

For Sale



Reposition or Redevelopment Site

5596 Peachtree Boulevard • Chamblee, GA 30341



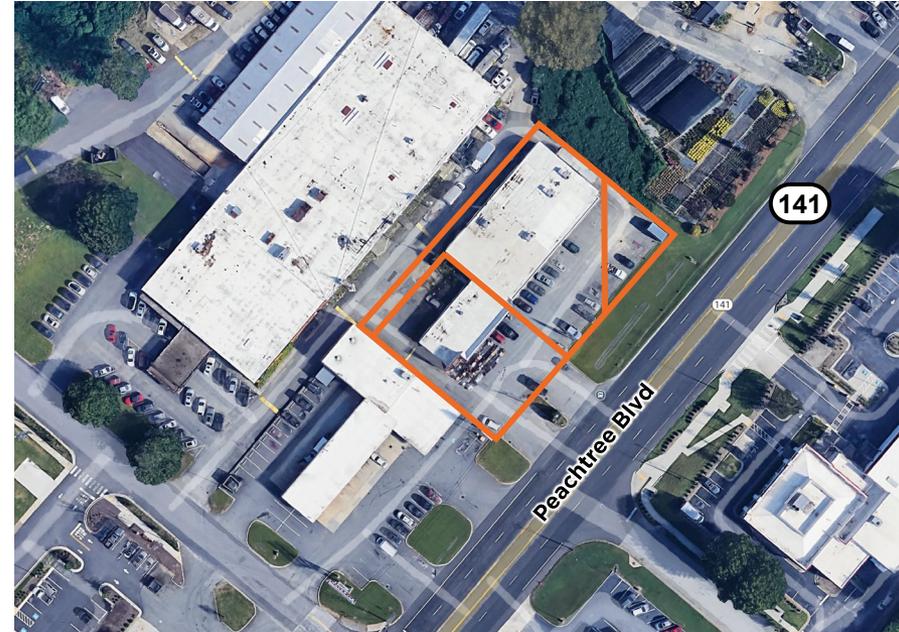
Rare Reposition or Redevelopment Opportunity Direct Exposure on Peachtree Industrial Boulevard

SVN | Second Story is pleased to present to the market for sale 5596 Peachtree Boulevard (formerly Peachtree Industrial Blvd) in Chamblee, Georgia, a high-visibility reposition or redevelopment opportunity in one of Metro Atlanta's most active commercial corridors. Locally known as "My Favorite Place," this ±8,888 SF freestanding retail building is situated on ±0.8 AC with extensive frontage along Peachtree Boulevard, a major thoroughfare that connects Brookhaven, Chamblee, and Doraville. With more than 40,000 vehicles passing daily, the property offers exceptional exposure for retail, medical, or service-based users.

The site is zoned VC (Village Commercial), which allows for a wide range of high-demand uses. The existing structure's recognizable façade and open floorplan provide a strong foundation for adaptive reuse, while the generous lot size supports ground-up redevelopment. Surrounded by dense luxury multifamily communities and located near Interstate-285, Buford Highway, and two MARTA rail stations, this location combines maximum exposure with access to a thriving local population. Whether repositioned as a wellness or medical center, multi-tenant retail strip, or boutique office space, 5596 Peachtree Industrial Boulevard offers investors and users the rare opportunity to establish a presence in a dynamic growth corridor with built-in traffic flow and visibility.

The Offering

Sale Price \$3,200,000



Property Summary

Address	5596 Peachtree Blvd Chamblee, GA
Market Area	Chamblee/Doraville DeKalb County
Building Size	±8,888 SF
Occupancy	Vacant Upon Sale
Year Built	1967
Lot Size	±0.8 AC
Zoning	VC (Village Commercial)
Development Potential	±15,000 - 30,000 Buildable SF Up to 3 Stories (75' Maximum Height)

Reposition or Redevelopment Opportunity

- ±8,888 SF freestanding structure with distinctive façade and open floor plan provide a desirable foundation for adaptive reuse
- ±0.8 AC site features dual curb cuts, efficient site layout, and private parking area with the potential for 15,000 - 30,000 buildable SF (up to 3 stories)

High-Visibility Location

- Extensive frontage along Peachtree Industrial Boulevard, one of Metro Atlanta's most heavily traveled commercial corridors
- Daily traffic counts exceed 40,000 VPD

Flexible Zoning

- Zoned C-1 (Local Commercial), allowing for a wide variety of in-demand uses including medical, wellness, retail, office, and service-based businesses

Strategic Regional Access

- Close proximity to I-285, Buford Highway, and two MARTA rail stations enables seamless connectivity throughout Metro Atlanta

