



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

1,028 SF RETAIL ON BUFORD HWY NE

DORAVILLE RETAIL SPACE; HIGH
VISIBILITY AND MONUMNET
SIGNAGE

5344 BUFORD HIGHWAY NORTHEAST
DORAVILLE, GA 30340

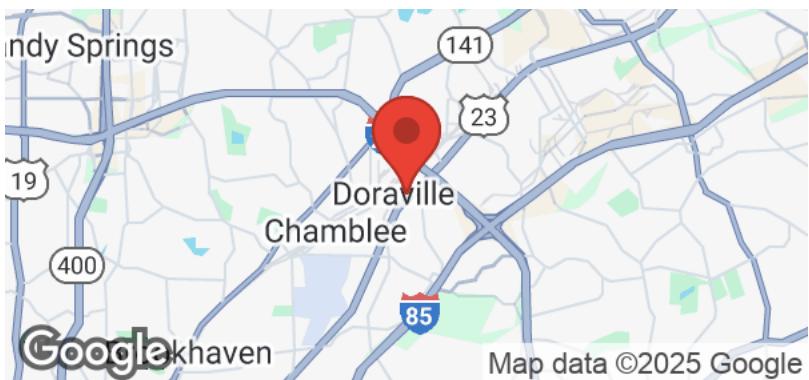
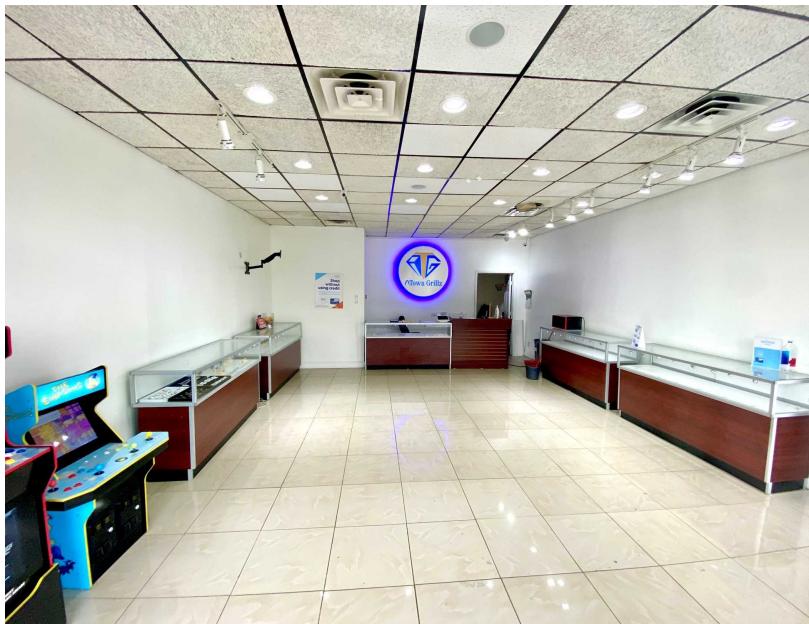
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YOUR SIGN HERE



