

OFFICE BUILDING FOR SALE OR LEASE

3699 Chamblee Dunwoody Rd



TRICORE
COMMERCIAL REAL ESTATE

Chamblee, GA 30341

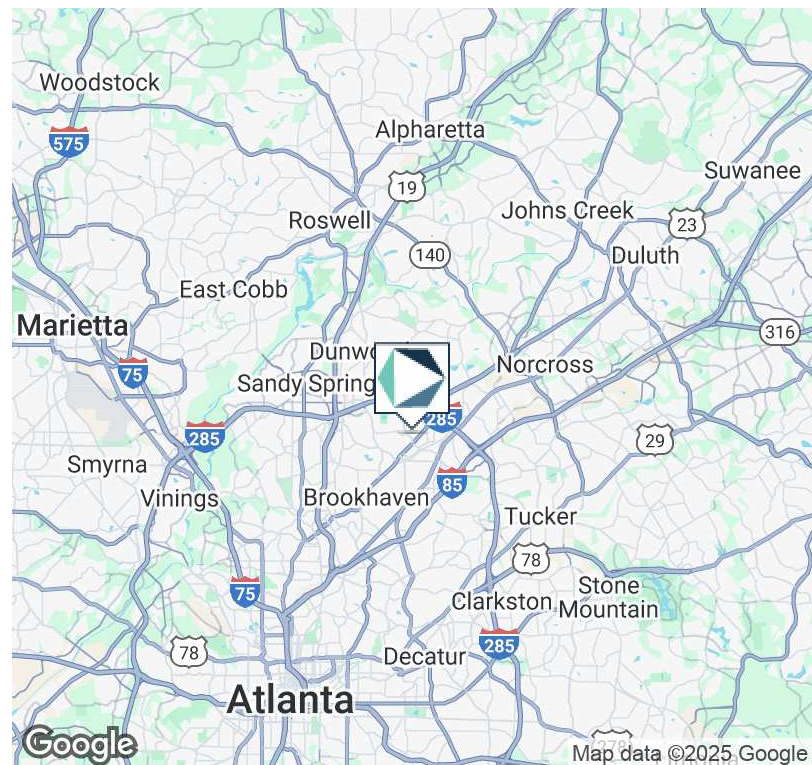


PROPERTY DESCRIPTION

Located just off Peachtree Boulevard, this property provides convenient access to I-285 in both directions, PDK Airport, MARTA, and Buckhead. Over the past 15 years, Chamblee has experienced significant growth, with a surge in new residential and retail developments and an increasingly younger population. This presents an outstanding opportunity for professional office users seeking to expand their business in a thriving market.

PROPERTY HIGHLIGHTS

- +-6,825 SF of professional office space
- Large private offices and open areas
- Possible storage/production area with 2 drive-in doors
- Just off of Peachtree Blvd. only 3 miles from Buckhead
- Traffic count of +-39,000 on Peachtree Blvd. at Chamblee Dunwoody



