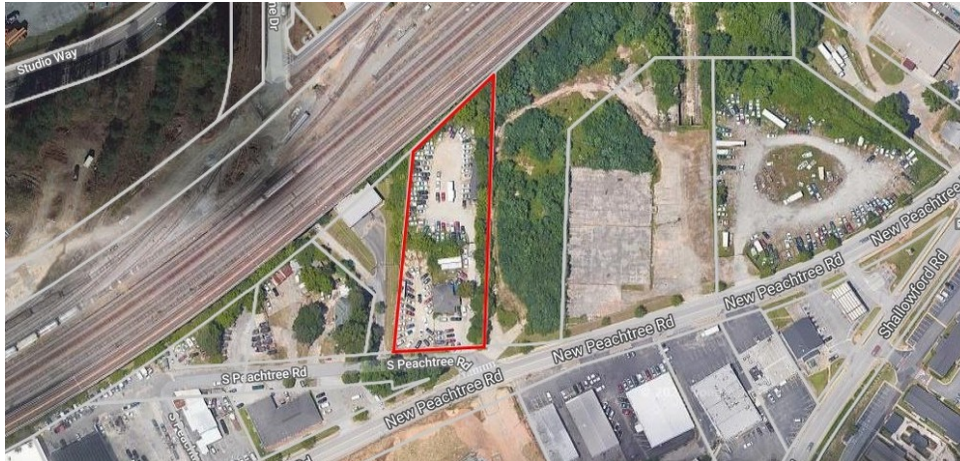


LAND FOR SALE

5788 S PEACHTREE

5788 S. Peachtree Rd, Doraville, GA 30340



OFFERING SUMMARY

SALE PRICE:	\$1,300,000
LOT SIZE:	1.3 Acres
ZONING:	T-5
MARKET:	Atlanta
SUBMARKET:	Doraville
PRICE / SF:	\$22.96

PROPERTY OVERVIEW

Fantastic Re-development site located just over the tracks from Studio City in the City of Doraville. The property has been used as a used car lot with an existing office 2200 sf building. The Doraville Transect-5 (T-5) Zoning allows for commercial and residential uses, please see Doraville Code of Ordinance.

PROPERTY HIGHLIGHTS

- 1.3 Acres of level land
- Fantastic location, close to Doraville Marta Station
- Just across from the new Doraville United Elementary School

DECATUR, GA
315 W. Ponce De Leon Avenue,
Suite 100
Decatur, GA 30030

WIDESPREAD
COMMERCIAL GROUP

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Urban Land Institute

In 2021 the City of Doraville partnered with the Urban Land Institute (ULI) for a Technical Assistance Panel (TAP) focusing on redeveloping the downtown Doraville Area. The presentation and final report are linked below.