PROPERTY SUMMARY



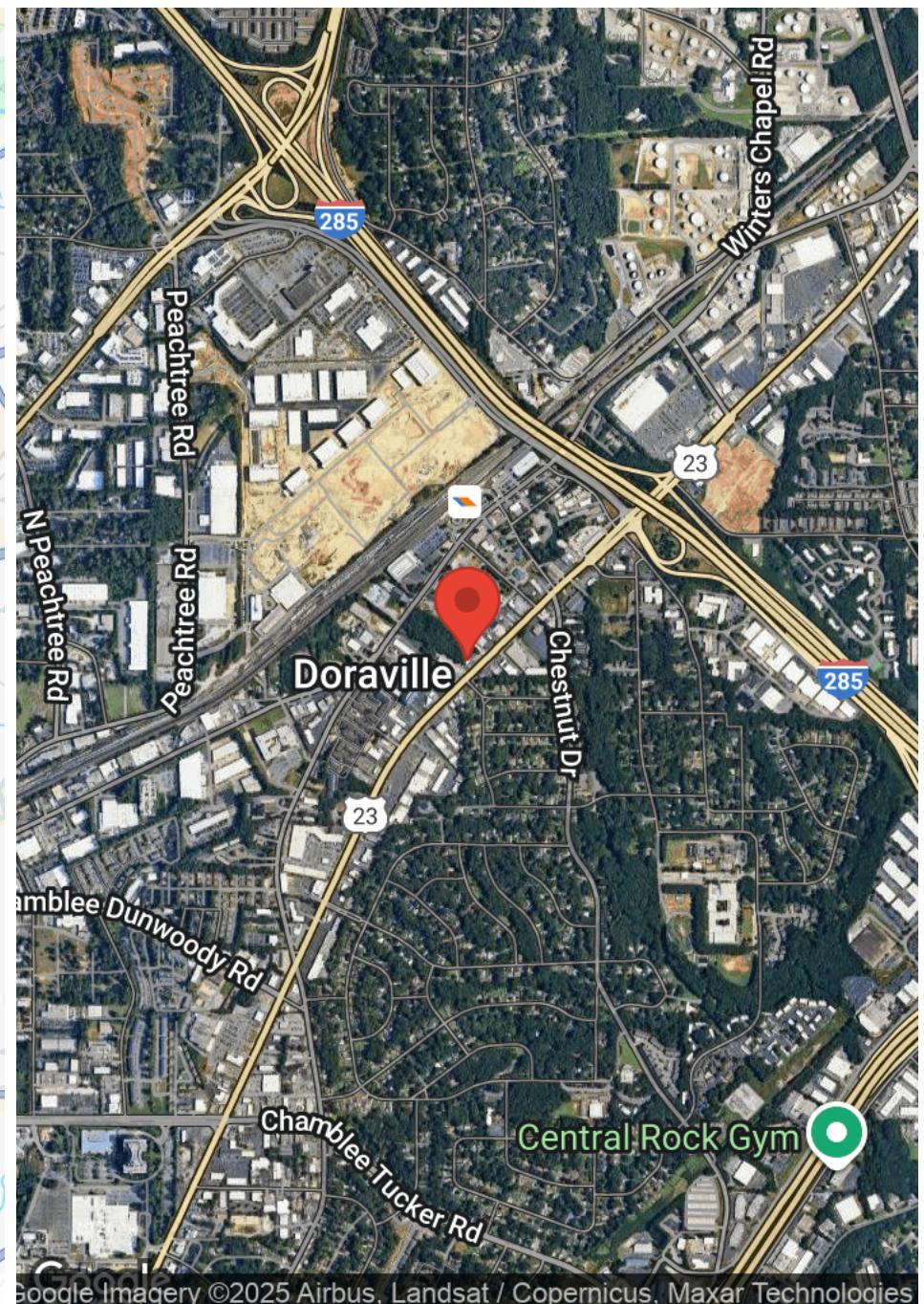
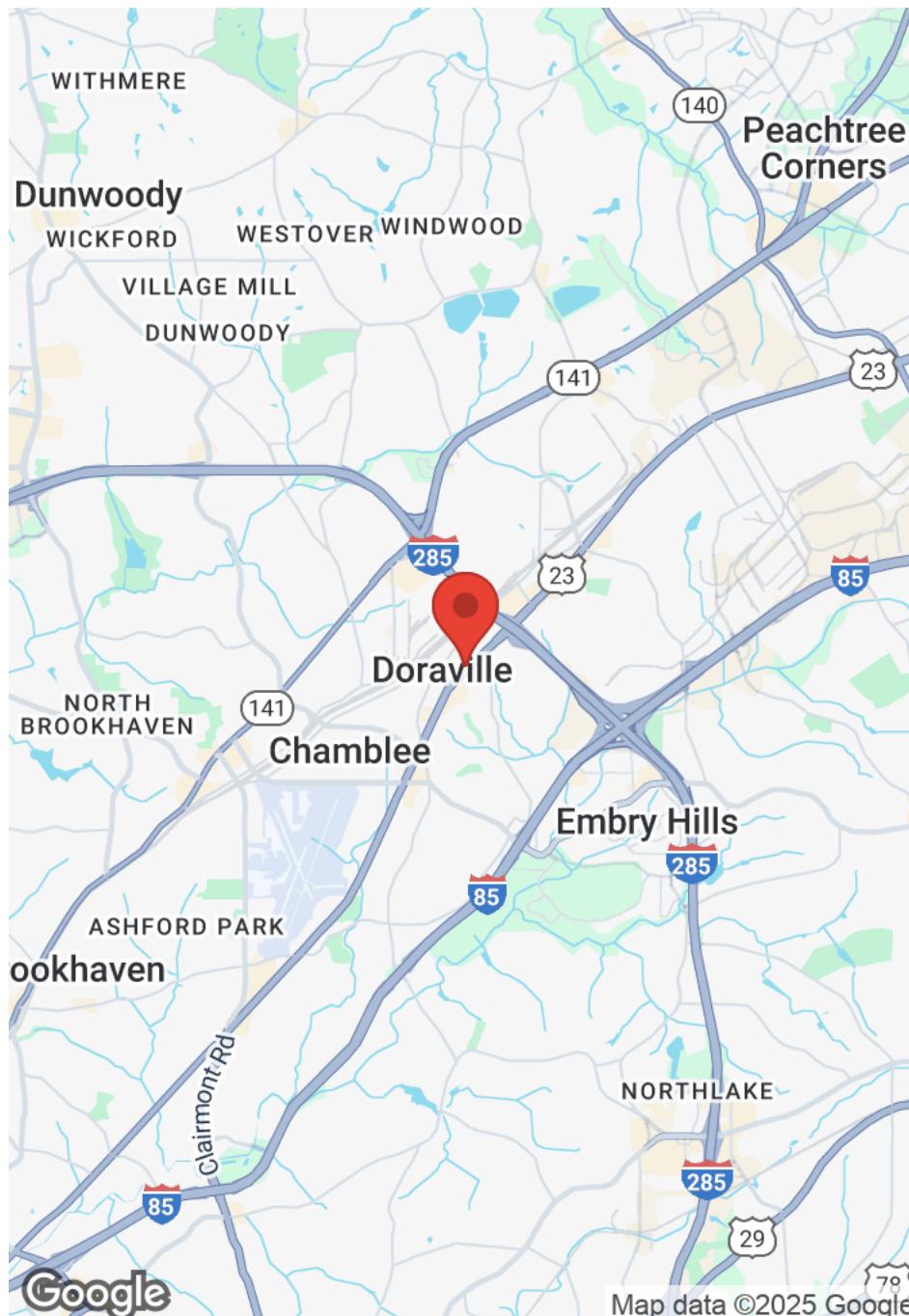
Available SF:	1,028 sf
Lease Rate:	\$39.69 sf/yr + \$ 5.43 sf/yr CAM
Monthly:	\$ 3,865.00
Lot Size:	0.20 Acres
Parking Ratio:	7.02:1000
Year Built:	1983
Zoning:	T5 Urban Center
City:	Doraville

