



5038 Buford Highway Chamblee, GA 30341

#3095 - CHAMBLEE, GA | RETAIL PROPERTY

FOR LEASE - 2,182 SF



PROPERTY DESCRIPTION

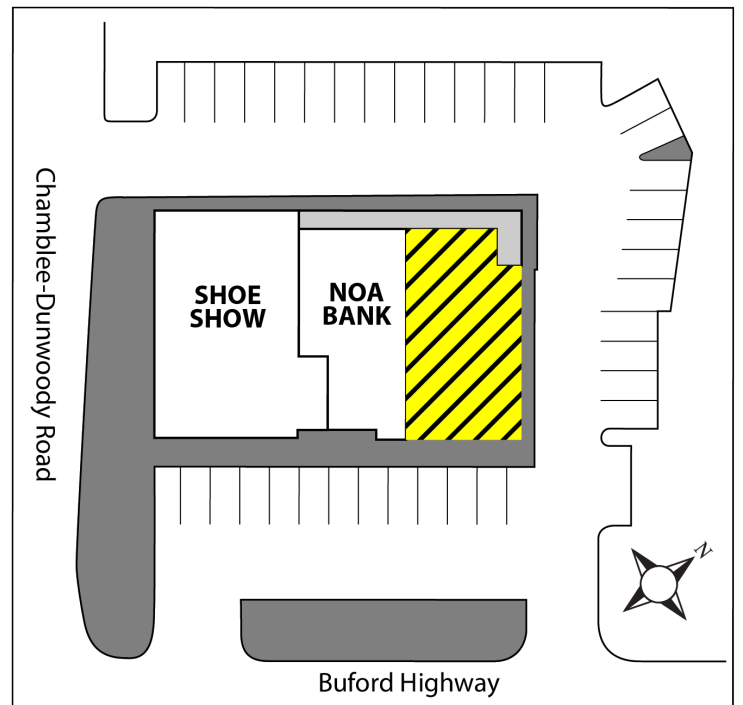
2,182 SF retail space on the Northwest corner of Buford Highway and Chamblee Dunwoody Road. Currently occupied by T-Mobile - Do not disturb tenant.

PROPERTY HIGHLIGHTS

- Signalized Intersection with excellent visibility & signage
- 28,000 combined vehicles per day
- 1.2 miles from I-285 and I-85 & 0.5 miles from CDC

OFFERING SUMMARY

Available Size:	2,182 SF
Lot Size:	0.5 Acres
Lease Rate:	\$21.00 SF/yr (NNN)
Tax Rate:	\$2.50 / SF
Nets:	\$2.65 / SF



ROBERT CRUM

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BETH CALAY

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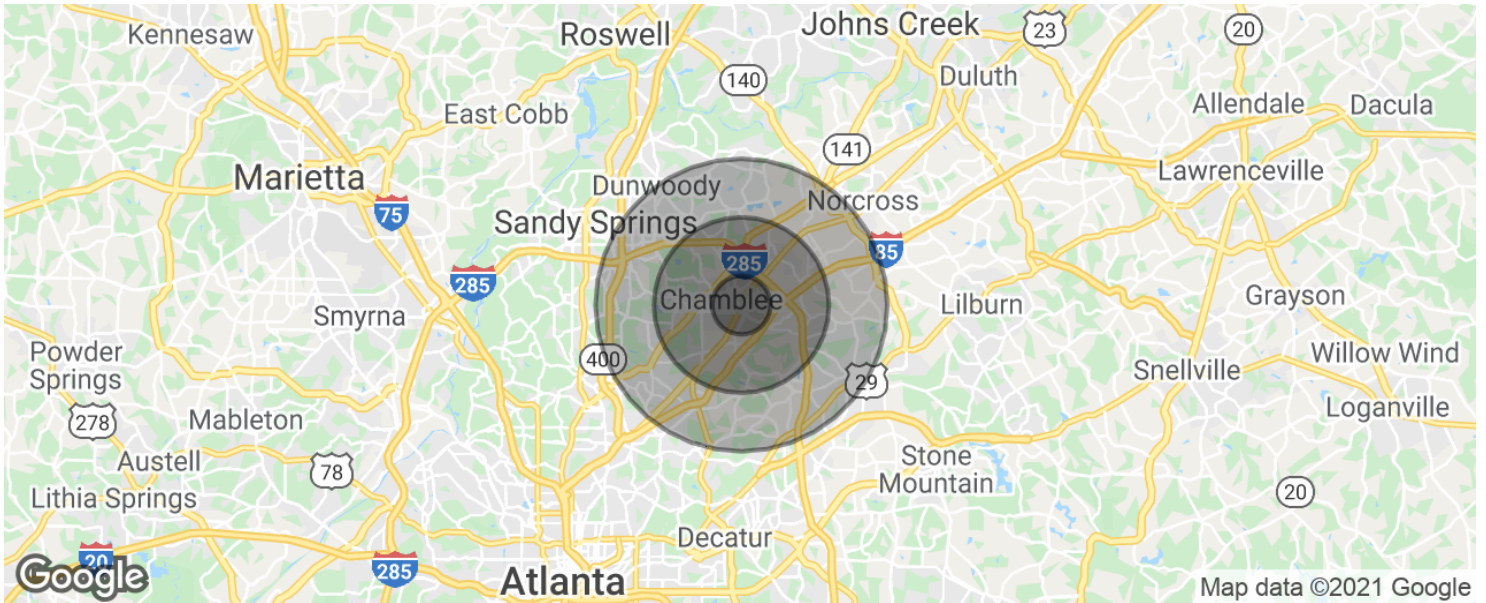
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,835	85,123	246,016
Median age	29.5	33.1	34.4
Median age (Male)	29.5	32.6	33.8
Median age (Female)	28.6	33.2	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,672	33,123	99,111
# of persons per HH	3.3	2.6	2.5
Average HH income	\$54,524	\$74,683	\$84,907
Average house value	\$223,342	\$266,948	\$342,239
RACE	1 MILE	3 MILES	5 MILES
% White	44.6%	59.0%	61.4%
% Black	10.0%	13.8%	14.7%
% Asian	15.8%	10.7%	9.1%
% American Indian	0.7%	0.4%	0.3%
% Other	27.7%	14.4%	12.9%



** Demographic data derived from 2010 US Census*

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