

Industrial Flex/Retail Suites ±600 SF - ±4,200 SF

FOR LEASE

5891 New Peachtree Rd, Atlanta, GA 30340



Property Overview

- Doraville, in a high-traffic Northeast Atlanta corridor with excellent connectivity
- Businesses seeking smaller, efficient spaces suitable for industrial flex and retail operations
- Located minutes from I-285 and I-85
- Adjacent to the proposed ±13-acre Town Center redevelopment
- Directly across from the Doraville MARTA Station
- Near Assembly Studios
- Excellent visibility
- Strong potential for foot and vehicle traffic
- Easy access to major transportation routes
- Ideal for compact industrial or retail users seeking high visibility and connectivity
- Industrial Flex Suites:
 - Three suites, each approximately ±1,200 SF
 - Combination of office and warehouse space
 - Shallow bay construction
 - Drive-in doors for easy access
 - Suitable for light manufacturing, distribution, or service-oriented businesses
 - Designed for users needing functional industrial space in a compact footprint
- Retail Suite:
 - One suite of approximately ±600 SF
 - Prominent street frontage on New Peachtree Road
 - Signage opportunities
 - Ideal for boutique retail, service businesses, or small office users seeking high visibility

Suite	Suite Size	Lease Rate	Highlights	Availability
101 (Retail)	±600 SF	\$28/SF/YR (NNN)	Street frontage/signage Open layout	Immediate
106 (Industrial Flex)	±1,200 SF	\$13.50/SF/YR (NNN)	14' Clear height Office space 1 Drive-in door	Immediate
111 (Industrial Flex)	±1,200 SF	\$13.50/SF/YR (NNN)	14' Clear height Office space 1 Drive-in door	Immediate
116 (Industrial Flex)	±1,200 SF	\$13.50/SF/YR (NNN)	14' Clear height Office space 1 Drive-in door	Immediate



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BULL REALTY, INC.
50 Glenlake Parkway
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ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES



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Suite 101 (Retail Space)



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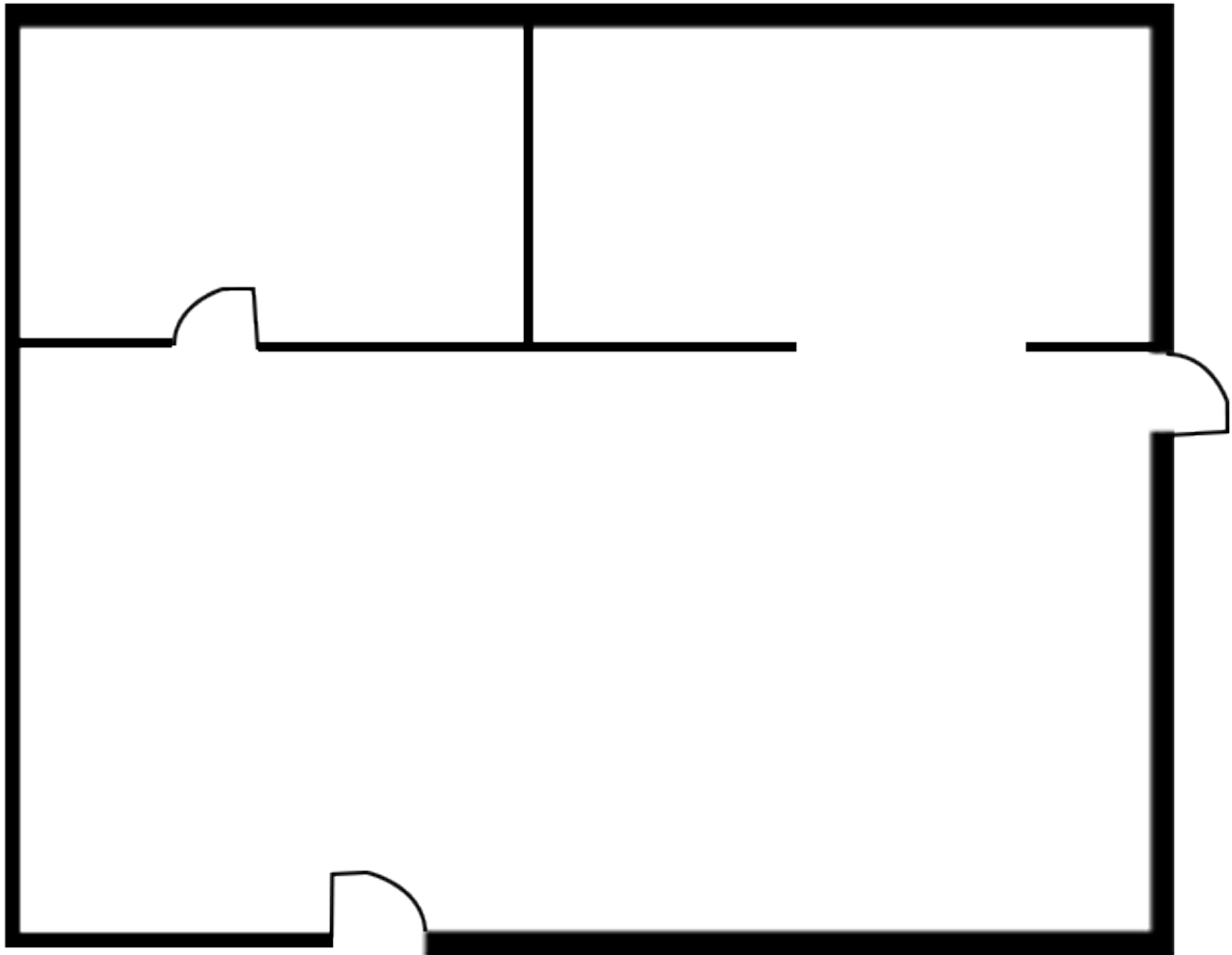
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Suite 101 Floorplan (Retail Space)



