



**COLDWELL BANKER  
COMMERCIAL  
METRO BROKERS**



## **DORAVILLE | 0.79 AC ± | TWO (2) BUILDINGS**

### **PREPARED BY:**

**Coldwell Banker Commercial  
METRO BROKERS**

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### **FOR SALE**

**3814 Stewart Road  
Doraville, GA 30340**



## CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



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Doraville / 0.79 ± AC / 2 separate buildings / T6 Zoning

## EXECUTIVE SUMMARY

### THE PROPERTY

3814 Stewart Rd  
Doraville, GA 30340

## PROPERTY SPECIFICATIONS

Property Type:	Retail / Office / Land
Zoning:	T-6 (URBAN CORE)
Building Size:	FRONT BLDG: 7,000 ± SF REAR BLDG: 1,268 ± SF
Land:	0.79 ± Acres
Number of Stories:	FRONT BLDG: Main level and a terrace level REAR BLDG: 1 story
Year Built:	FRONT BLDG: YEAR 1969 REAR BLDG: YEAR 1936

## PRICE

Sale Price \$1,890,000 USD

## INVESTMENT HIGHLIGHTS

- The property consists of two separate buildings located on a 0.79 ± acres parcel within the City Limits of Doraville
- Click on this link for permissible uses within T6 (Urban Core) zoning in Doraville  
[https://library.municode.com/ga/doraville/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH23ZO\\_ARTIXSCDI\\_RE\\_S23-902USTAALZODI](https://library.municode.com/ga/doraville/codes/code_of_ordinances?nodeId=PTIICOOR_CH23ZO_ARTIXSCDI_RE_S23-902USTAALZODI)
- A former veterinary clinic. Currently, an automotive dealership
- The front building facing Stewart Road has two levels: the main level and the terrace level (see page 5 for photos)
- The rear building is a single-story house structure (see page 6 for photo)
- Various re-use possibilities or redevelopment potentials
- Always check with the City of Doraville for the latest designated zoning for the Property and its permissible uses



## PROPERTY TAXES

- Property Taxes (2024)
    - DeKalb County
    - City of Doraville
- \$11,549.34 ± county and city tax combined

## LOCATION HIGHLIGHTS

- Visible from I-285 (approximately 245,000 vehicles per day on average on I-285)
- Unbeatable access to I-285 via Buford Hwy
- Corner of Buford Hwy and Stewart Road (41,000 vehicles per day on average on Buford Hwy)
- 1.3 ± miles from “Spaghetti Junction” (I-285 and I-85 interchange)
- Approx. 0.2 ± miles from Buford Hwy Exit
- Approx. 140 ± ft from Buford Hwy
- Approx. 230 ± ft from Motors Industrial Way
- Easy access from major corridors including Buford Hwy., I-285, and I-85, Peachtree Blvd.



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## PROPERTY PHOTOS

### Front Bldg



### Side view of Front Bldg







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## PROPERTY PHOTOS

Rear Bldg



0.79 ± AC Parcel



The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the subject property's actual boundary lines. The exact boundary lines and all other information about the property should be verified and confirmed independently by the purchaser during its due diligence period.





