

# Retail Building For Sale | 4,480 SF

Free-standing Retail building for sale. Property is located in one of metro Atlanta's fastest-growing submarkets, Chamblee. Strategically located less than 5 miles from both I-285 and I-85, this property offers exceptional visibility on a high-traffic corridor, ensuring maximum exposure for any business. The area is experiencing rapid growth and strong demand for small retail and mixed-use space, making this an ideal investment for owner-users or savvy investors.

RETAIL BUILDING FOR SALE



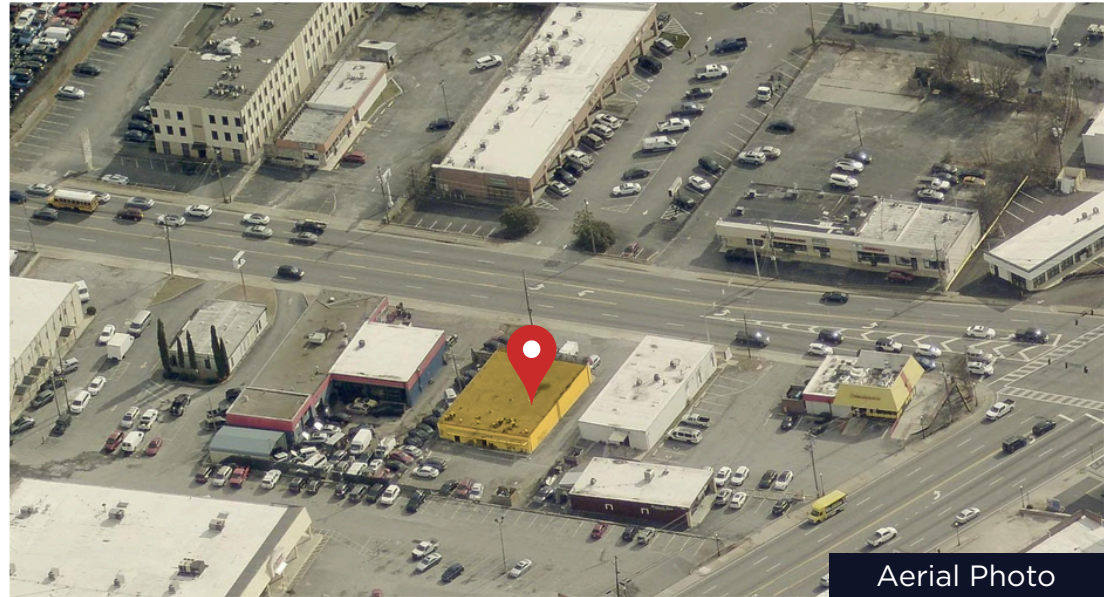
2482-2486 CHAMBLEE TUCKER RD, CHAMBLEE, GA 30341





## SALES HIGHLIGHTS

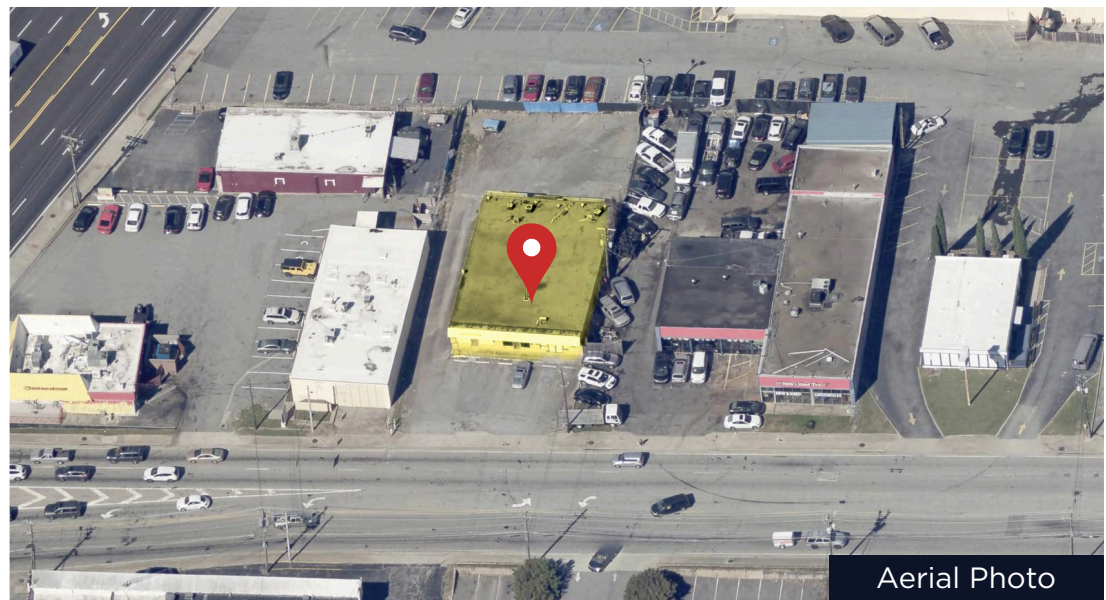
<b>Sale Type</b>	Investment
<b>Property Type</b>	Retail
<b>Property Subtype</b>	Freestanding
<b>Building Size</b>	4,480 SF
<b>Building Class</b>	C
<b>Tenancy</b>	Multiple
<b>Building Height</b>	1 Story
<b>Year Built</b>	1972
<b>Price</b>	\$1,500,000
<b>Frontage</b>	102' on Chamblee Tucker Rd



