

PLAZA
—DEL—
SOL

5522 NEW PEACHTREE RD, CHAMBLEE, GA 30341



1,100 - 7,600 SQ FT OF AVAILABLE RETAIL, RESTAURANT, & OFFICE SPACE

TERMINUS
COMMERCIAL
REAL ESTATE PARTNERS
EST
2015

SPACE HIGHLIGHTS

RETAIL | RESTAURANT | OFFICE



Abundant surface parking: 188 spaces



Restaurant space is Second Generation



Shopping center is undergoing property-wide improvements



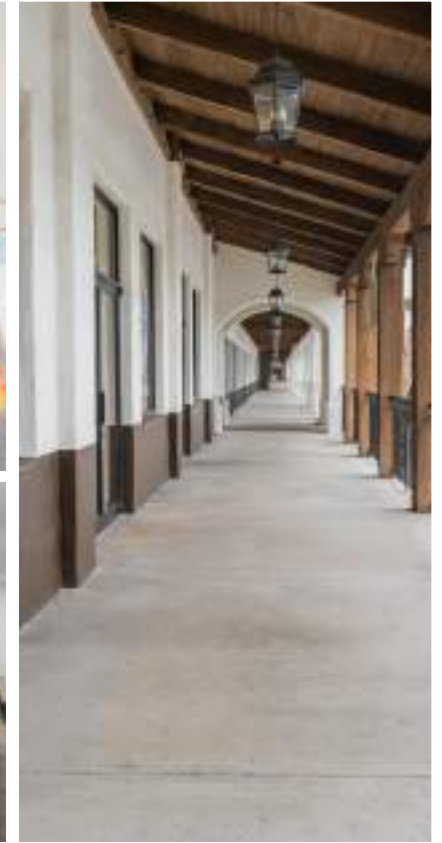
This 1920 train depot retains charming architectural detail - many spaces boasting 18'+ ceilings and structural beams



Dynamic Chamblee market



Easy access to I-285, I-85, and Marta, and PDK Airport



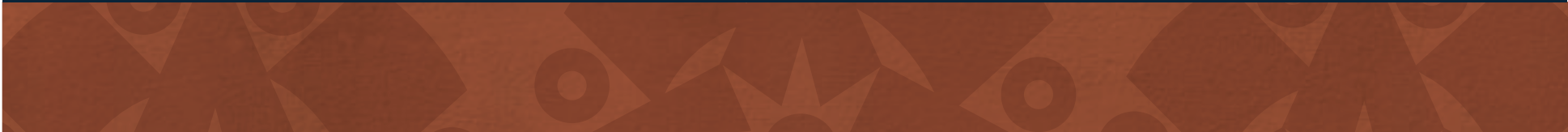
DEMOGRAPHICS



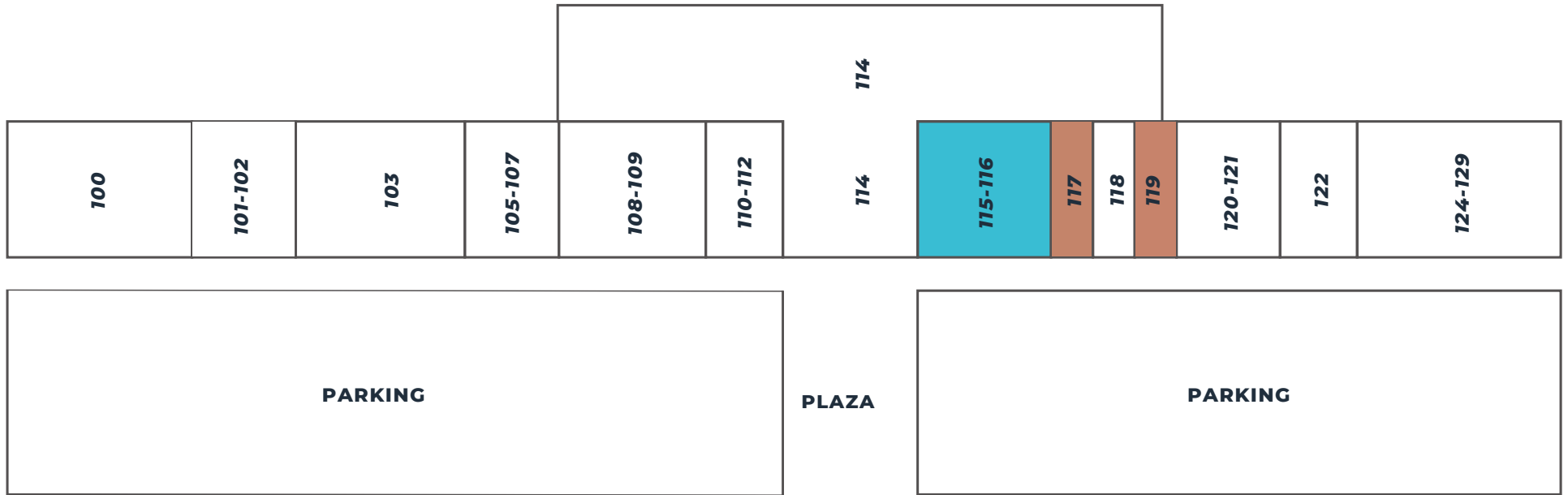
	2 MILES	5 MILES	10 MILES
2023 HOUSEHOLDS	22,221	128,796	460,754
AVG HOUSEHOLD INCOME	\$102,847	\$119,356	\$119,630
MEDIAN HOUSEHOLD INCOME	\$69,418	\$83,667	\$85,458
ANNUAL POP. GROWTH 2010-2023	4.90%	1.40%	1.20%
DAYTIME EMPLOYEES	25,818	223,371	843,366