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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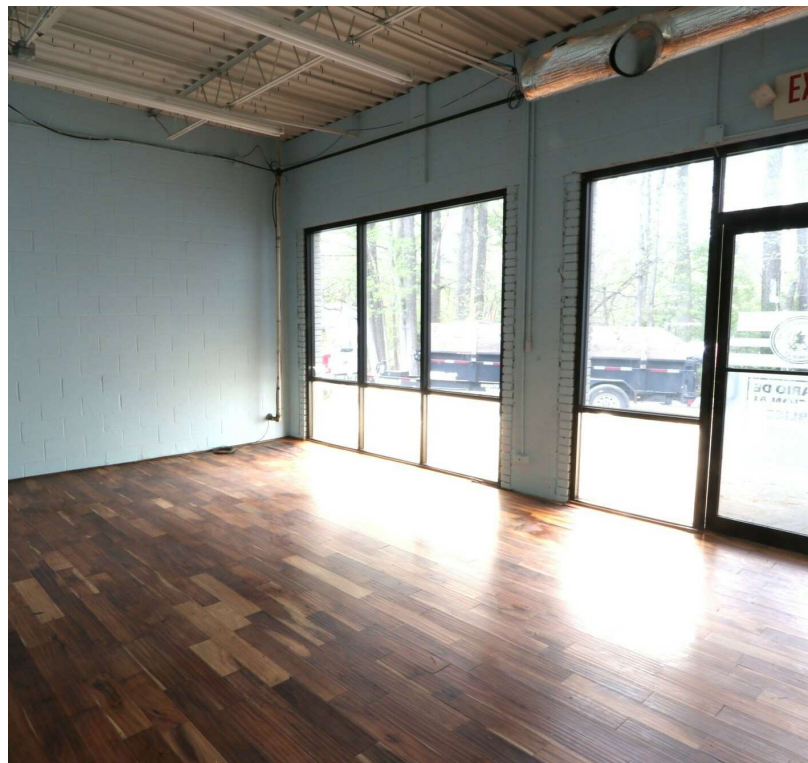
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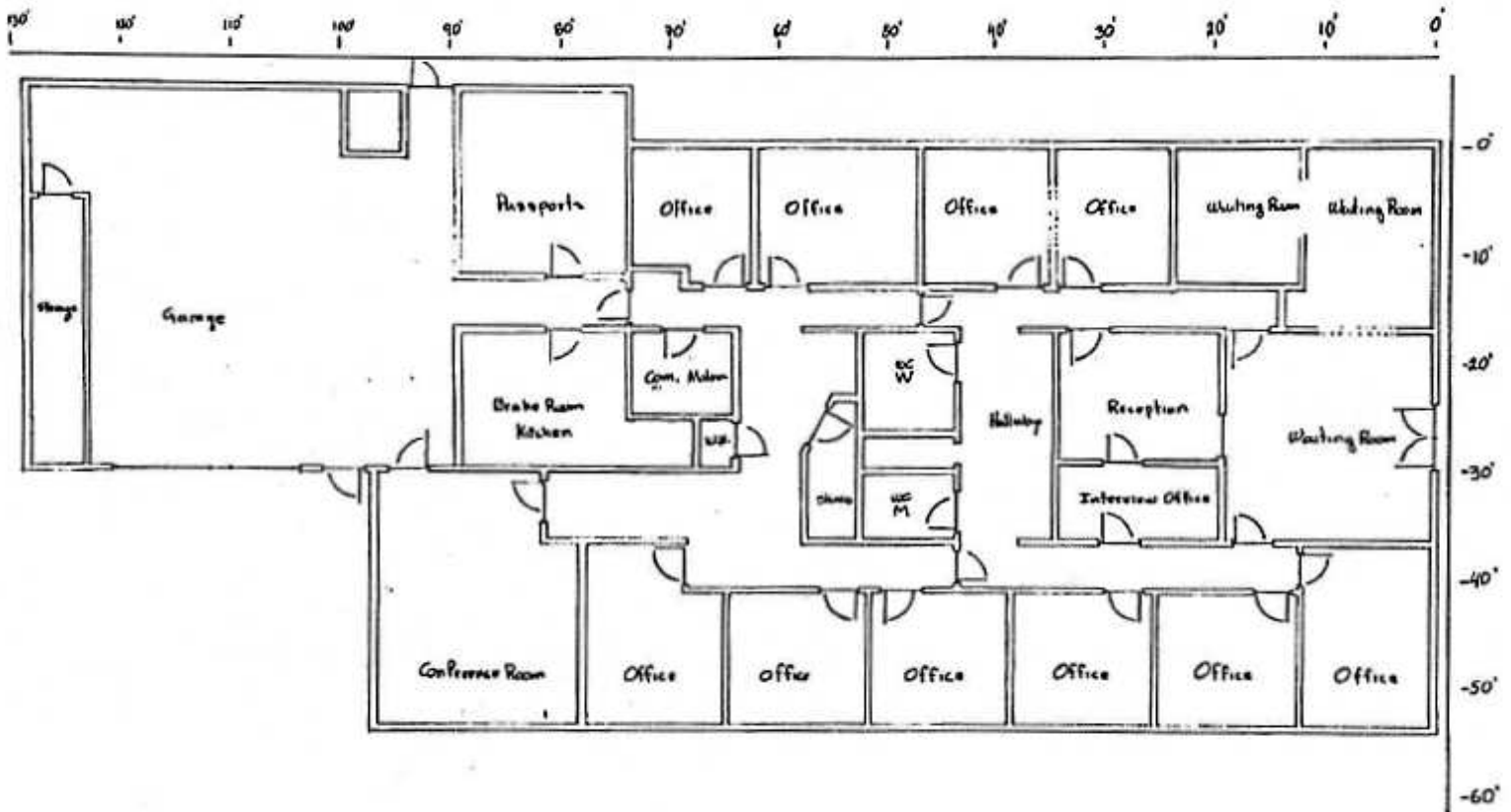
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FLOOR PLAN



