

FLEX RETAIL SPACE AVAILABLE FOR LEASE

3580 PIERCE DR. STE 140 & 155, CHAMBLEE, GA 30341



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Property Highlights *FLEX Retail Spaces*

- Suite 140: +/- 2,850/SF & Suite 155: +/- 2,095/SF
- Destination Retail Center, strong co-tenancy
- Newly installed HVAC, ample signage opportunities
- Fitness, Personal Care/Grooming, Medical/Wellness
- Located directly off of thriving Peachtree Blvd commercial artery, in close proximity to historic downtown Chamblee and Chamblee High School
- Centrally placed at the crossroads of Brookhaven, Doraville, and Chamblee submarkets
- Adjacent to Crate & Barrell CB2 Outlet (Peachtree Pky)
- Quick access to I-285, I-85, Buford Hwy
- Significant surrounding population density with high household incomes





Chamblee, GA By the Numbers



Walk Score **60**



Transit Score **40**



Median Age **36**



Bachelor's Degree Or Higher **52%**



AVG. HHI **\$123,451**



2000-2023 Population Growth **242%+**

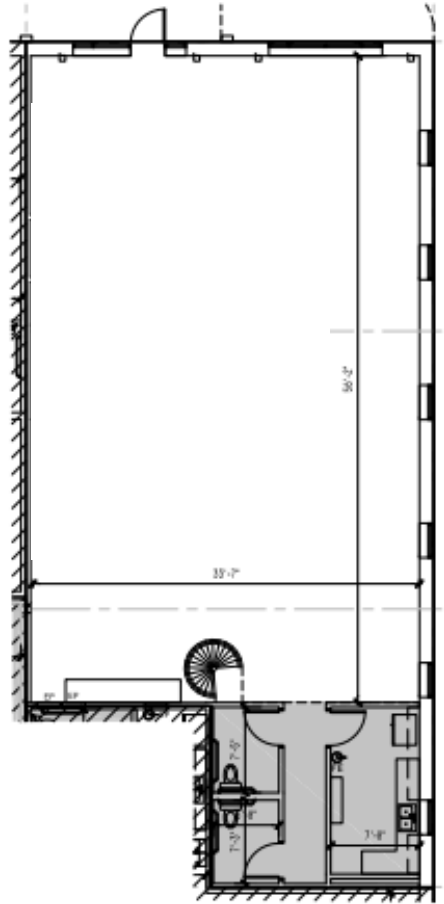
BUILDING LAYOUT



FLOOR PLAN

SUITE 140

3580 PIERCE DR.
CHAMBLEE, GA 30341



KEYPLAN

PLANNING INTERIORS | U | N

SUITE 140 • 2,568 RSF • MEZZANINE • 282 SF

INTERIOR IMAGES

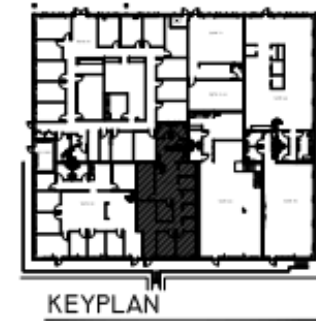
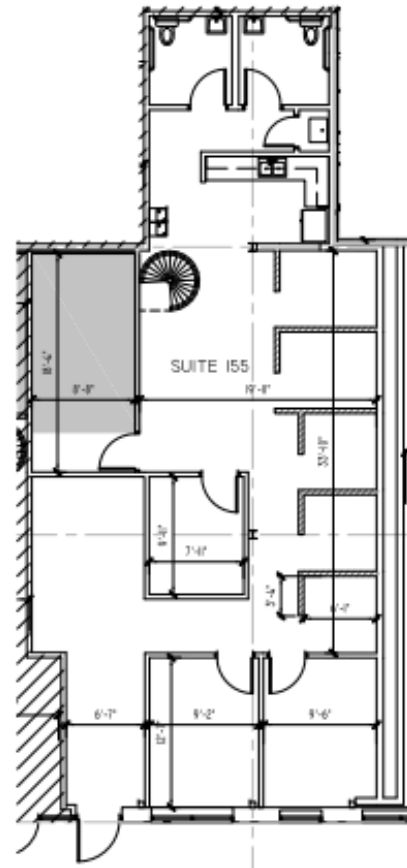
SUITE 140