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## PROPERTY PHOTOS







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## PROPERTY PHOTOS











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## AERIALS & TAX MAPS



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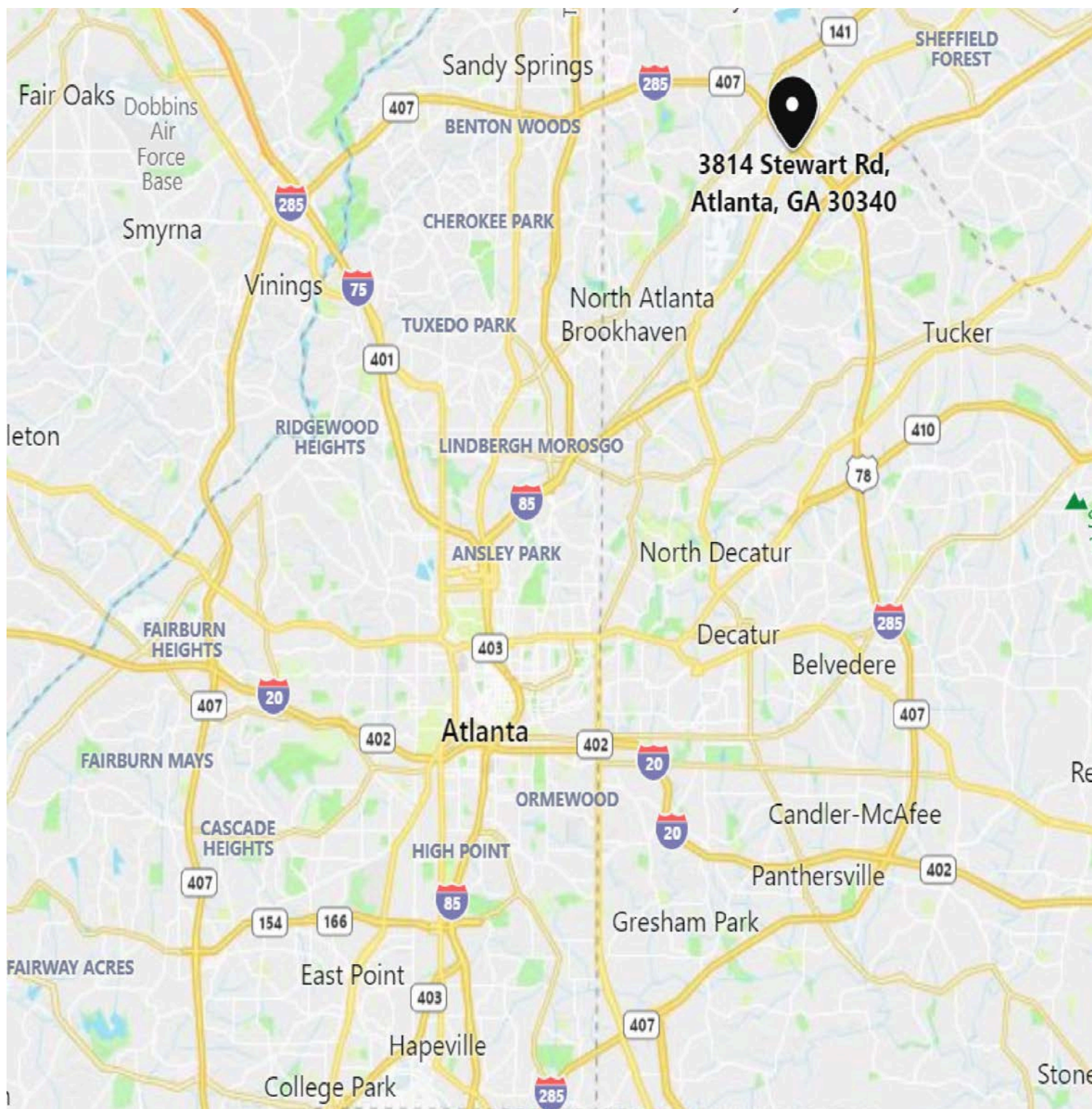




