



**MARKETING PRESENTATION 2308 PERIMETER PARK DR CHAMBLEE, GA 30341**

Exclusively Listed by

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**KW COMMERCIAL | ATLANTA - PERIMETER**  
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# Executive Summary



Asking Sale Price: \$800,000

5,400 Square Foot Building  
Occupied

Seller prefers to do a Sale / Leaseback

\$61,000 NOI

CAP Rate at asking price: 7.6%





















## Building layout

**Ground Floor:**

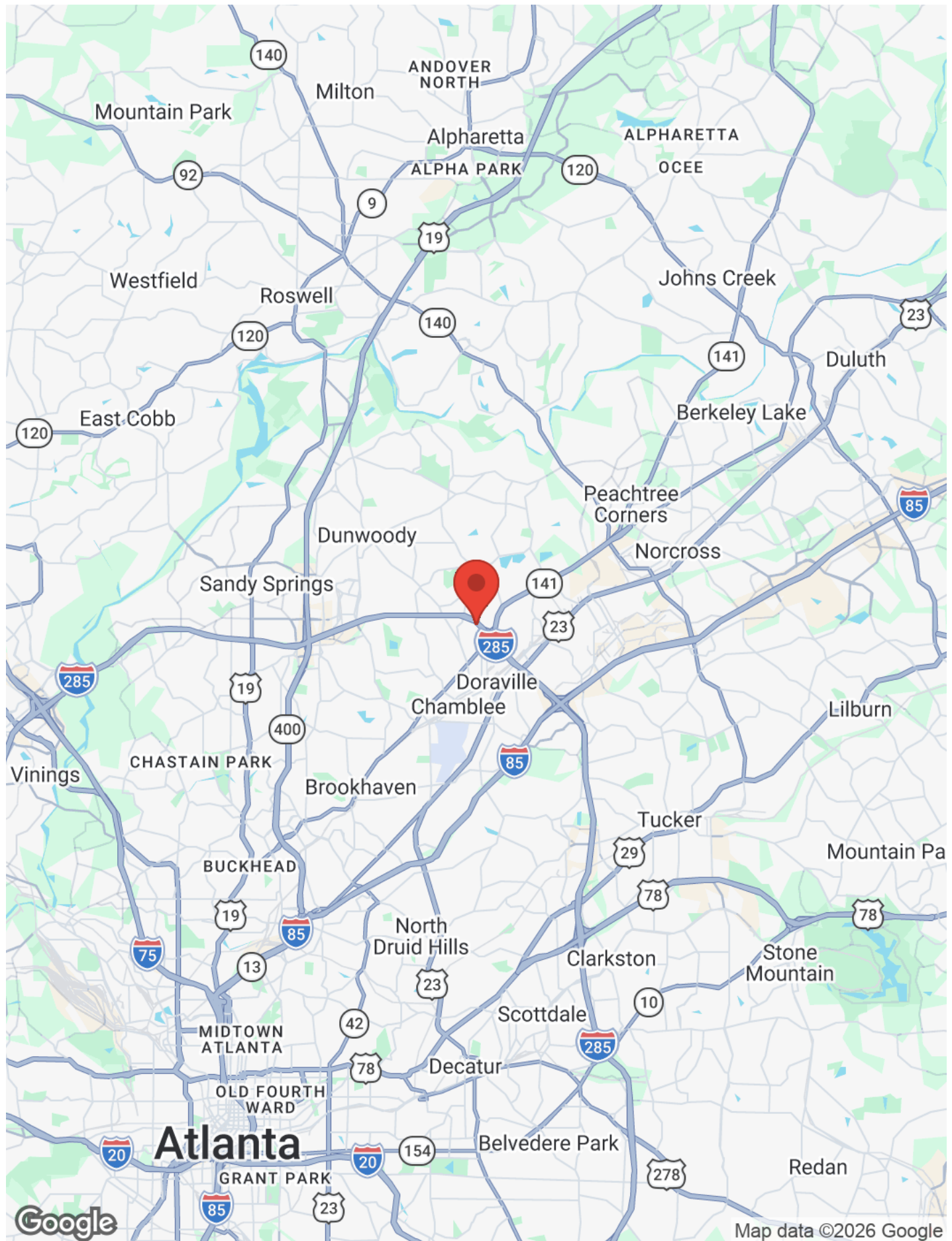
BACK OF BUILDING							
	hallway	hallway			hallway		
		file room		bathroom			bathroom
			entrance foyer	kitchen			
	lobby			playroom			
FRONT OF BUILDING							

