

MULTI PURPOSE RETAIL/FLEX IN DORAVILLE

5999 NEW PEACHTREE RD, DORAVILLE, GA 30340



FOR LEASE



CADAN HERRING
404.769.3112
caden@riseprop.com



JACK KIMBREL
229-894-8152
jack@riseprop.com

PROPERTY SUMMARY

- **Acreage:** 0.68
- **Pricing:** Please inquire for pricing details
- **Zoning:** T-5 (Urban Center)
- **Parking:** 41 spaces
- **Ceiling Height:** 14'
- **Loading:** 6 covered dock doors
- **Access:** I-285, Hwy-23, MARTA, 2 points of ingress/egress
- **Traffic:** 28,100 on Buford Hwy
- **Population:** 300,000 within 5 miles

THE OFFERING

Rise Property Group is pleased to present 5999 New Peachtree Rd to the market for lease.

This subdividable property is a former USPS directly across from the MARTA station and is located in the heart of downtown Doraville, GA, where a new mixed use development will break ground in the Spring of 2025, making it a perfect location to start or grow your business.

It's at a signalized intersection and features 41 parking spaces as well as street parking and rear parking. It also boasts 6 covered dock doors in the rear with plenty of truck court depth and a ramped loading zone.

It's zoned T-5, one of the most flexible commercial zoning codes in the city of Doraville.

There is monument and building signage available with direct visibility on New Peachtree Rd.



EXTERIOR

INTERIOR



LOCATION SUMMARY

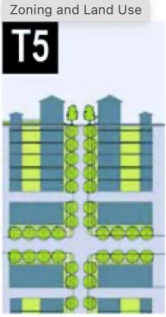


PROPOSED DOWNTOWN DORAVILLE REDEVELOPMENT



The City of Doraville is actively pursuing redevelopment initiatives to revitalize its downtown area. Breaking ground in Spring 2025, developers will turn the 13 acres owned by the city into a vibrant, pedestrian-friendly environment within the traditional city center, bounded by Buford Highway and New Peachtree Road, to attract businesses and residents alike for a live, work, play atmosphere. The head architect has confirmed a 12,000 square foot central green space dotted with low rise retail buildings, likely topped with restaurant patios and surrounded by residential units. These efforts are guided by the mixed use developments done by other cities like Alpharetta, Sandy Springs, and Suwanee with the hopes to ensure sustainable and community-focused development.

T-5 (Urban Center) under jurisdiction of the city of Doraville



T-5 URBAN		
<p>T-5 Urban Center Zone consist of higher density mixed use building that accommodate Retail, Offices, Row-houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buldings set close to the sidewalks.</p>	General Character:	Shops mixed with Townhouses, larger Apartment houses, Offices, work place, and Civil buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity.
	Building Placement:	Shallow Setbacks or none; buildings oriented to street, defining a street wall.
	Frontage Types:	Stoops, Dooryards, Forecourts, Shopfronts, Galleries and Arcades.
	Typical Building Height:	1- to 6-Story.
	Typical of Civil Space:	Parks, Plazas and Squares, median landscaping.

T-5 ZONING PERMITTED USES

- Acupuncture
- Appliance repair establishment
- Art gallery
- Automatic teller machine (ATM)
- Automobile sales, new
- Bakery, retail
- Banks and other financial institutions
- Barber shop
- Brewpub
- Catering service
- Conference or convention center
- Commercial artist studio, with or without instruction
- Commercial recreation establishment, 3,000 sf or less
- Common open space, private
- Courier or messenger services
- Child daycare
- Clothing and costume rental agencies
- Drive-through facilities
- Driving schools
- Dry cleaning and self-serving laundry establishments
- Electronics manufacturing and assembly (10,000 sf or less)
- Fountain or public art
- Furniture or appliance rental, new
- Grocery store or market
- Home occupations
- Health and fitness clubs without massage or spa
- Kiosk
- Liquor or package store
- Manufacturing, limited fabrication
- Microbrewery, microdistillery, and microwinery (20,000 sf or less)
- Museums, galleries, auditoriums, libraries and similar cultural facilities
- Office, general
- Outpatient clinics and offices
- Paint, glass, hardware, and wallpaper store
- Pet daycare and kennel
- Photography studios
- Playground
- Place of worship, 3,000 sf or less
- Preschools and kindergartens
- Restaurants and other food service
- Retail
- Salon
- Scientific or research laboratory or testing facilities
- Special training schools
- Swimming pool and/or club house
- Tailor or seamstress
- Tattoo or body craft studio
- Trails and greenways
- Telecommunications antenna or tower
- Vending machines and associated structures
- Veterinary clinics and animal hospitals

T-5 ZONING CONDITIONALLY PERMITTED USES

- Acupressure
- Adaptive reuse
- Adult daycare
- Alcohol sales and consumption
- Antique, thrift and/or consignment store
- Assisted living
- Auction gallery, excluding automotive auction
- Automotive fuel stations
- Automotive and truck rental
- Blacksmith
- Cemetery
- Colleges and universities
- Commercial, ghost, prep, or shared kitchen
- Commercial outdoor recreation establishment
- Commercial recreation establishment, greater than 3,000 sf
- Dormitory
- Electronics manufacturing and assembly (greater than 10,000 sf)
- Emission inspection and testing
- Film or music studio
- Funeral homes and mortuaries
- Fraternity or sorority house
- Golf or baseball driving range
- Group home
- Heavy equipment and vehicle sales
- Hospitals and inpatient clinics
- Hotel
- Manufacturing, intermediate
- Massage and spa establishment, and massage therapy
- Medical cannabis dispensary
- Movie theater
- Moving and storage company
- Nightclub
- Parking structure
- Passenger terminal
- Pawn shop and pawnbroker
- Performance venue, indoor
- Performance venue, outdoor
- Personal care homes and nursing homes
- Place of worship, greater than 3,000 sf
- Precious metal dealers
- Recycling center or waste transfer station
- Sauna and spa establishment
- Staging, lighting, and AV equipment sales, rental and repair
- Wireless transmitter

AREA DEMOGRAPHICS

POPULATION	2 MILE	5 MILE	10 MILE
2028 POPULATION PROJECTION	59,154	306,159	919,107
2023 POPULATION	56,672	299,705	1,057,950
2010 POPULATION	38,677	247,942	1,074,111
GROWTH 2023-2028	0.9%	0.4%	0.3%
GROWTH 2010-2023	3.6%	1.6%	1.2%
INCOME			
AVG HOUSEHOLD INCOME	\$82,619	\$112,357	\$117,212
HOUSEHOLDS			
2010 HOUSEHOLDS	13,533	97,997	375,420
2023 HOUSEHOLDS	19,898	118,064	432,825
2028 HOUSEHOLD PROJECTION	20,792	120,531	439,192
OWNER OCCUPIED HOULSEHOLDS	7,641	55,577	229,789
RENTED OCCUPIED HOULSEHOLDS	13,151	64,954	215,409
AVG HOUSEHOLD SIZE	2.8	2.5	3.4



CONTACT US



CADEN HERRING

Director

404.769.3112

caden@riseprop.com



JACK KIMBREL

Associate

229.894.8152

jack@riseprop.com



| Atlanta, GA

| riseprop.com

| 404.500.8961

BUILDING RELATIONSHIPS. EXECUTING DEALS.

Every property is unique. It takes proper skills and expertise to understand the nuances of valuing, marketing, and executing commercial real estate transactions. At Rise Property Group, we provide a standard of excellence to our clients, driven by our principled approach. Our four guiding principles are: relationships, integrity, hustle, and innovation.