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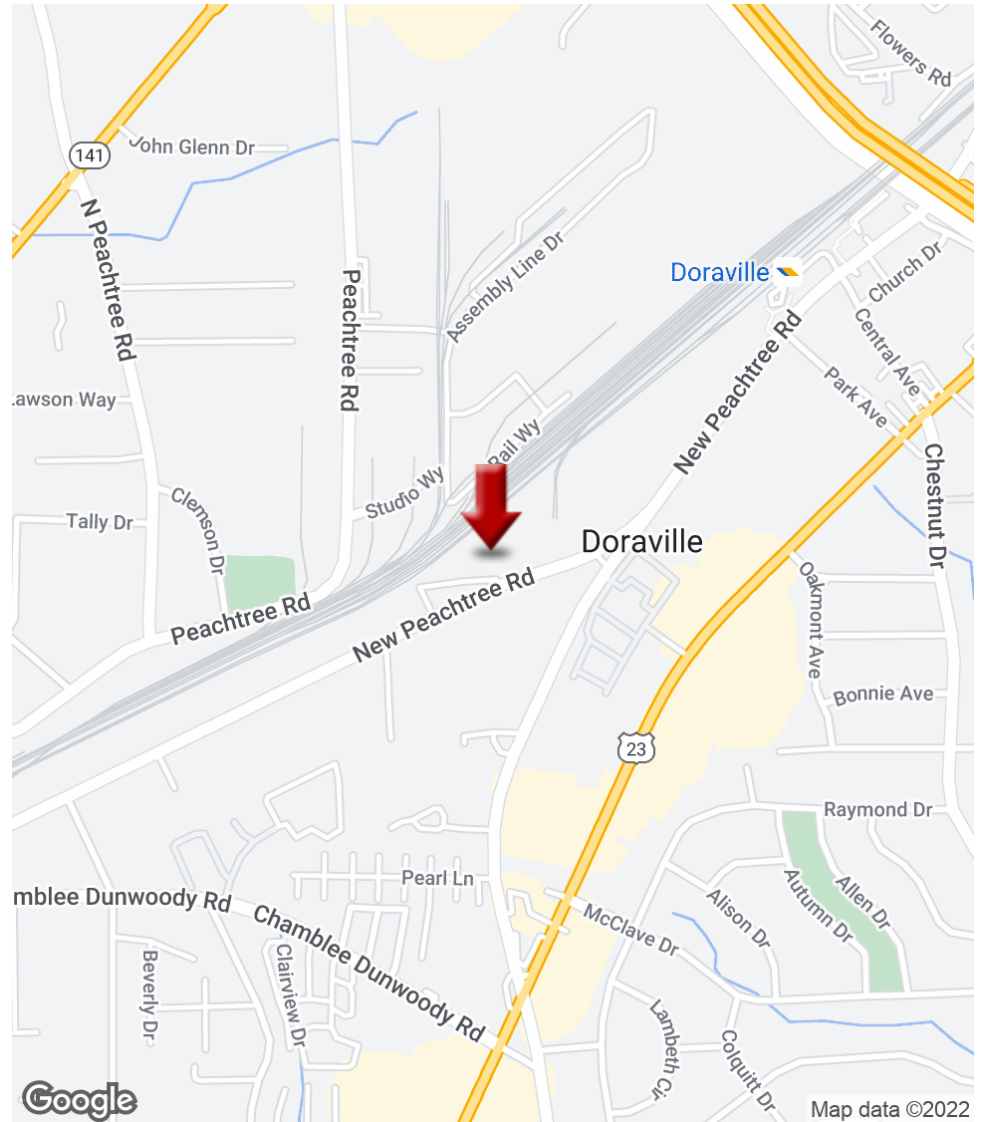
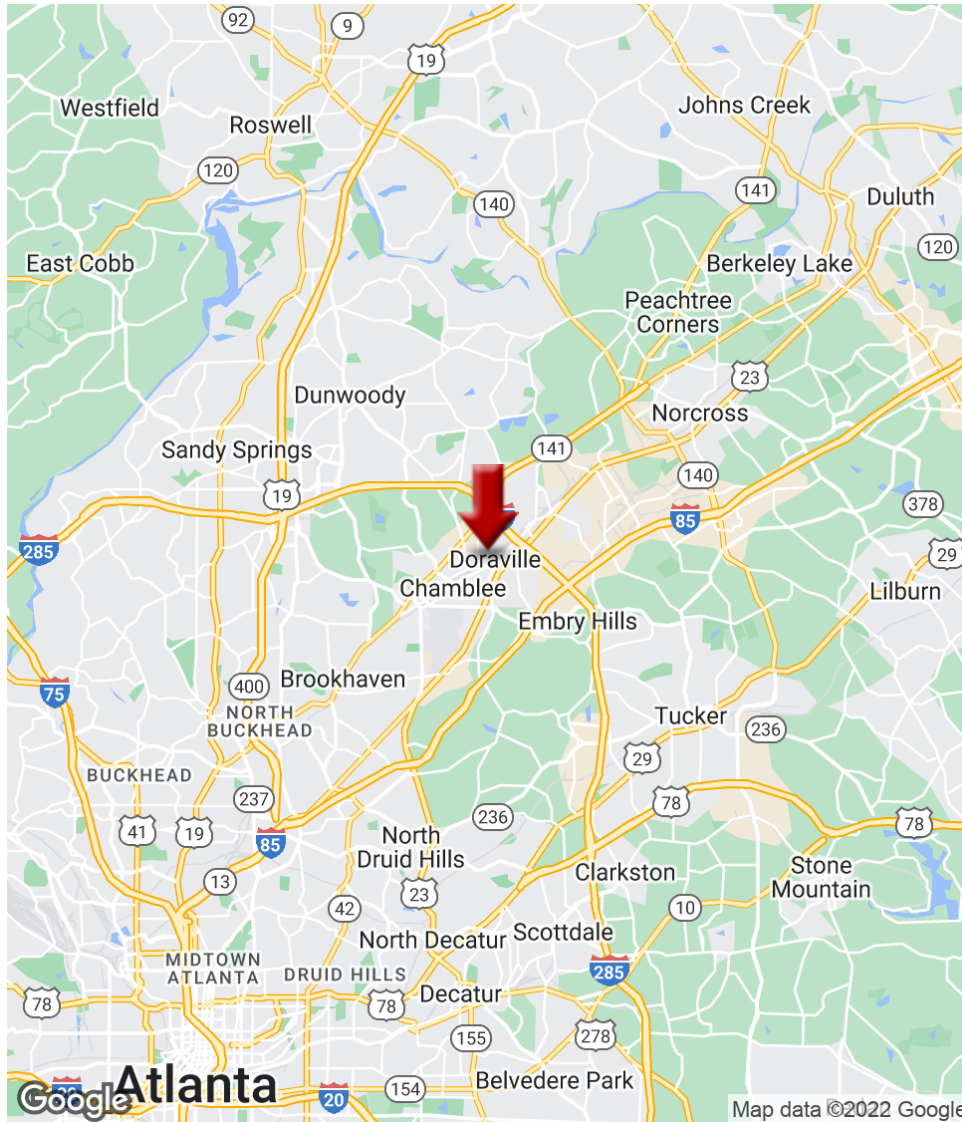
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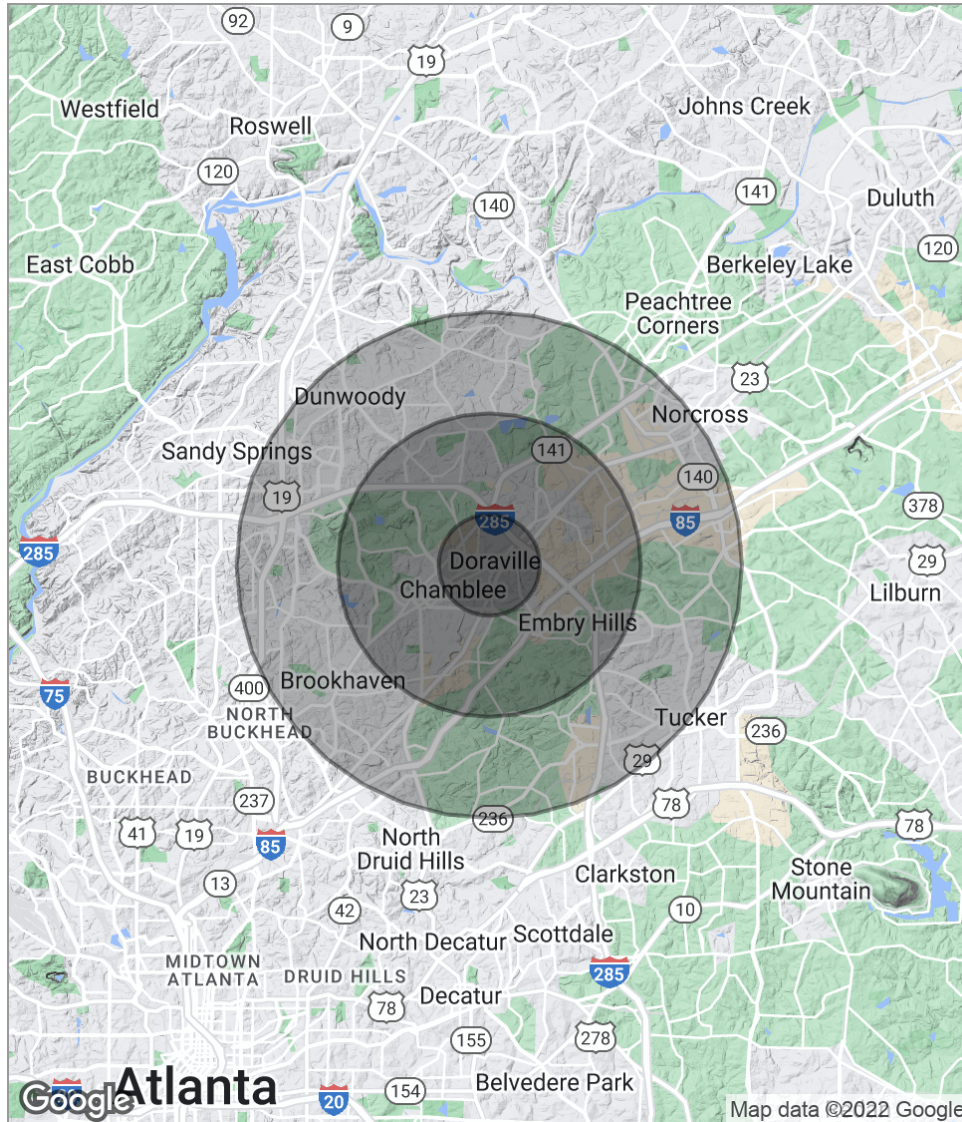


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,619	85,113	244,893
Median Age	30.0	32.6	34.1
Median Age (Male)	29.8	32.2	33.6
Median Age (Female)	30.0	32.7	34.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,662	33,373	97,966
# Of Persons Per HH	2.9	2.6	2.5
Average HH Income	\$53,811	\$72,191	\$85,811
Average House Value	\$228,660	\$255,567	\$353,504

** Demographic data derived from 2020 ACS - US Census*

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