Overview

5344 Buford Hwy NE is a 2,055 sq ft retail strip center with two suites on the busy Buford Hwy in the city of Doraville, just inside the I-285 perimeter. This section of Buford Hwy is home to many retail centers large and small, City Hall, convenience stores, restaurants, retail, auto and general service businesses, and residential nearby. The Doraville Marta station is just .5 miles (9 min walk). The two tenants of this center share 14 parking spaces, (7.02 spaces per 1,000 SF leased). Monument signage available. The 1,028 sq ft space (Suite B) is available for lease.

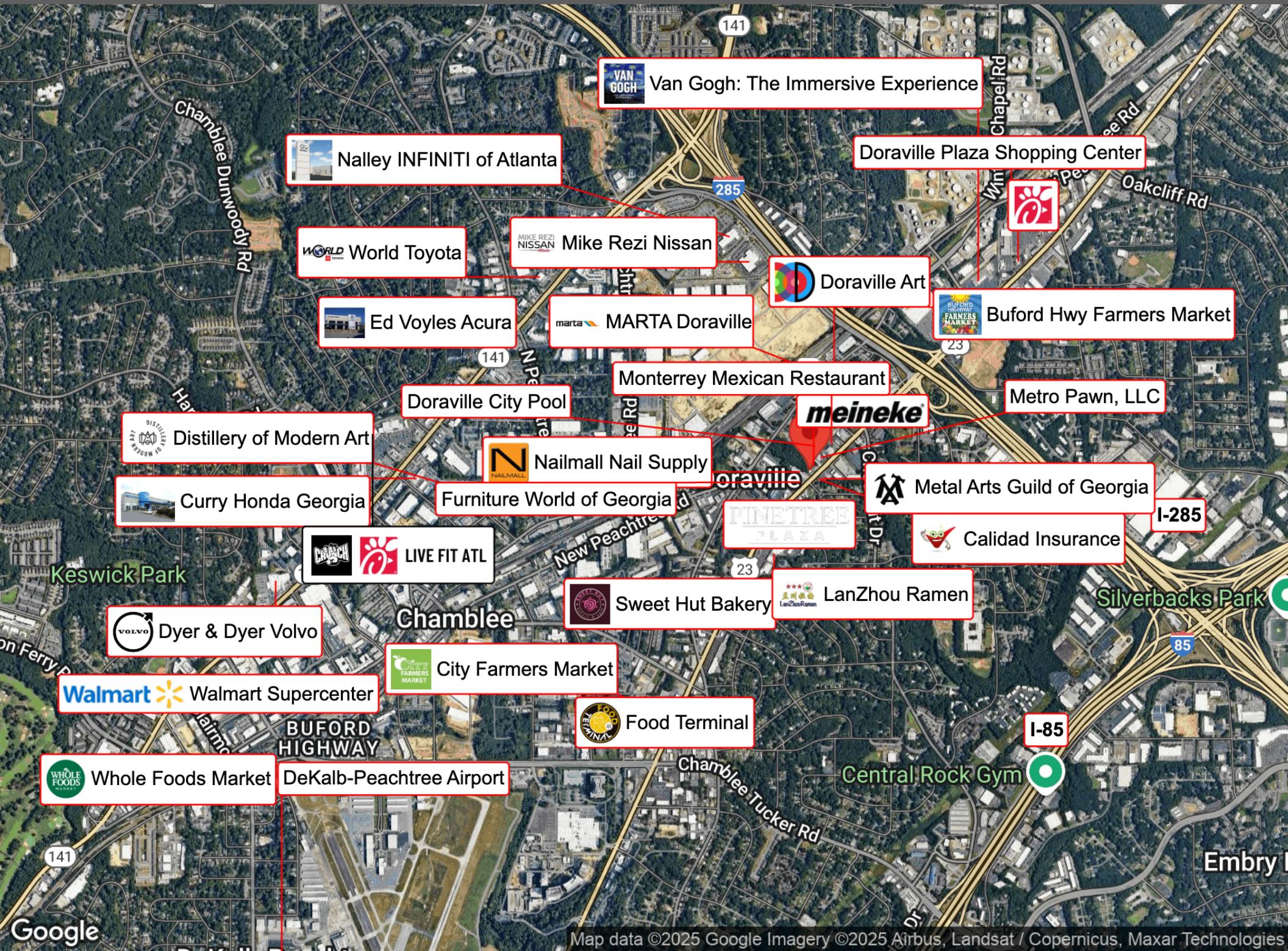
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LOCATION