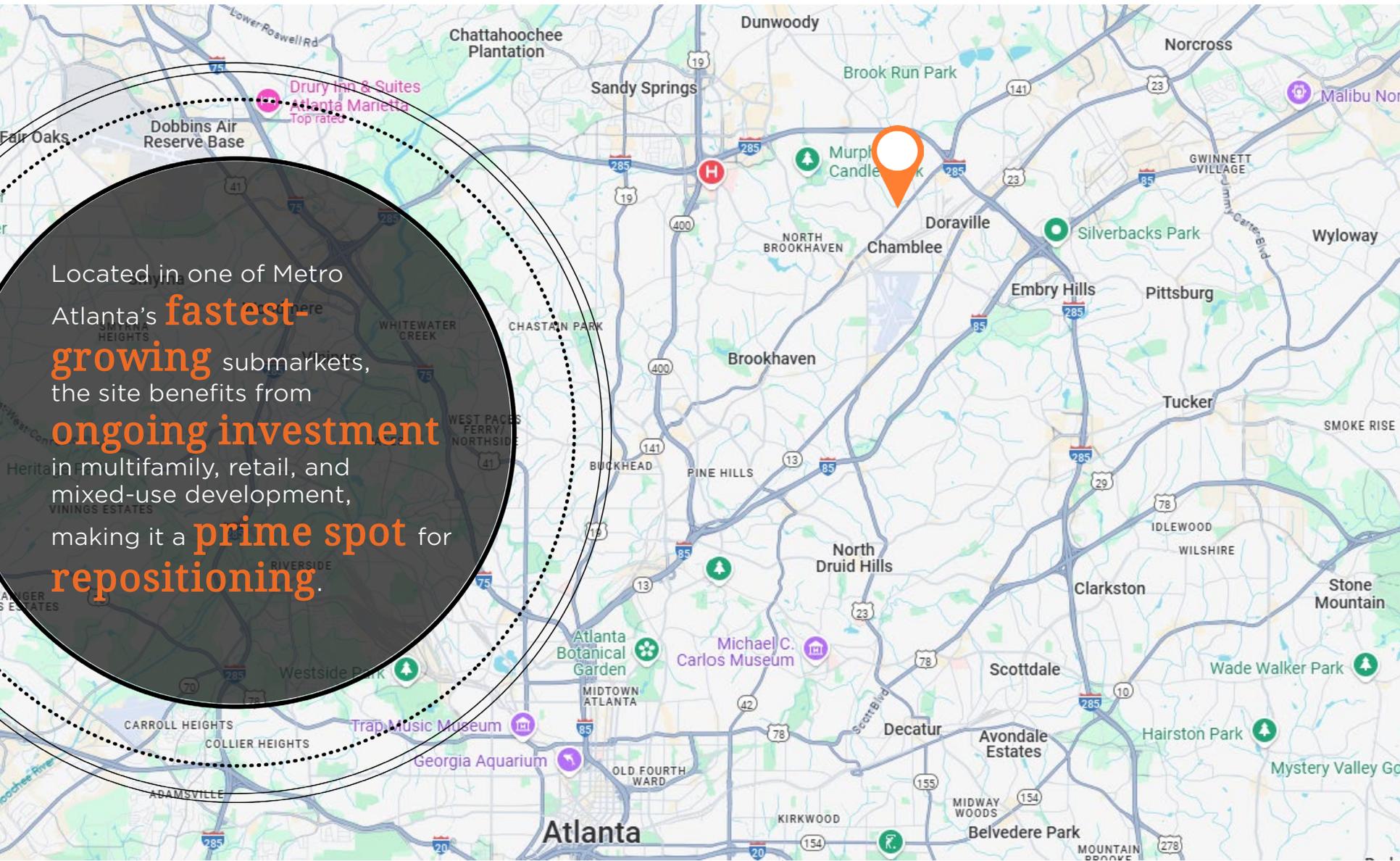
Vibrant Growth Submarket

- Located in Chamblee, one of Metro Atlanta's fastest-growing communities, characterized by rising income levels, population growth, and sustained development momentum

Dense Multifamily Surroundings

- Surrounded by luxury apartment communities such as The Oliver, The Keswick, and Chamblee City Heights, supporting a built-in customer base and strong daytime and evening population





Located in one of Metro Atlanta's **fastest-growing** submarkets, the site benefits from **ongoing investment** in multifamily, retail, and mixed-use development, making it a **prime spot** for **repositioning**.

Development Summary

15,000–30,000 Buildable SF | Up to 3 Stories

Although Village Commercial (VC) zoning permits a maximum height of 75 feet and a theoretical floor area ratio (FAR) of 4.0 (allowing up to $\pm 139,392$ SF) real-world development must account for setbacks, parking, open space, and the rectangular configuration of the parcel. Taking these practical considerations into account, the site realistically supports development programs in the $\pm 15,000$ – $30,000$ SF range.