CENTRAL CHAMBLEE

475 K OFFICE with market rents at **\$29.85/SF** and **2,500+** units with another **625+** units completing construction - Market rent/unit **\$1,945/MO**



SITE PLAN



● Available Suites ● Available Restaurant

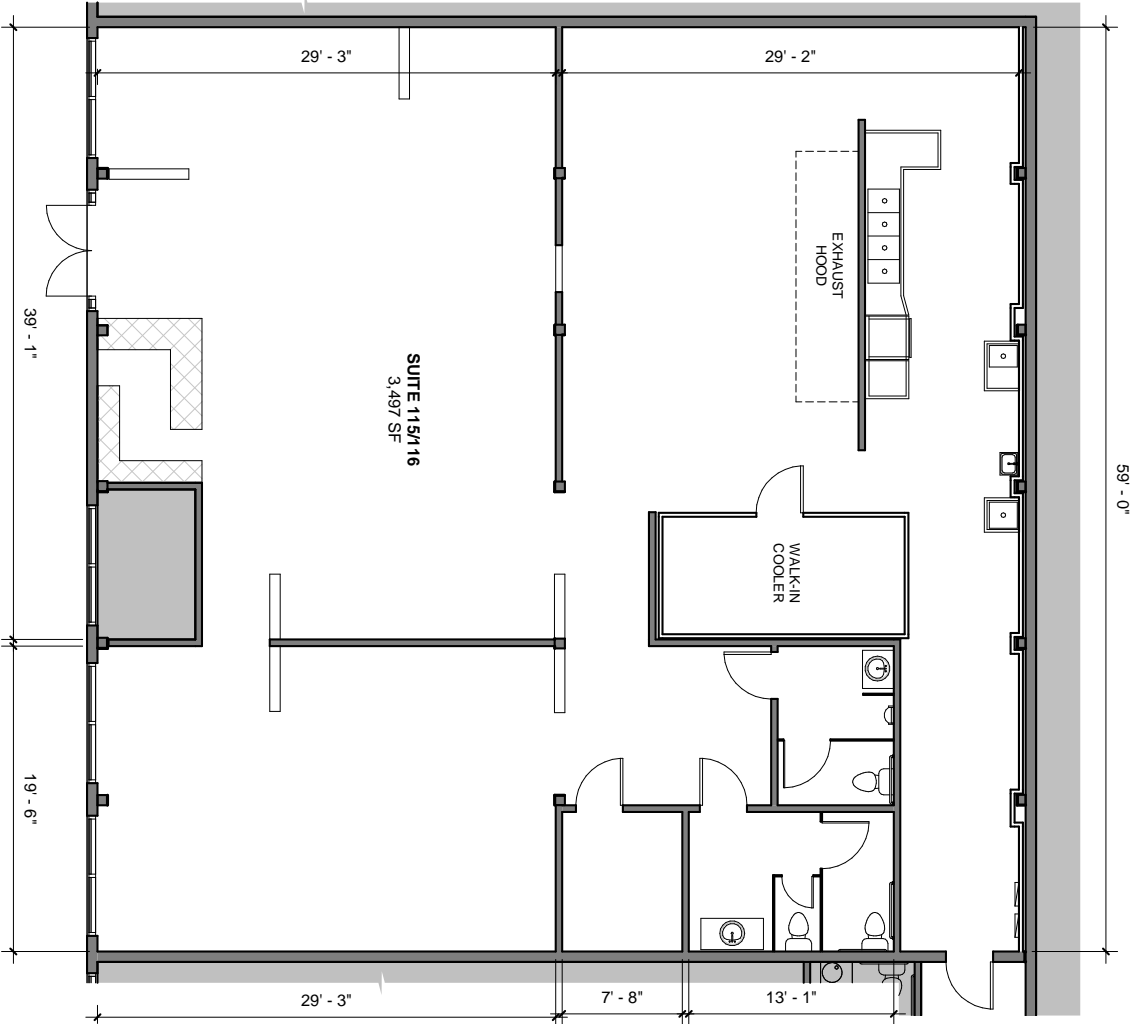
100	La Mansion Events	
101-102	LEASED	
103	Lewis Global Karate	
* 105-107	100% Artisan Foods*	
108-109	Rich & Fit Gym	
114 -	M2 Volleyball	
* 115-116	Available	3,497 sf

