



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

1,028 SF RETAIL ON BUFORD HWY NE

DORAVILLE RETAIL SPACE; HIGH
VISIBILITY AND MONUMENT
SIGNAGE

5344 BUFORD HIGHWAY NORTHEAST
DORAVILLE, GA 30340

DON EDWARDS

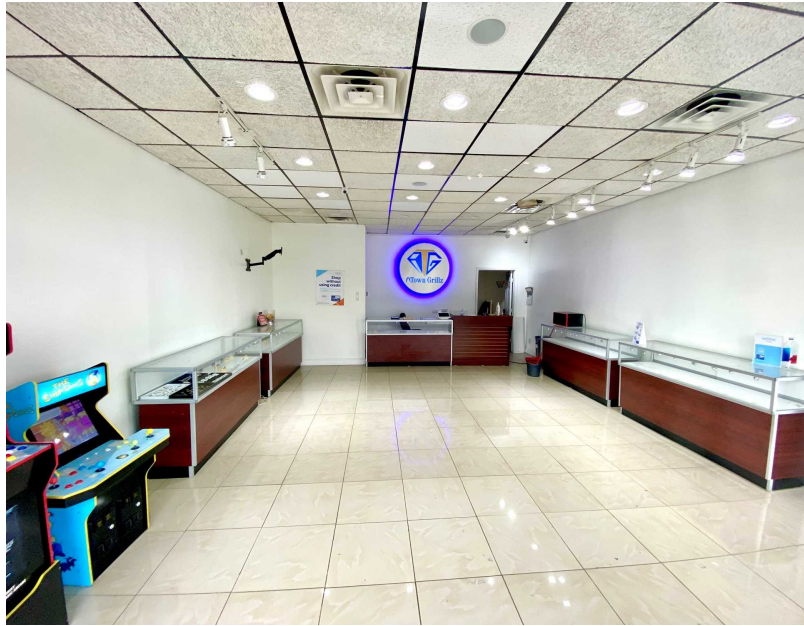
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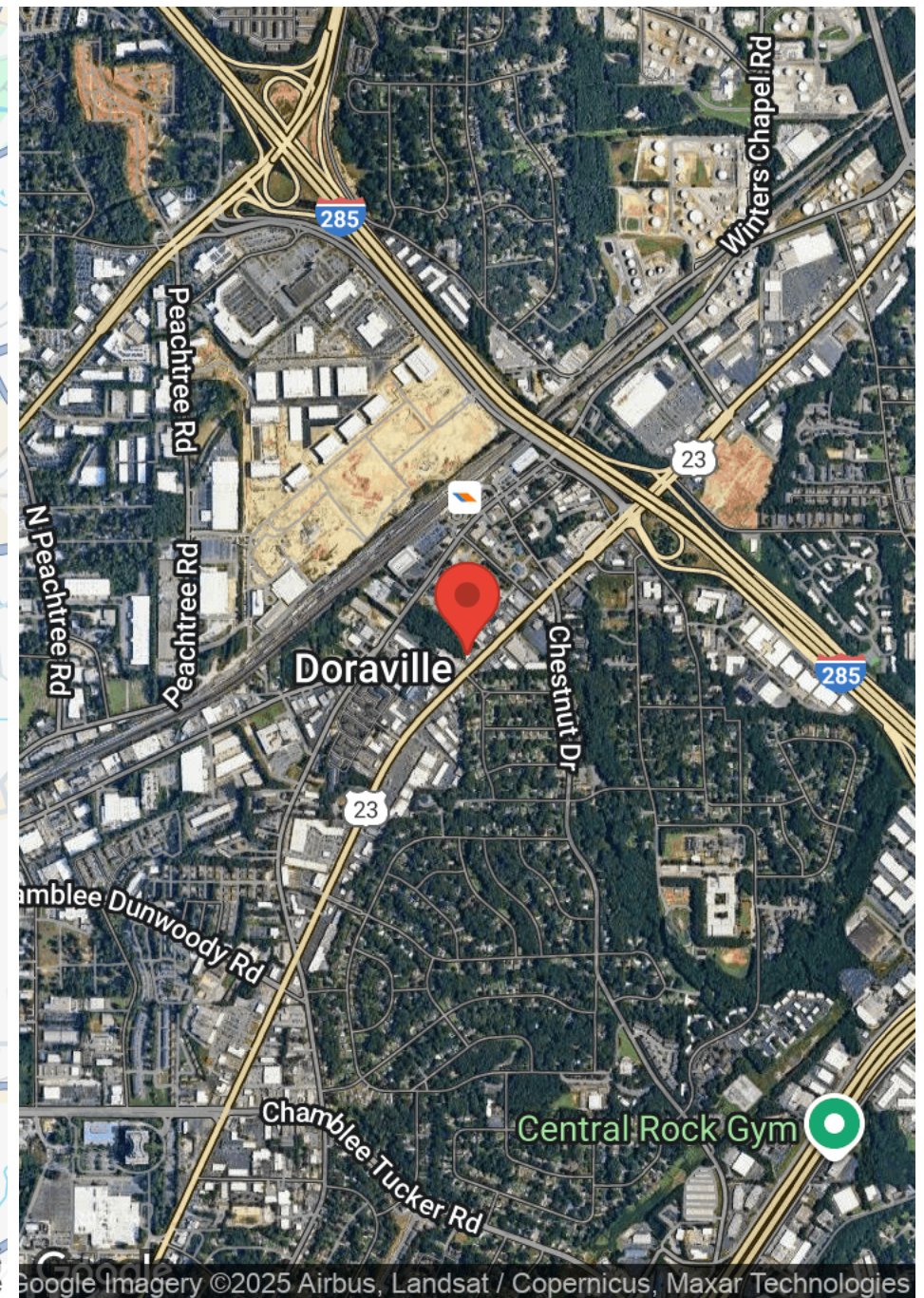
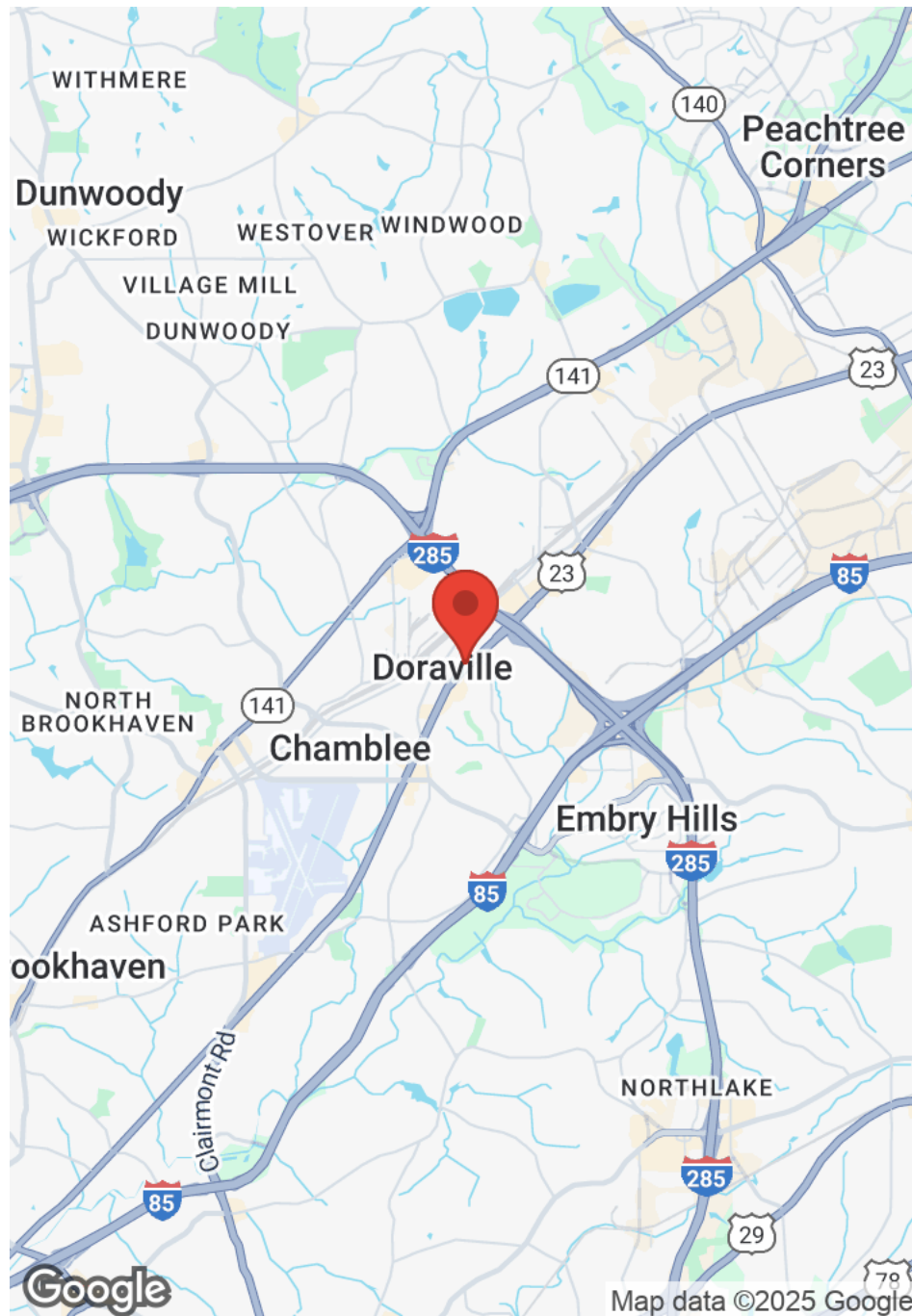