NOT TO SCALE

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Suite 106, 111, 116



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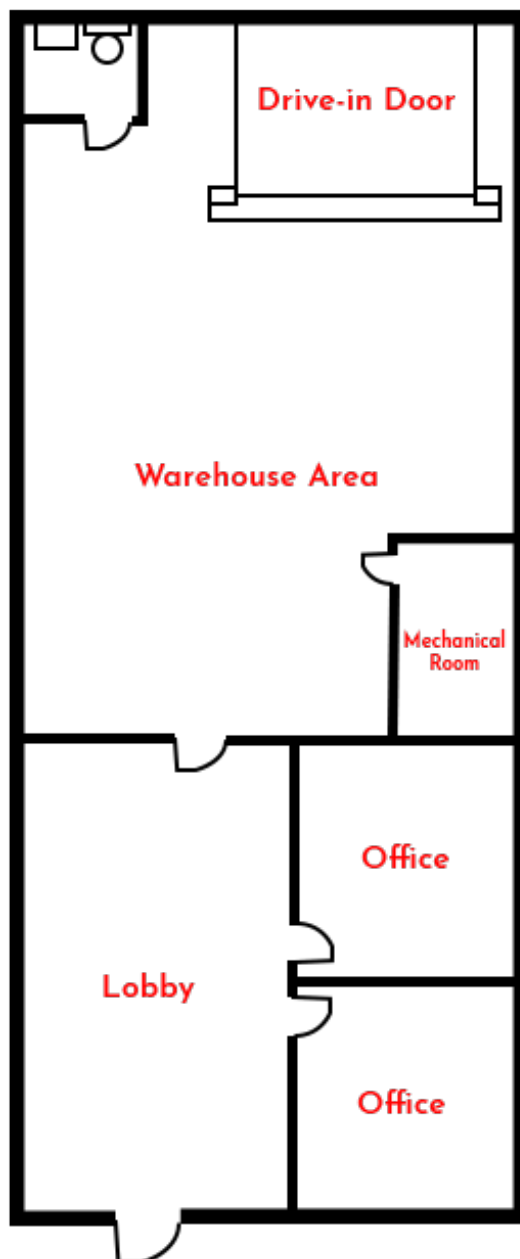
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Suite 106 Floorplan



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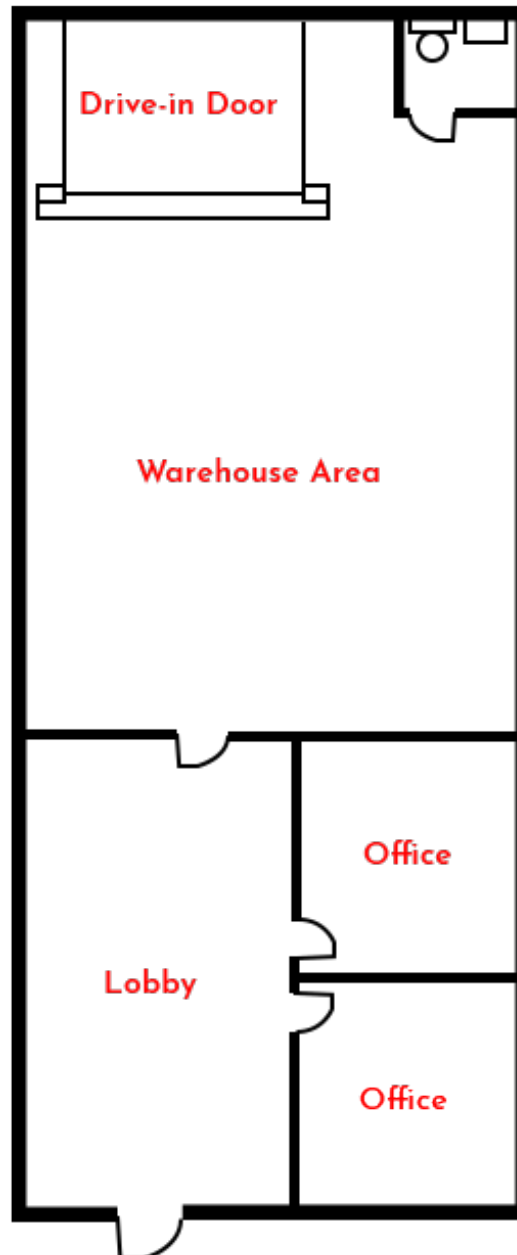
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Suite 111 Floorplan