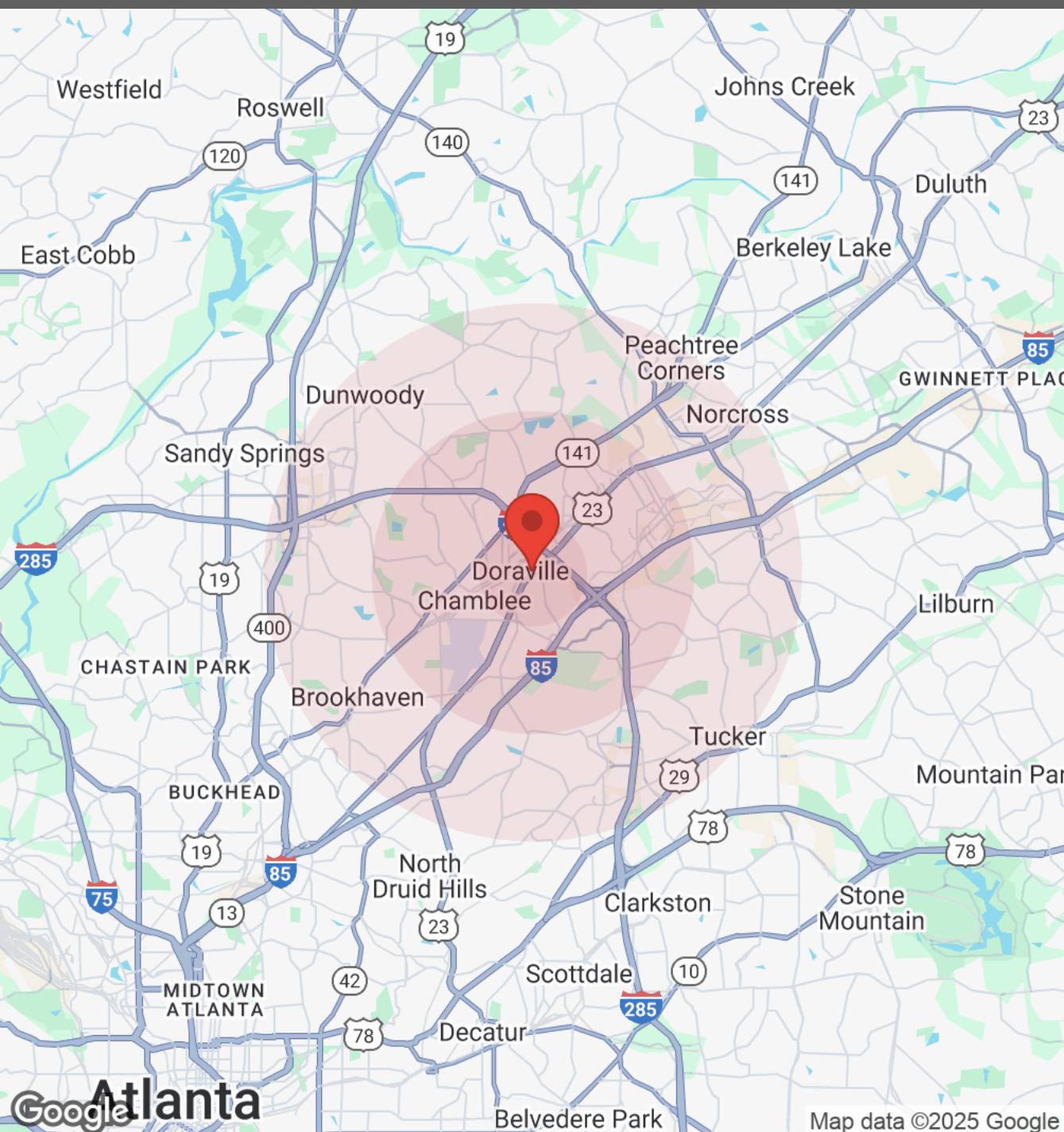


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BUSINESS MAP



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
Male	6,545	53,375	144,682
Female	4,998	51,209	143,034
Total Population	11,543	104,584	287,716
Age			
Ages 0-14	2,694	21,247	56,581
Ages 15-24	1,969	14,493	36,587
Ages 25-54	5,196	48,483	130,642
Ages 55-64	849	9,334	27,836
Ages 65+	835	11,030	36,071
Race			
White	2,175	33,143	109,447
Black	1,741	24,598	66,060
Am In/AK Nat	10	126	230
Hawaiian	7	31	58
Hispanic	6,024	33,425	74,288
Asian	1,387	11,055	31,160
Multi-Racial	166	2,039	5,956
Other	32	167	489
Income			
Median	\$56,950	\$75,244	\$91,632
< \$15,000	295	3,963	8,399
\$15,000-\$24,999	328	2,359	5,696
\$25,000-\$34,999	648	3,502	7,706
\$35,000-\$49,999	526	4,842	12,155
\$50,000-\$74,999	445	6,682	17,089
\$75,000-\$99,999	379	5,028	12,836
\$100,000-\$149,999	620	6,495	18,754
\$150,000-\$199,999	296	3,438	11,061
> \$200,000	333	6,484	25,474
Housing			
Total Units	4,146	46,515	128,988
Occupied	3,871	42,793	119,169
Owner Occupied	1,319	17,383	54,611
Renter Occupied	2,552	25,410	64,558
Vacant	275	3,723	9,819

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DONALD B EDWARDS JR

Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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