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## AERIALS & MAPS







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## DEMOGRAPHICS

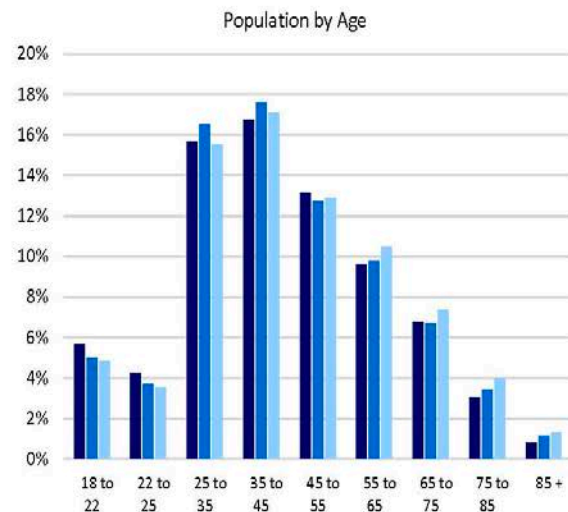
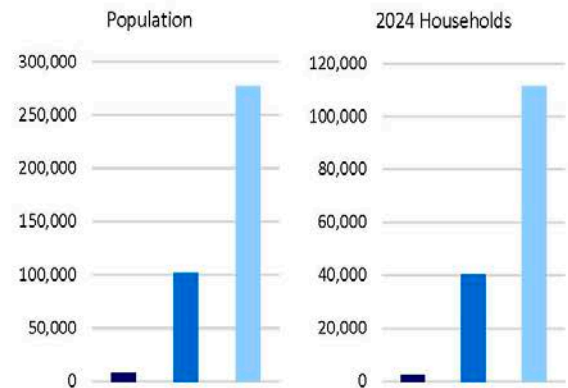
### Demographics for 3814 Stewart Rd, Doraville, Georgia 30340, United States



#### Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2024 Population	7,948	---	101,856	---	277,007	---
2029 Projected Population	8,054	---	105,646	---	284,452	---
Pop Growth (%)	1.3%	---	3.7%	---	2.7%	---
2024 Households	2,565	---	40,302	---	111,523	---
2029 Projected Households	2,599	---	41,789	---	114,535	---
HH Growth (%)	1.3%	---	3.7%	---	2.7%	---
<b>Census Year</b>						
2010 Population	7,756	---	91,408	---	247,575	---
2020 Population	7,806	---	100,358	---	277,575	---
Pop Growth (%)	0.6%	---	9.8%	---	12.1%	---
2010 Households	2,401	---	35,315	---	96,821	---
2020 Households	2,520	---	39,909	---	112,208	---
HH Growth (%)	5.0%	---	13.0%	---	15.9%	---
<b>Total Population by Age</b>						
Average Age (2024)	35.9		36.6		37.6	
<b>Children (2024)</b>						
0 - 4 Years	482		6,697		17,685	
5 - 9 Years	559		6,730		18,166	
10-13 Years	437		5,225		13,853	
14-17 Years	449		5,146		13,763	
<b>Adults (2024)</b>						
18 to 22	449	5.7%	5,091	5.0%	13,429	4.8%
22 to 25	339	4.3%	3,777	3.7%	9,888	3.6%
25 to 35	1,247	15.7%	16,809	16.5%	42,958	15.5%
35 to 45	1,330	16.7%	17,912	17.6%	47,304	17.1%
45 to 55	1,044	13.1%	12,981	12.7%	35,674	12.9%
55 to 65	764	9.6%	9,975	9.8%	29,033	10.5%
65 to 75	539	6.8%	6,835	6.7%	20,443	7.4%
75 to 85	244	3.1%	3,507	3.4%	11,128	4.0%
85 +	64	0.8%	1,172	1.2%	3,681	1.3%