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Suite 116 Floorplan

Coming Soon

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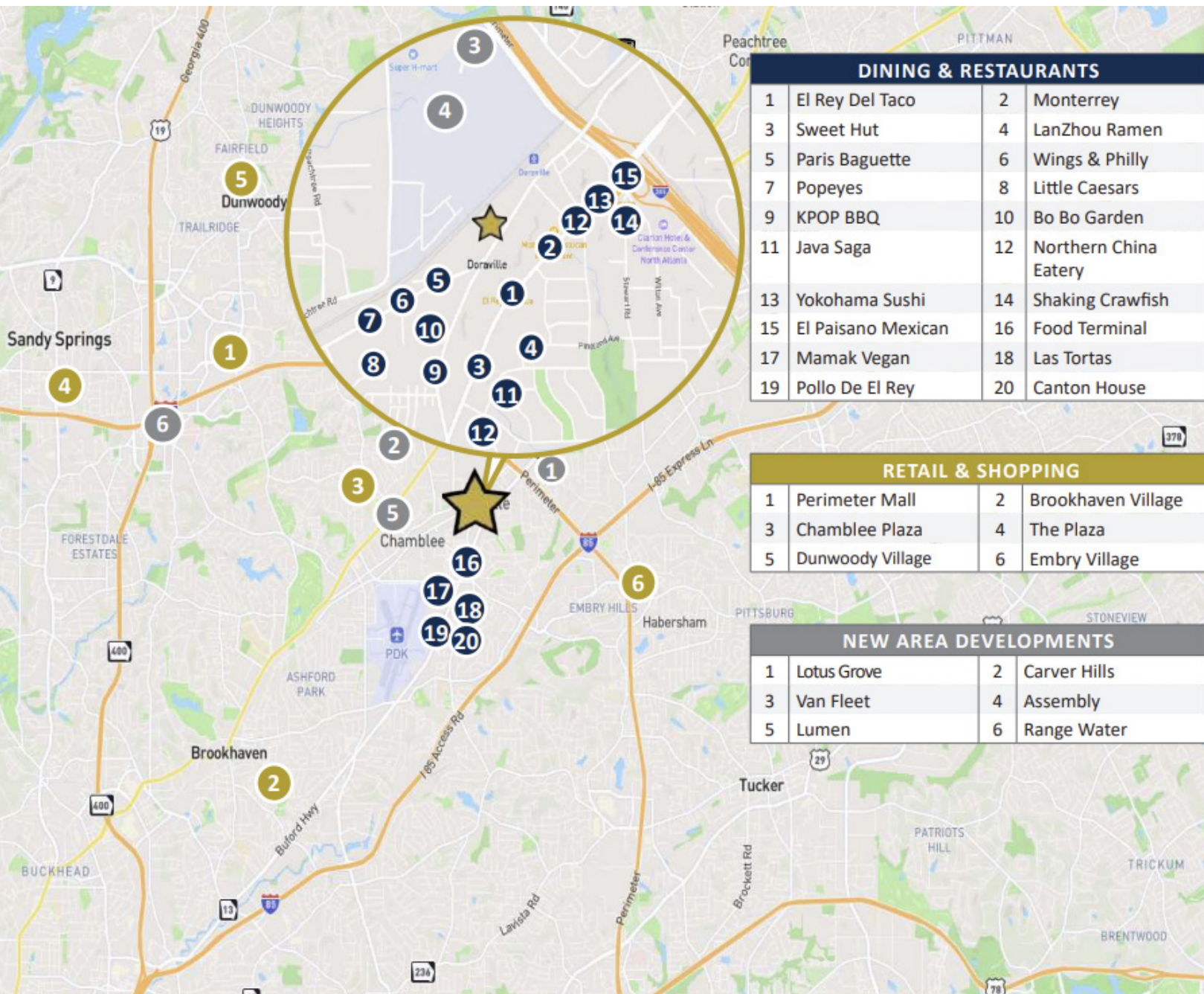
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Retail Map



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Demographics (Drive Time)

	15 Min	30 Min	45 Min
 Population	339,096	2,079,152	4,430,015
 Households	146,116	858,997	1,697,332
 Avg. Household Income	\$147,869	\$141,575	\$131,569

Source: 2025 ESRI

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