| | |
|----------------|----------------------------------|
| Available SF: | 1,028 sf |
| Lease Rate: | \$39.69 sf/yr+ \$ 5.43 sf/yr CAM |
| Monthly: | \$ 3,865.00 |
| Lot Size: | 0.20 Acres |
| Parking Ratio: | 7.02:1000 |
| Year Built: | 1983 |
| Zoning: | T5 Urban Center |
| City: | Doraville |

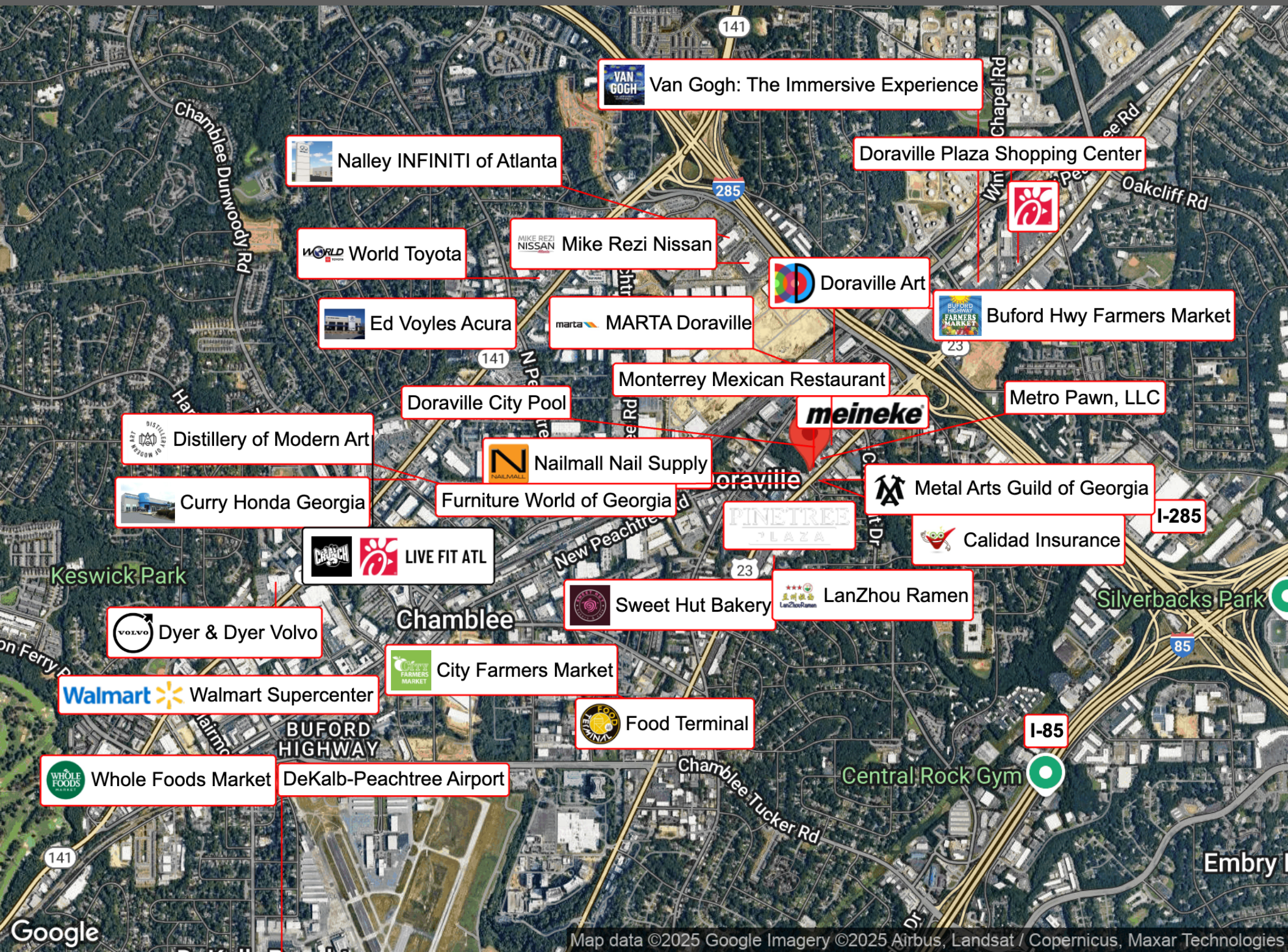
Overview

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.