**Second Floor:**

BACK OF BUILDING							
		testing room	back door hallway	testing room			
	Hallway	Hallway				Hallway	testing room
		break room	storage	bathroom	file room/ elevator		
		lobby	stairway and landing		lobby		testing room playroom
FRONT OF BUILDING							

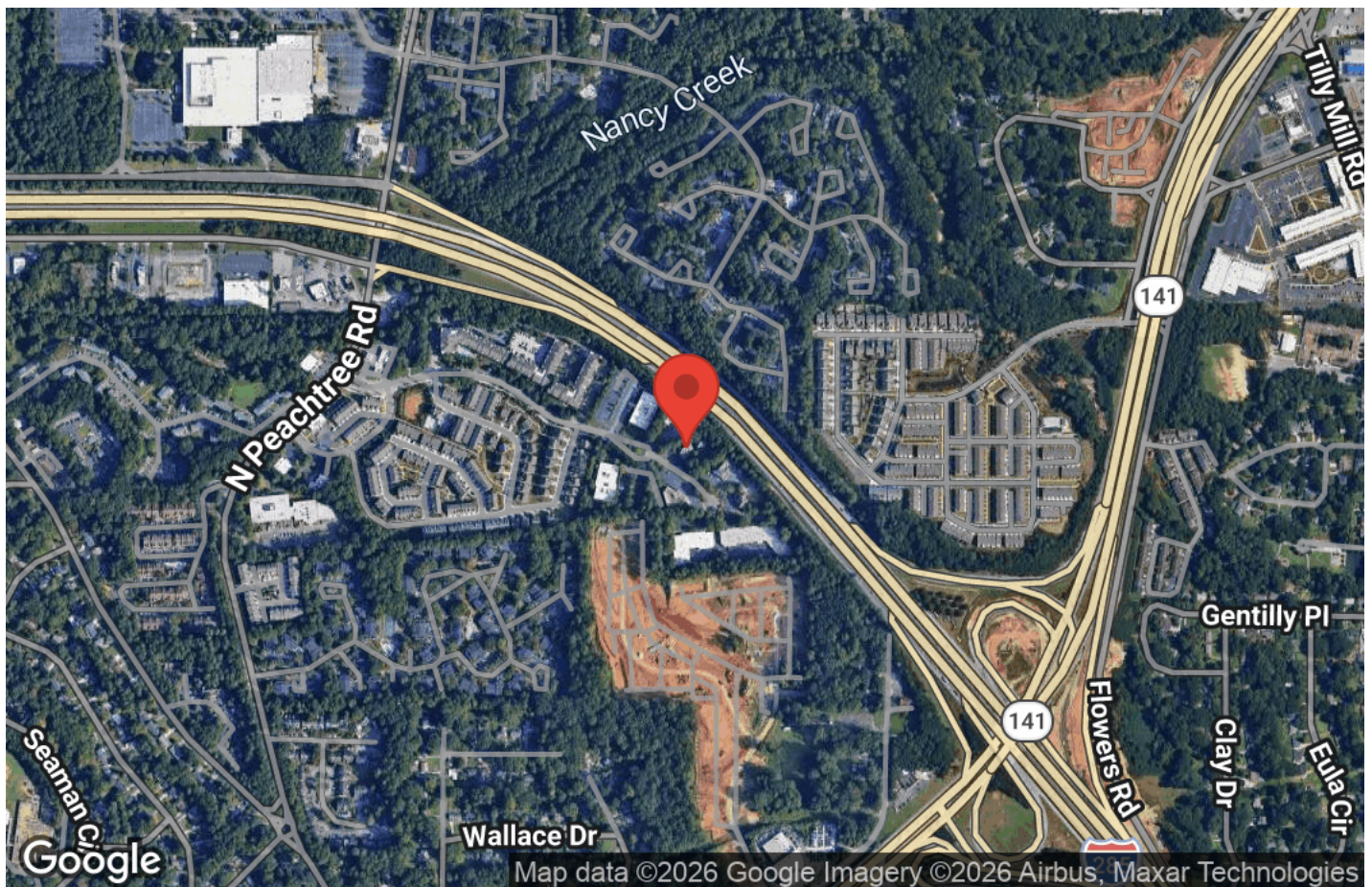
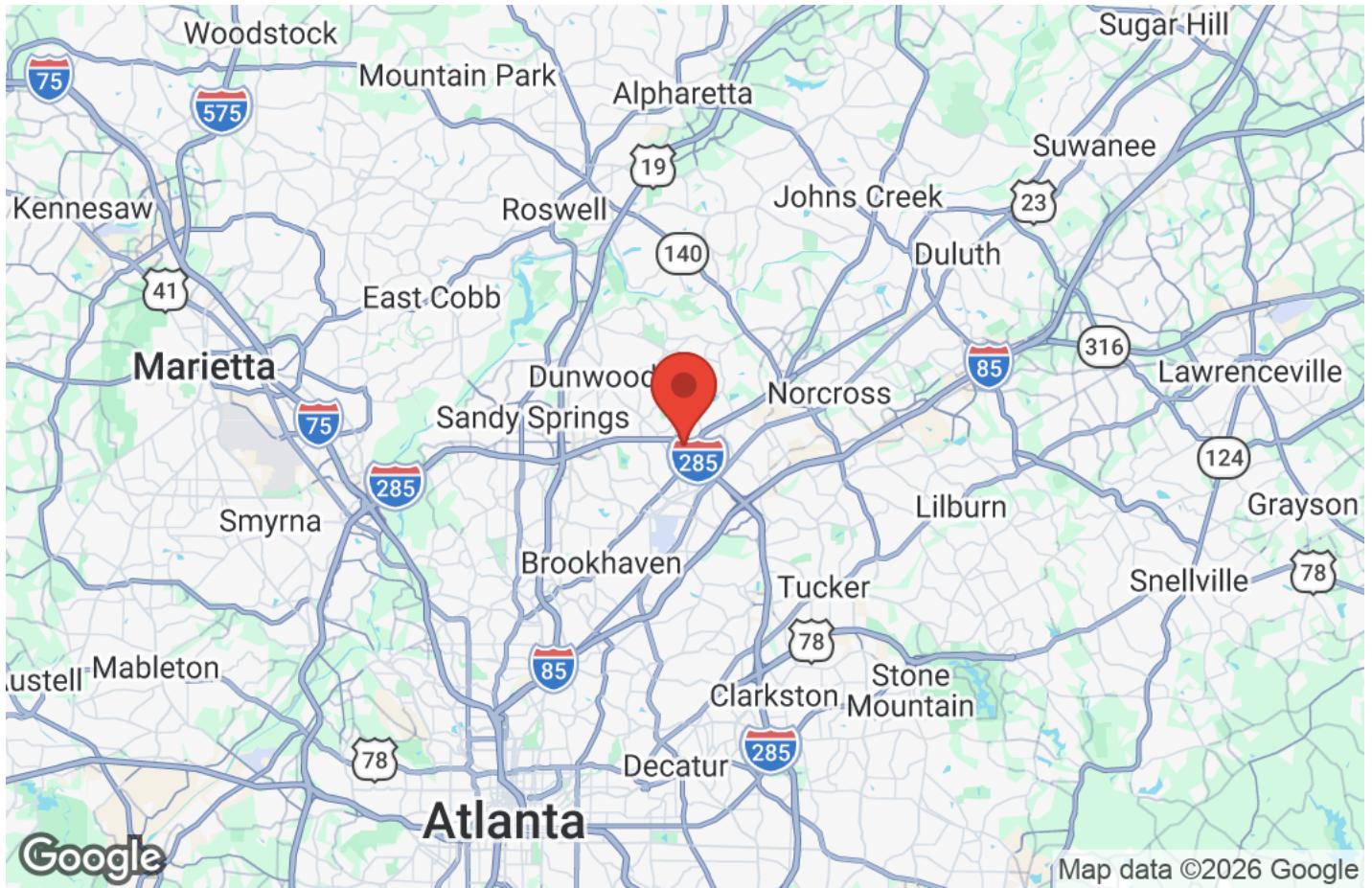