In addition to new development, the existing $\pm 8,888$ SF freestanding building presents a strong candidate for adaptive reuse, offering a recognizable façade, flexible floor plan, and cost-efficient entry point for users in medical, wellness, or professional services.

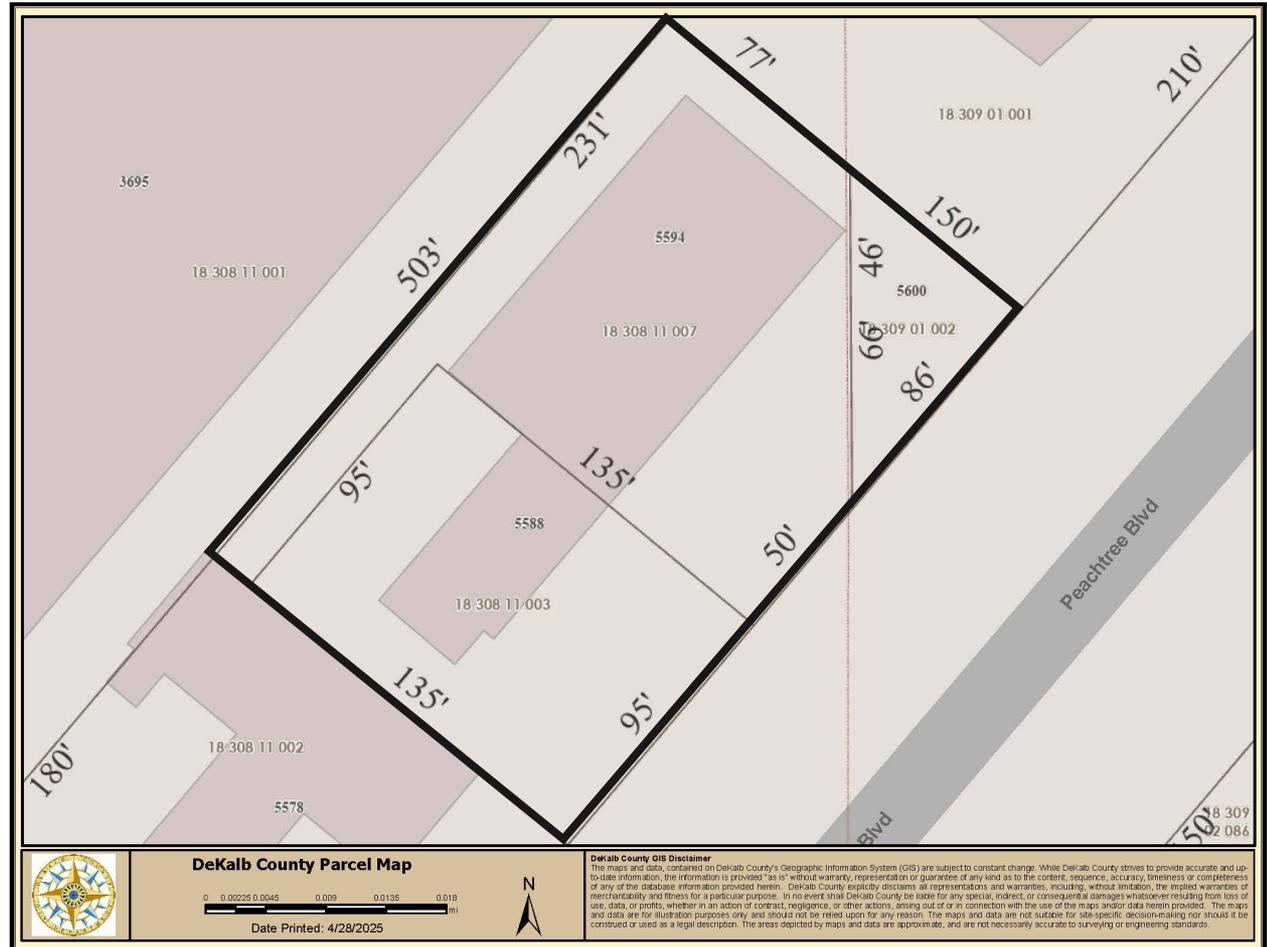
Development paths include:

- Adaptive Reuse of existing structure with re-tenanting and targeted improvements
- $\pm 15,000$ SF two-story medical or office use with surface parking
- $\pm 28,000$ – $30,000$ SF three-story build-to-suit or pre-leased opportunity with podium or hybrid parking solutions



Parcel Map

Address	Parcel No.	Land Size
5588 Peachtree Industrial Blvd	18 308 11 003	0.30 AC
5594 Peachtree Industrial Blvd	18 308 11 007	0.40 AC
5600 Peachtree Industrial Blvd	18 309 01 002	0.10 AC
		0.80 AC



High-growth submarket with upscale multifamily density

Chamblee is one of metro Atlanta's fastest-growing areas. The city has seen steady investment in high-end multifamily, retail, and mixed-use development. The area's proximity to Buckhead, Brookhaven, and key employment centers, along with its growing population and income levels, make it a hotspot for repositioning opportunities.



