



FOR SALE
2991 BUFORD HIGHWAY
ATLANTA, GA 30329

±1 ACRE

CONTACT:

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Associate

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

ADDRESS

2991 Buford Highway
Atlanta, GA 30329

AVAILABILITY

1.03 Acres

COUNTY

DeKalb

ZONING

C-1

SALE PRICE

Inquire for Pricing

TRAFFIC COUNT

36,871 cars

SUBMARKET

City of Brookhaven

COMMENTS

- Over one (1+/-) acre of commercial space off Buford Highway in Atlanta, GA
- Located inside the city of Brookhaven on Buford Highway, right off North Druid Hills Road
- Zoned C-1 in the Buford Highway Overlay District
- Current tenant in office space can leave with sixty (60) days notice
- Close to I-85 N, Emory University, and the newly built Children's Healthcare of Atlanta buildings.
- Half of the property extends all the way to Peachtree Creek

DEVELOPMENT OPPORTUNITIES

- Commercial
- Retail
- Office
- Mixed use
- Multi Family
- Hospitality



DEMOGRAPHICS

3-MILE 5-MILE 10-MILE

POPULATION

2010 Population	128,784	306,861	1,016,324
2020 Population	153,508	365,361	1,166,023
2024 Population	158,085	375,745	1,208,719

HOUSEHOLDS

2010 Households	62,246	146,166	432,461
2020 Households	76,373	177,691	510,660
2024 Households	79,424	184,716	536,292

INCOME

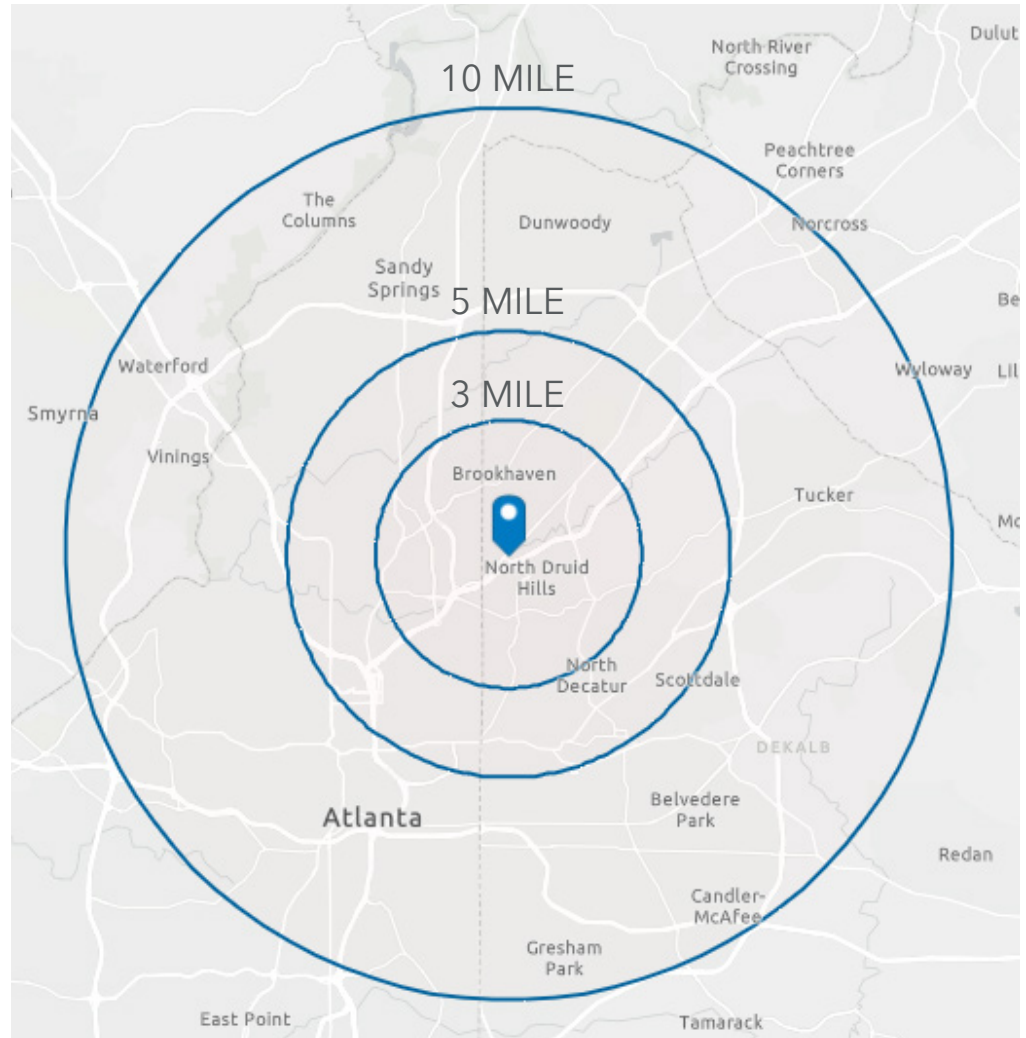
2024 Avg. Household Income	\$161,271	\$169,852	\$138,499
2029 Avg. Household Income Projection	\$187,280	\$194,924	\$160,994

AGE

2010 Median Age	32.8	34.0	33.3
2020 Median Age	33.6	34.3	34.2
2024 Median Age	34.0	34.7	34.9

RACE AND ETHNICITY

2024 White Alone	56.6%	60.4%	41.6%
2024 Black Alone	16.3%	14.5%	33.9%
2024 Hispanic Origin	16.1%	13.3%	13.4%
2024 Asian Alone	8.7%	8.9%	8.6%



LOCATION OVERVIEW



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LOCATION HIGHLIGHTS



PARCEL HUBS



FedEx Ship Center
(2 Miles)
UPS Customer Center
(2.4 Miles)

AIRPORTS



Hartsfield-Jackson
International ATL Airport
(16 Miles)
Peachtree DeKalb Airport
(4 miles)

INTERSTATES



Interstate 85
(0.8 Miles)
GA State Route 400
(1.5 Miles)
Interstate 75
(4.5 Miles)