117	Available	1,100 sf
118	Lucidity Custom Tailors	
119	Available	
120-121	Physical Culture	
122	Max Pro Nutrition	
124-129	Church of the Incarnation	

FLOOR PLAN

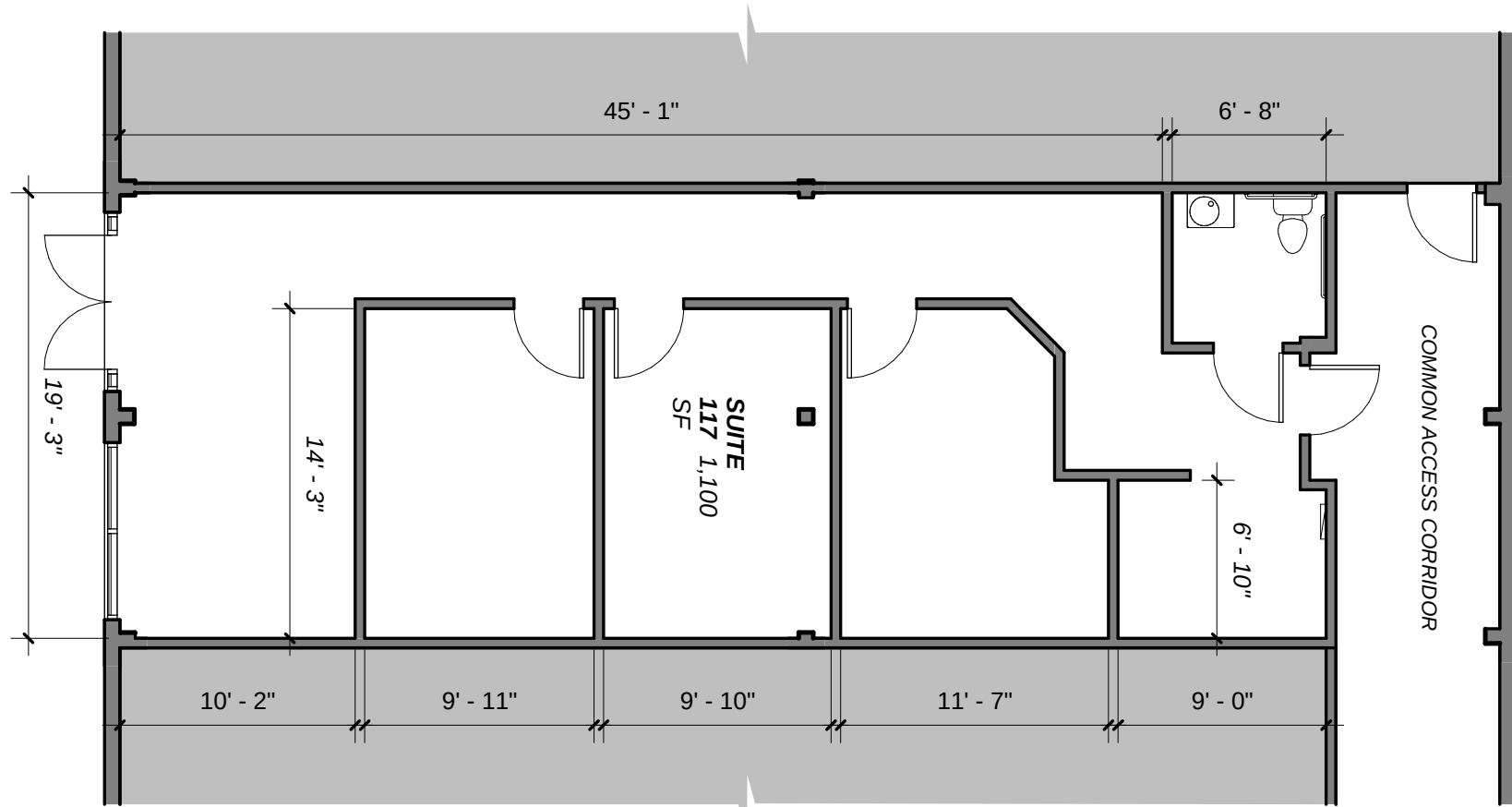


SUITE 115-116:
3,497 SF

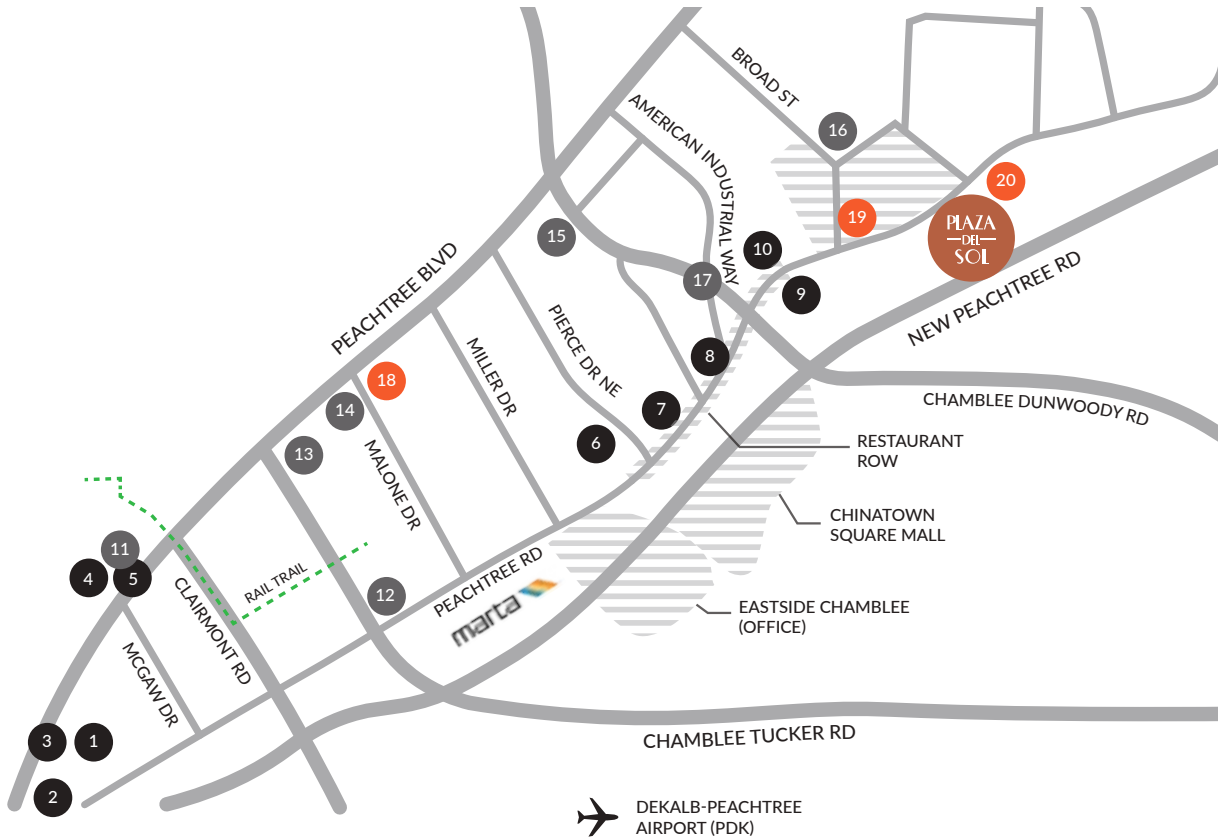


FLOOR PLAN

SUITE 117:
1,100 SF



AREA AMENITIES



EATERIES

- 1 WHOLE FOODS
- 2 TAQUERIA DEL SOL
- 3 FRIST WATCH
- 4 THE ALDEN
- 5 BAD DADDY'S BURGER BAR
- 6 HOPSTIX
- 7 BLUETOP
- 8 SOUTHBOUND
- 9 FROSTY CABOOSE
- 10 VINTAGE PIZZERIA

MIXED USE DEVELOPMENT:

- 11 PARKVIEW ON PEACHTREE (503 RESIDENTIAL UNITS)
- 12 TRACKSIDE CHAMBLEE (90,000 SF CLASS A OFFICE)
- 13 THE OLMSTED (272 RESIDENTIAL UNITS)
- 14 SLX (311 RESIDENTIAL UNITS, 23,000 SF RETAIL/RESTAURANT/OFFICE)
- 15 JEH DEV. (39 TOWNHOMES)
- 16 CITY CENTER (20,000 SF OFFICE, 60,000 SF RETAIL, 500 RESIDENTIAL UNITS)
- 17 THE LUMEN (318 UNITS MF)

TERMINUS PROJECTS

- 18 ATTIVA PEACHTREE (22,000 SF RETAIL/RESTAURANT/OFFICE)
- 19 RUST N' DUST (GUS'S FRIED CHICKEN, THE BRONX BAGEL BUGGY, THE COMMODORE)
5515 PEACHTREE RD
- 20 (3,750 OF SHOWROOM)



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