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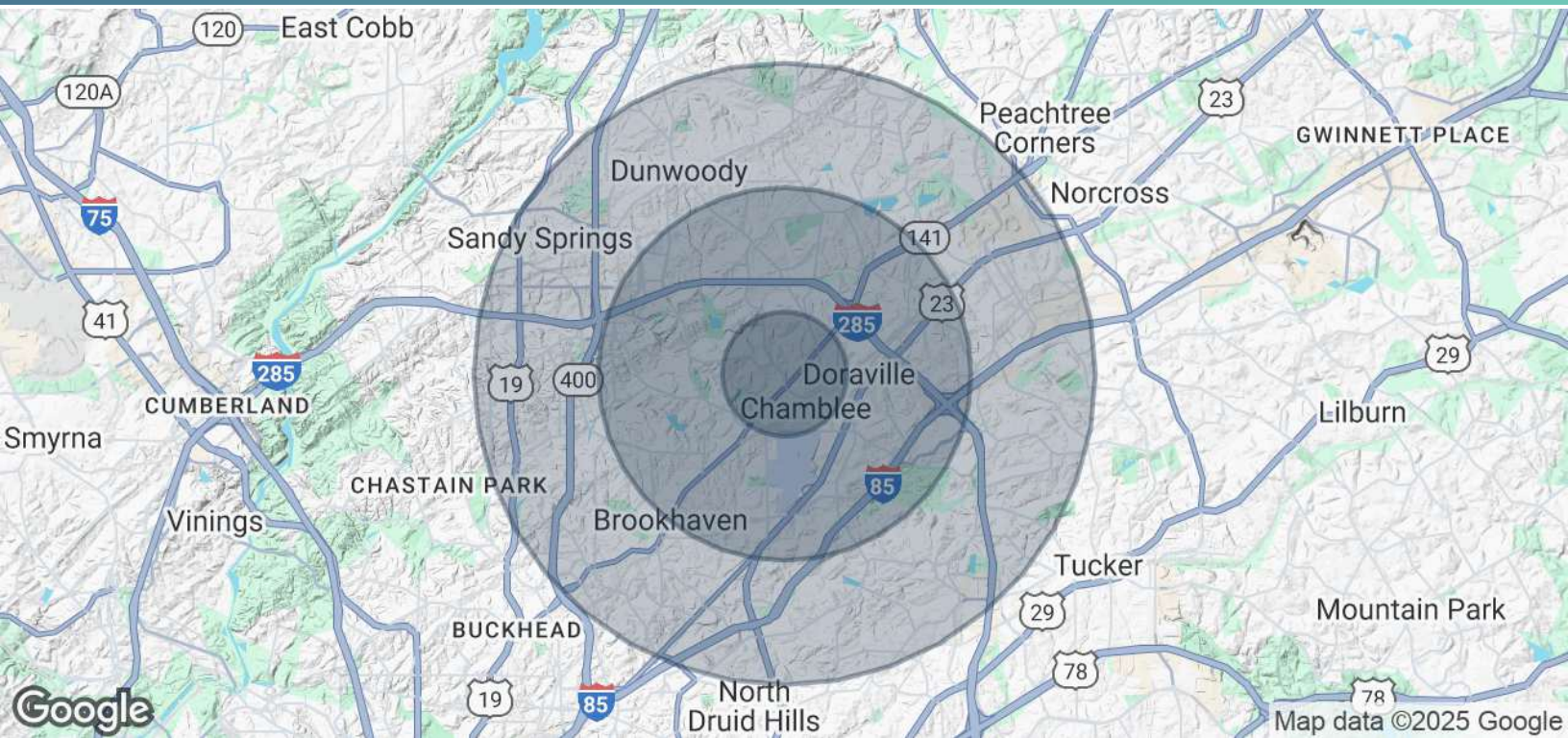
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,729	111,465	313,070
Average Age	38	37	38
Average Age (Male)	37	36	37
Average Age (Female)	38	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,199	47,051	135,235
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$132,386	\$142,132	\$149,763
Average House Value	\$588,792	\$590,935	\$626,393

Demographics data derived from AlphaMap



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