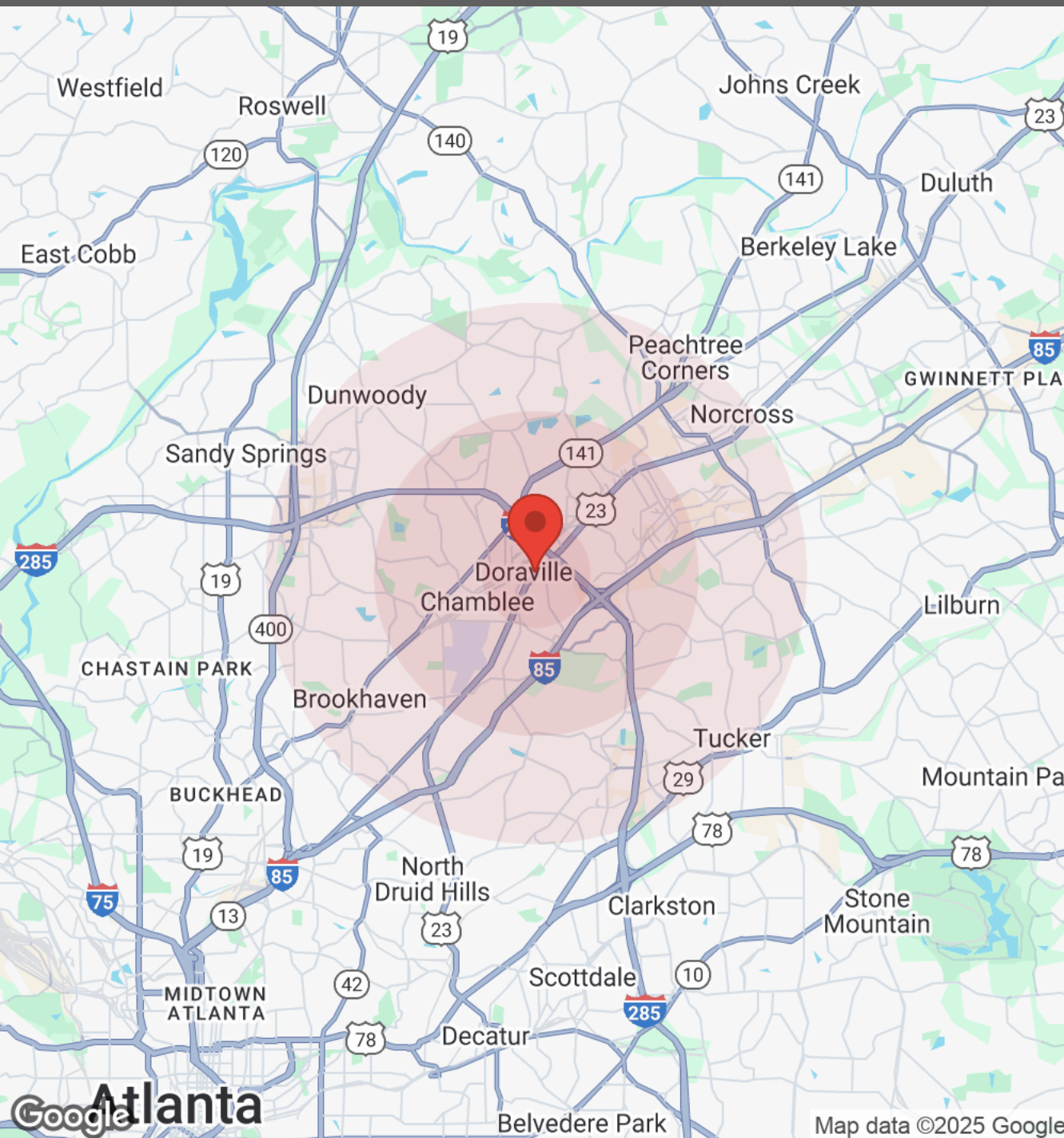
LOCATION



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DEMOGRAPHICS



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 6,545 | 53,375 | 144,682 |
| Female | 4,998 | 51,209 | 143,034 |
| Total Population | 11,543 | 104,584 | 287,716 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| 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 | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| 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 | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| 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 | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| 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.



DBE
PROPERTIES



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