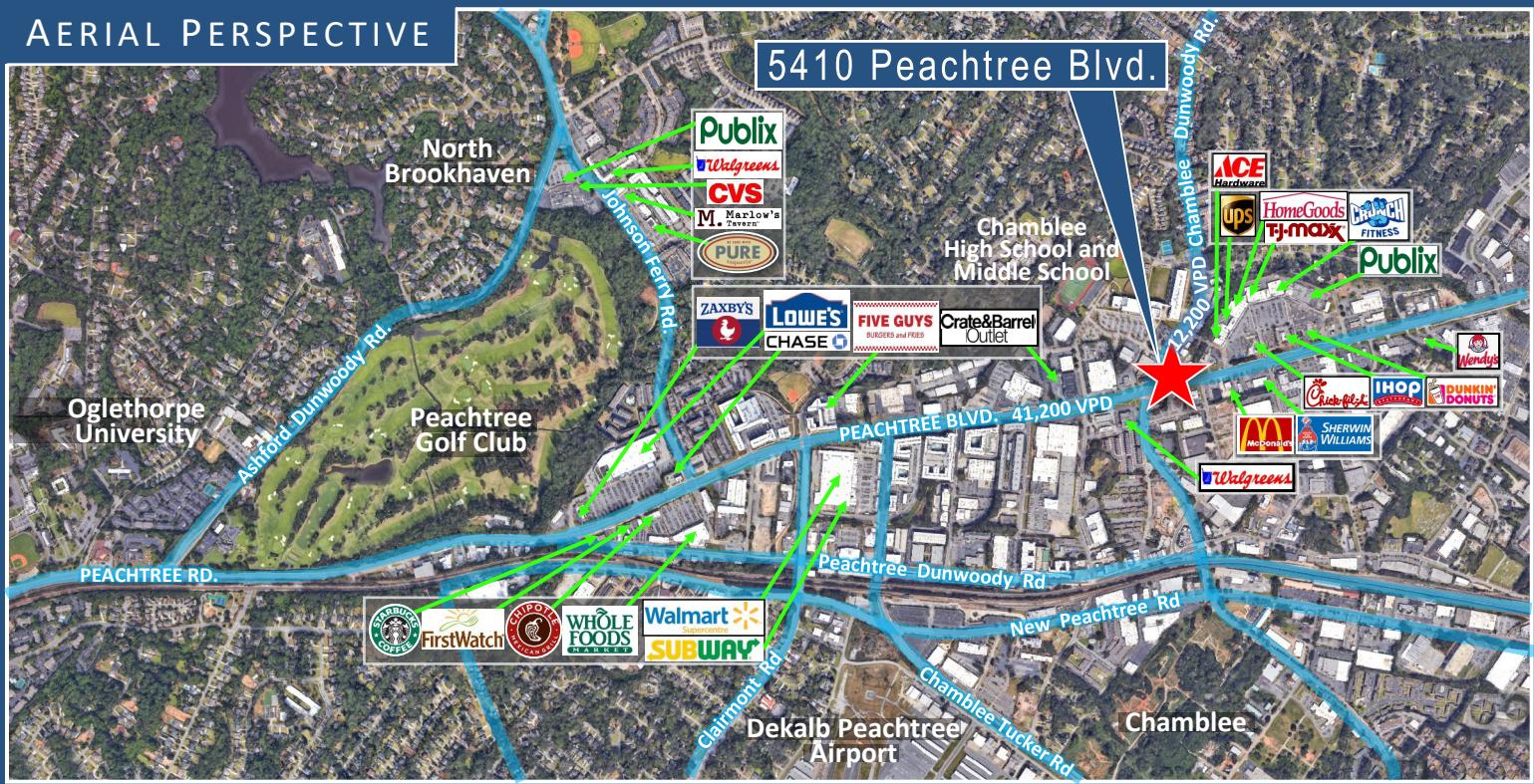


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2025)	12,441	107,851	311,511
Households	5,383	45,321	135,362
Average HH Income	\$130,398	\$152,519	\$162,636





AERIAL PERSPECTIVE



SITE PLAN



SURVEY

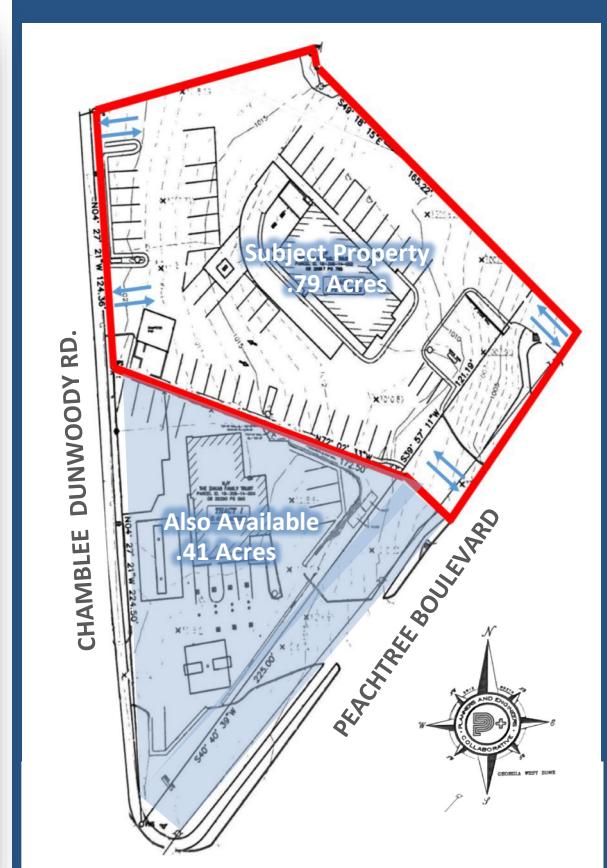




PHOTO GALLERY