FLOOR PLAN

SUITE 155

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INTERIOR IMAGES

SUITE 155



AMENITY MAP

DOWNTOWN CHAMBLEE

- 1 BRONX BAGEL BUGGY
- 2 ANTIGUO LOBO
- 3 BLUETOP
- 4 SOUTHBOUND
- 5 HOPSTIX



CHAMBLEE CITY HALL



FUTURE CHAMBLEE CITY CENTER SITE

PEACHTREE BLVD

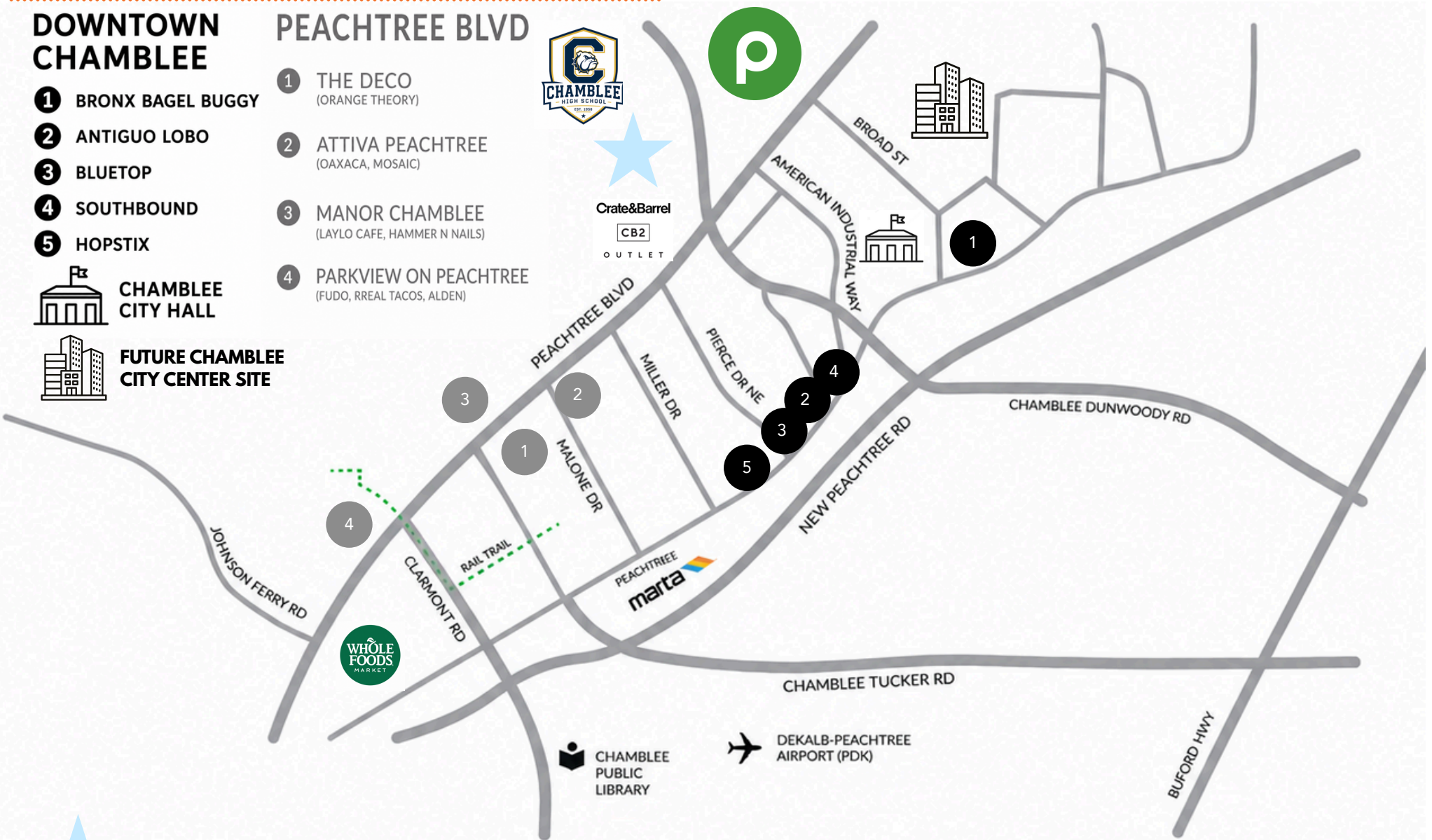
- 1 THE DECO (ORANGE THEORY)
- 2 ATTIVA PEACHTREE (OAXACA, MOSAIC)
- 3 MANOR CHAMBLEE (LAYLO CAFE, HAMMER N NAILS)
- 4 PARKVIEW ON PEACHTREE (FUDO, RREAL TACOS, ALDEN)



Crate&Barrel
CB2
OUTLET



SUBJECT PROPERTY





ASANA
PARTNERS

TERMINUS

COMMERCIAL REAL ESTATE PARTNERS

EST
2015

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