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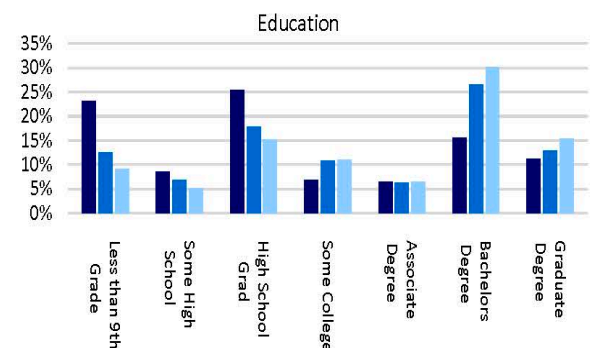
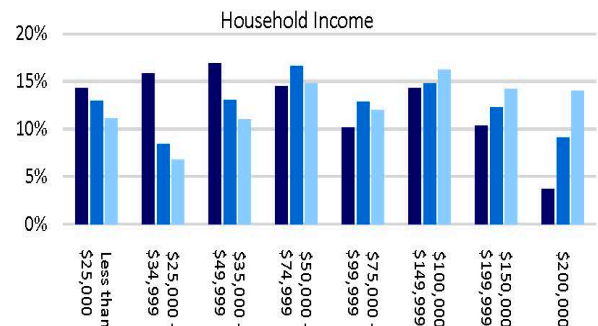
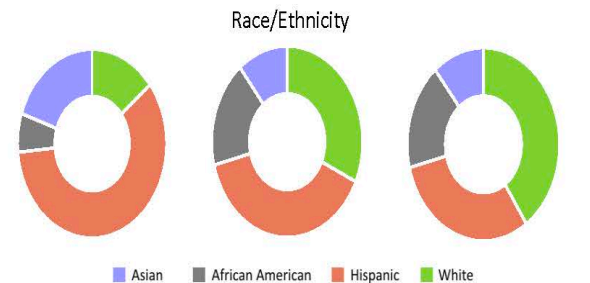
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Population by Race/Ethnicity (2024)						
White, Non-Hispanic	1,098	13.8%	31,278	30.7%	107,772	38.9%
Hispanic	4,571	57.5%	38,477	37.8%	81,664	29.5%
Black	510	6.4%	17,798	17.5%	47,745	17.2%
Asian	1,530	19.2%	10,602	10.4%	29,177	10.5%
Language at Home (2024)						
Spanish	3,986	53.4%	31,258	32.8%	66,392	25.6%
Asian Language	540	7.2%	5,037	5.3%	15,247	5.9%
Ancestry (2024)						
American Indian (ancestry)	11	0.1%	147	0.1%	330	0.1%
Hawaiin (ancestry)	4	0.1%	27	0.0%	96	0.0%
Household Income (2024)						
Per Capita Income	\$29,247	--	\$42,452	--	\$52,718	--
Average HH Income	\$90,612	--	\$107,288	--	\$130,944	--
Median HH Income	\$54,194	--	\$73,401	--	\$87,109	--
Less than \$25,000	367	14.3%	5,203	12.9%	12,358	11.1%
\$25,000 - \$34,999	407	15.9%	3,396	8.4%	7,517	6.7%
\$35,000 - \$49,999	434	16.9%	5,253	13.0%	12,252	11.0%
\$50,000 - \$74,999	370	14.4%	6,682	16.6%	16,509	14.8%
\$75,000 - \$99,999	259	10.1%	5,164	12.8%	13,371	12.0%
\$100,000 - \$149,999	367	14.3%	5,975	14.8%	18,086	16.2%
\$150,000 - \$199,999	266	10.4%	4,958	12.3%	15,827	14.2%
\$200,000+	95	3.7%	3,671	9.1%	15,602	14.0%
Education (2024)						
Less than 9th Grade	1,215	23.2%	8,716	12.6%	17,486	9.2%
Some High School	452	8.6%	4,698	6.8%	9,683	5.1%
High School Grad	1,333	25.5%	12,381	17.9%	28,981	15.2%
Some College	362	6.9%	7,554	10.9%	21,016	11.0%
Associate Degree	336	6.4%	4,412	6.4%	12,457	6.5%
Bachelors Degree	814	15.6%	18,408	26.6%	57,274	30.1%
Graduate Degree	585	11.2%	8,914	12.9%	29,403	15.5%