Aerial Photo

## LOCATION OVERVIEW

Situated along a high-traffic corridor in Chamblee, the property at 2482-2486 Chamblee Tucker Rd is a freestanding retail building totaling 4,480 SF, fully leased and strategically located less than 0.5 miles from both I-285 and I-85.

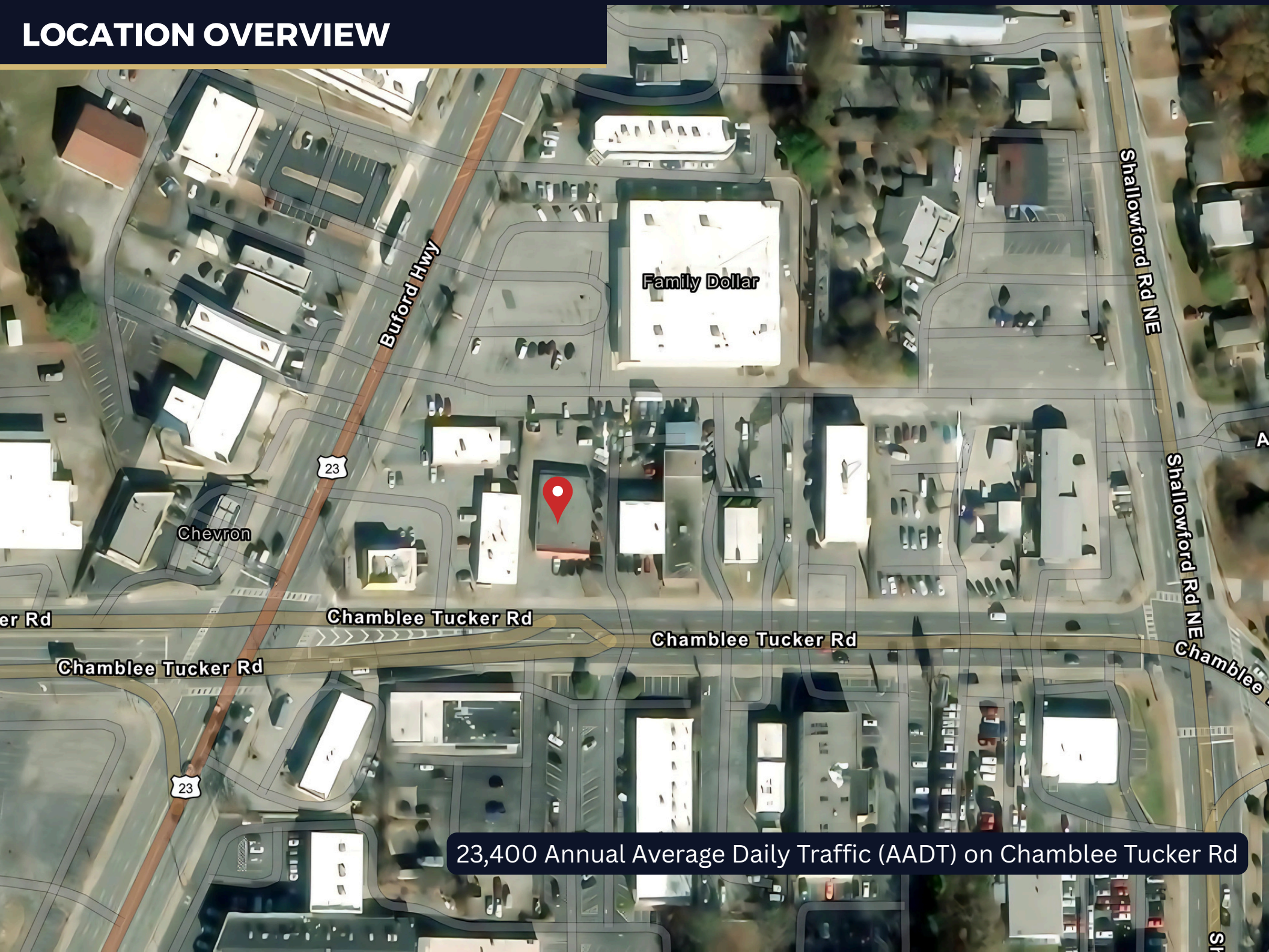


Aerial Photo





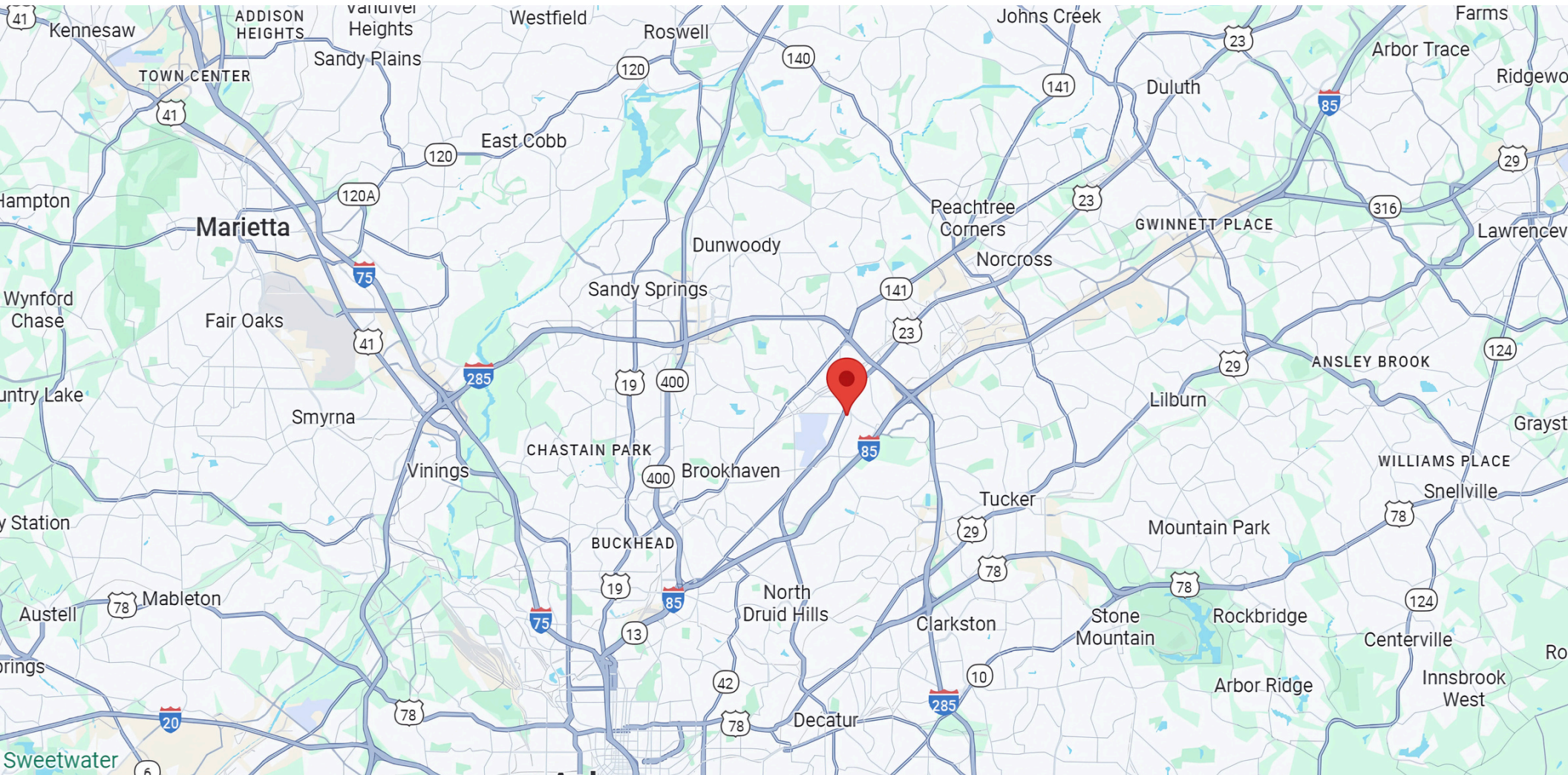
# LOCATION OVERVIEW



23,400 Annual Average Daily Traffic (AADT) on Chamblee Tucker Rd



# DEMOGRAPHICS



## TOTAL POPULATION

1 MILE

**19,676**

3 MILES

**163,992**

5 MILES

**408,941**



## MEDIAN HH INCOME

1 MILE

**\$71,837**

3 MILES

**\$87,637**

5 MILES

**\$90,021**



## HOUSEHOLDS

1 MILE

**6,432**

3 MILES

**57,821**

5 MILES

**152,003**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





# RETAIL BUILDING FOR SALE

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