# Regional Map



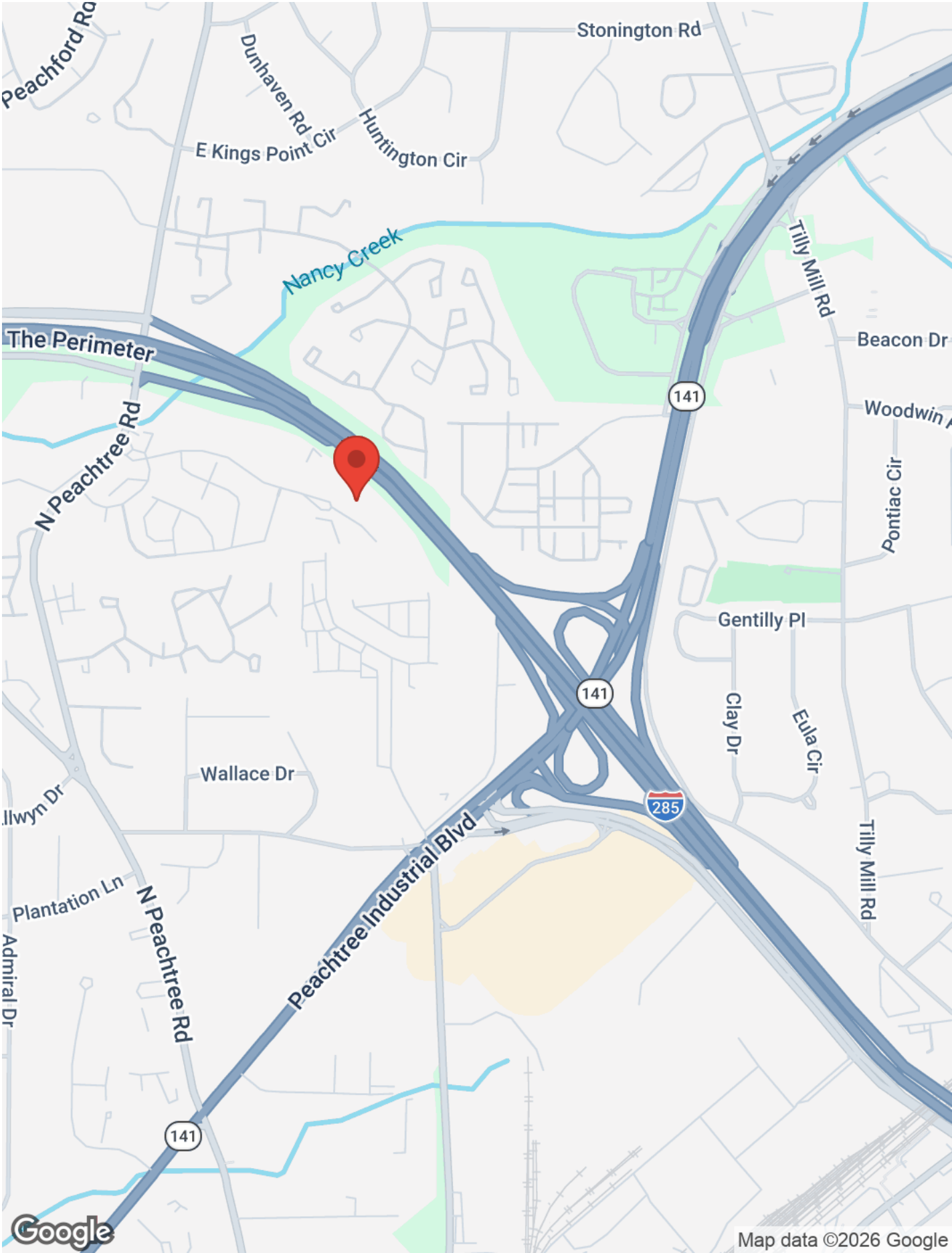


# Location Maps

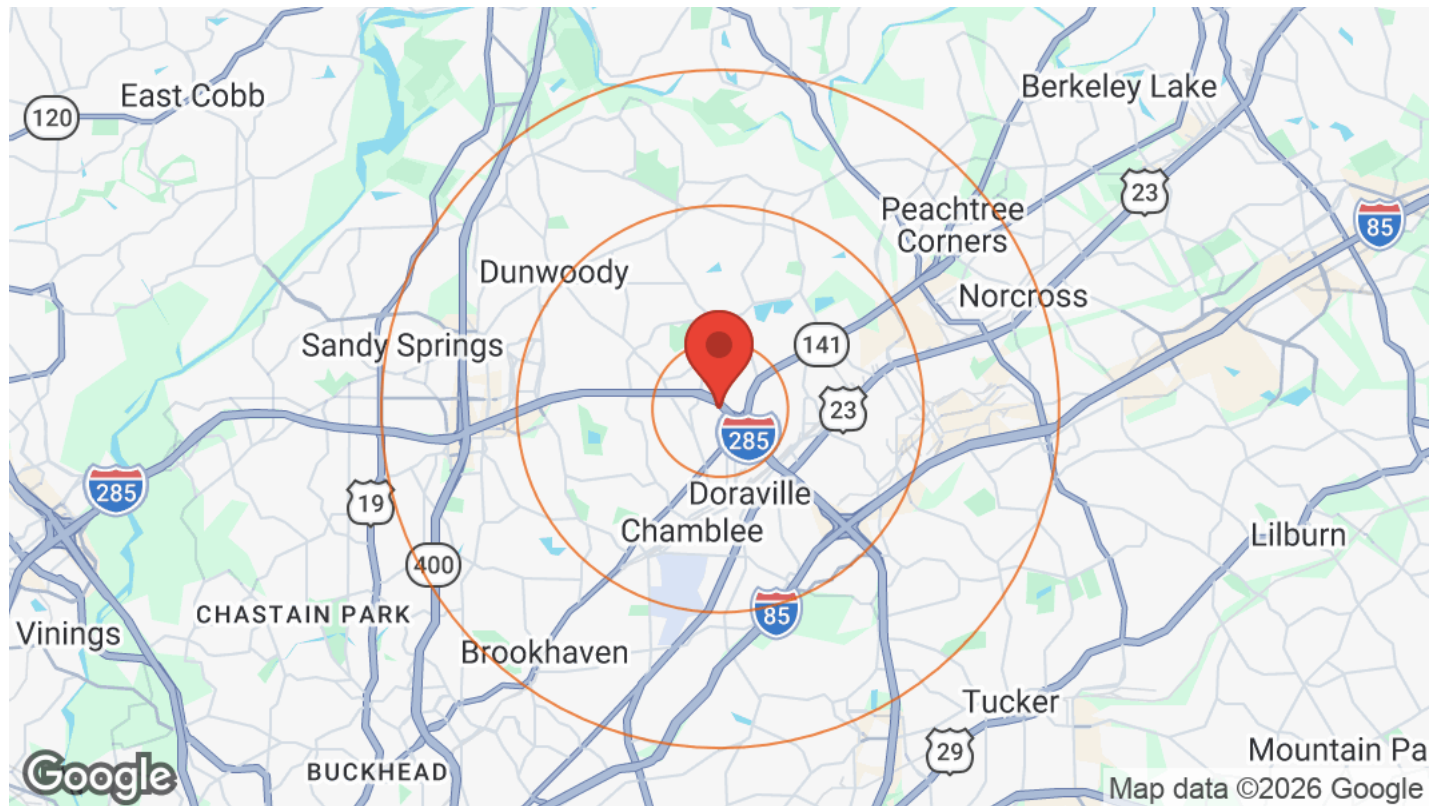




# Aerial Map



# Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	6,774	49,082	140,090
	Female	7,177	48,591	138,985
	Total Population	13,952	97,672	279,075
Age	Ages 0-14	2,491	19,603	53,863
	Ages 15-24	1,888	12,417	35,016
	Ages 25-54	6,740	44,610	127,094
	Ages 55-64	1,321	8,908	27,581
	Ages 65+	1,512	12,135	35,519
Race	White	4,886	36,227	111,183
	Black	4,071	20,755	63,545
	Am In/AK Nat	6	117	223
	Hawaiian	10	29	56
	Hispanic	2,852	24,897	64,885
	Asian	1,819	13,156	32,791
	Multi-Racial	294	2,276	5,833
	Other	14	205	502
Income	Median	\$76,468	\$89,782	\$96,795
	< \$15,000	657	3,071	7,995
	\$15,000-\$24,999	171	1,839	4,941
	\$25,000-\$34,999	386	2,583	7,135
	\$35,000-\$49,999	836	4,358	10,843
	\$50,000-\$74,999	973	5,629	16,444
	\$75,000-\$99,999	934	4,685	12,899
	\$100,000-\$149,999	996	6,473	19,262
	\$150,000-\$199,999	535	3,554	11,388
	> \$200,000	667	8,309	26,304
Housing	Total Units	6,664	43,938	127,372
	Occupied	6,155	40,500	117,213
	Owner Occupied	2,568	19,089	54,678
	Renter Occupied	3,587	21,411	62,535
	Vacant	509	3,438	10,159






# Professional Bio



## **Scott Morchower**

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 334182, GA

Director, Associate Broker at KW Commercial Perimeter Office with over 13 years of background exclusively in Commercial Real Estate. 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023 Multi-Million Dollar Club Lifetime member with well over 5 Million in Commercial properties transactions each year. Extensive background and experience in Purchase and Sales Transactions of Commercial properties for Businesses & Developers. 1031 Tax Exchanges, NNN Investments, Lease negotiations and Property Management. Specialties include: Representing Sellers and Investors, Representing Tenants and Landlords on Leasing. Tenant representation services are provided at no fee to the tenant. President of The Association of Georgia Real Estate Exchangers "AGREE" 2021-2024.

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