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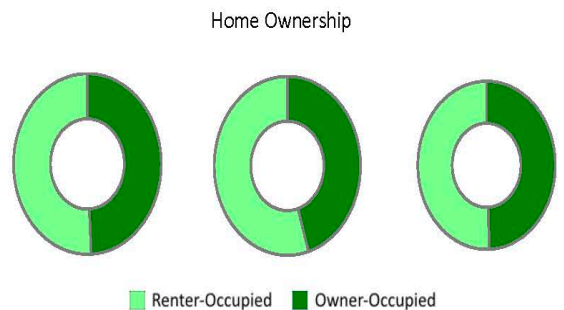
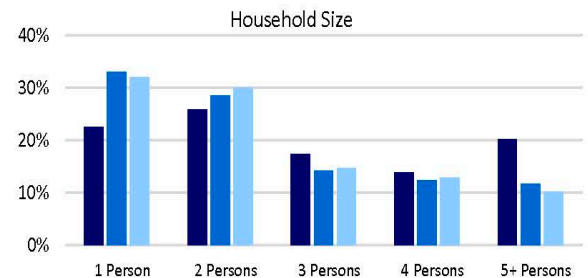
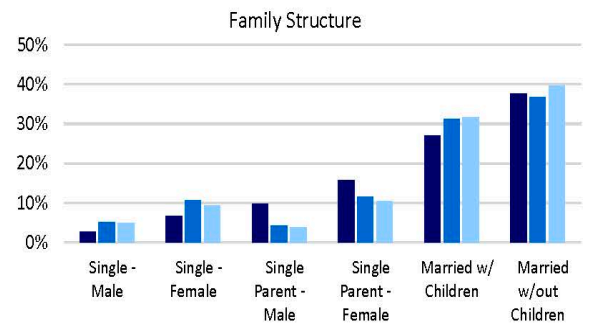
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<b>Family Structure (2024)</b>	1,795		23,630		65,951	
Single - Male	50	2.8%	1,221	5.2%	3,328	5.0%
Single - Female	120	6.7%	2,533	10.7%	6,146	9.3%
Single Parent - Male	178	9.9%	1,032	4.4%	2,553	3.9%
Single Parent - Female	285	15.9%	2,756	11.7%	6,858	10.4%
Married w/ Children	485	27.0%	7,374	31.2%	20,945	31.8%
Married w/out Children	677	37.7%	8,714	36.9%	26,121	39.6%
<b>Household Size (2024)</b>						
1 Person	578	22.5%	13,324	33.1%	35,820	32.1%
2 Persons	666	26.0%	11,512	28.6%	33,453	30.0%
3 Persons	447	17.4%	5,768	14.3%	16,401	14.7%
4 Persons	355	13.9%	4,983	12.4%	14,358	12.9%
5+ Persons	518	20.2%	4,715	11.7%	11,491	10.3%
<b>Home Ownership (2024)</b>	2,565		40,302		111,523	
Owners	1,261	49.2%	18,262	45.3%	55,014	49.3%
Renters	1,304	50.8%	22,040	54.7%	56,509	50.7%
<b>Components of Change (2024)</b>						
Births	90	1.1%	1,230	1.2%	3,222	1.2%
Deaths	40	0.5%	570	0.6%	1,699	0.6%
Migration	-4	-0.1%	-74	-0.1%	-1,743	-0.6%
<b>Unemployment Rate (2024)</b>	2.1%		1.8%		1.9%	
<b>Employment, Pop 16+ (2024)</b>	6,245		80,565		220,346	
Armed Services	0	0.0%	94	0.1%	150	0.1%
Civilian	4,365	69.9%	57,916	71.9%	158,433	71.9%
Employed	4,270	68.4%	56,843	70.6%	155,387	70.5%
Unemployed	95	1.5%	1,073	1.3%	3,046	1.4%
Not in Labor Force	1,880	30.1%	22,649	28.1%	61,914	28.1%
<b>Businesses</b>						
Establishments	563	---	4,227	---	13,501	---
Employees (FTEs)	6,057	---	44,889	---	160,416	---



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