Excellent exposure for retail, medical or service-based users with over 40,000 vehicles passing daily





Demographics



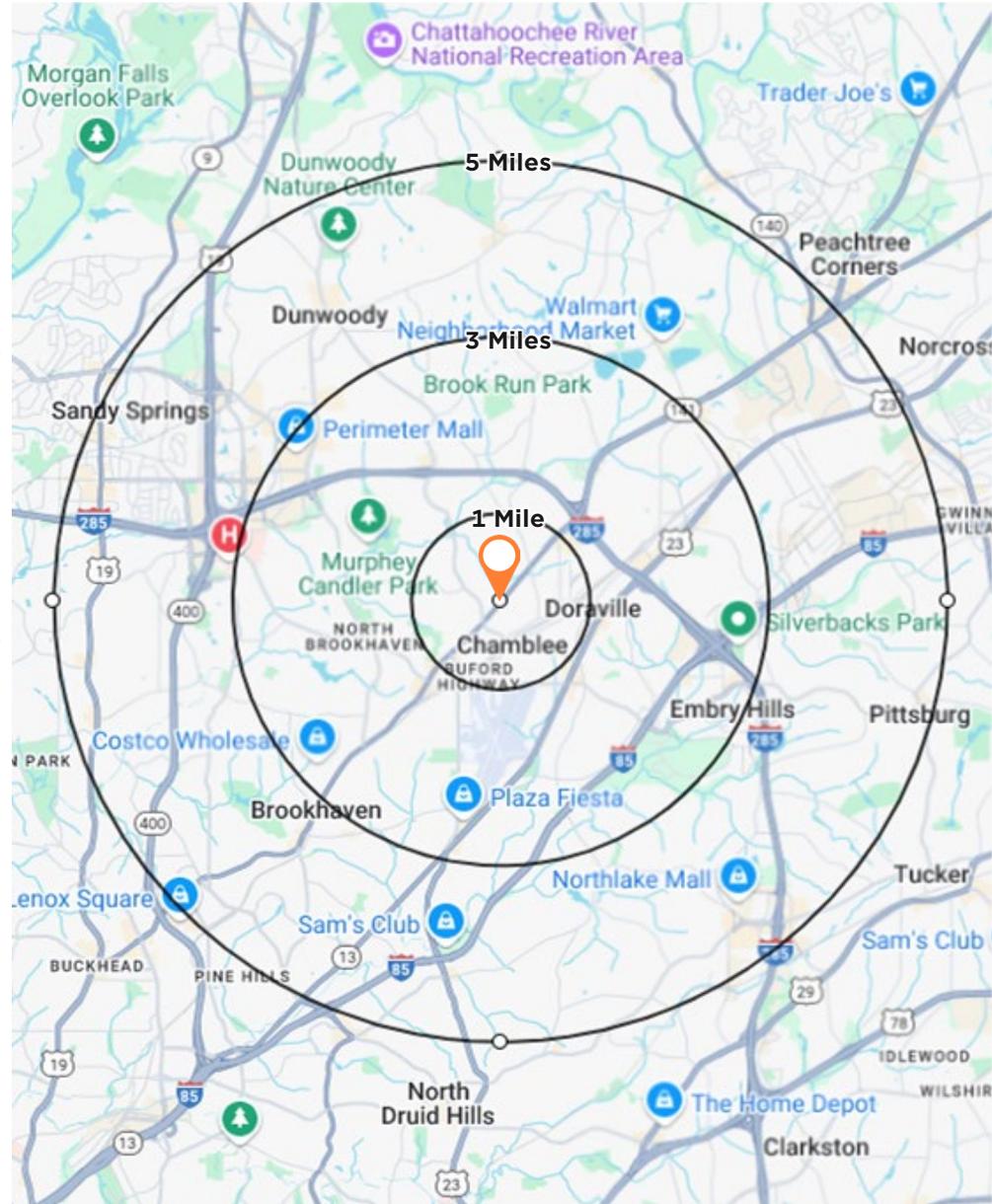
POPULATION **1 MILE** **3 MILES** **5 MILES**

Total Population	11,333	103,342	297,444
2029 Projection	11,398	103,316	299,732
Median Age	34.9	35.6	36.3

HOUSEHOLDS & INCOME **1 MILE** **3 MILES** **5 MILES**

Total Households	4,718	42,275	125,856
Persons Per HH	2.3	2.4	2.3
Average HH Income	\$98,041	\$117,098	\$123,708
Median House Value	\$402,083	\$446,025	\$478,183

Demographics data derived from: AlphaMap & CoStar



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