

4570

**ASHFORD DUNWOODY RD NE
ATLANTA, GA**

**OFFERED
FOR SALE
\$5,500,000**



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present a rare infill redevelopment opportunity in Atlanta's premier Perimeter Center submarket. The Property consists of a 13,891-square-foot former bank branch — 6,945 SF per floor across two stories — situated on a 1.51-acre parcel at the signalized intersection of Ashford Dunwoody Road and Perimeter Center Parkway. Built in 1994 and well-maintained, the asset offers a prominent corner position with excellent frontage and visibility.

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The subject property sits in DeKalb County, Georgia, within the City of Dunwoody, which adopted its own zoning code in 2013 after years under DeKalb County's ordinance. The site is zoned O-I (Office-Institutional), a district intended for office, institutional, and compatible commercial uses such as banks, professional offices, and medical facilities.

Listing Price \$5,500,000

Price/Square Foot \$396

ASSET SNAPSHOT

Tenant Name	Vacant Bank Branch
Address	4570 Ashford Dunwoody Rd NE, Atlanta, GA 30346
Building Size (GLA)	13,891 SF
First Floor (GLA)	6,945 SF
Second Floor (GLA)	6,945 SF
Land Size	1.51 Acres
Year Built/Renovated	1994
Zoning	OI, County
Permitted Uses	Offices, Institutions, Residential, and Supporting Services



256,490 PEOPLE
IN 5 MILE RADIUS



\$181,346 AHHI
IN 5 MILE RADIUS



52,600 VPD
ON ASHFORD DUNWOODY RD





RARE INFILL REDEVELOPMENT OPPORTUNITY IN PREMIER PERIMETER CENTER

13,891 SF former bank branch on a 1.51-acre signalized corner parcel in Atlanta's premier Perimeter Center submarket.



ADJACENT TO PERIMETER MALL AND MAJOR RETAIL DRIVERS

Located immediately north of Perimeter Mall and surrounded by a dense concentration of national retailers, restaurants, and daily-needs amenities.



SURROUNDED BY DENSE RESIDENTIAL AND MIXED-USE DEVELOPMENT

Surrounded by luxury multifamily, condominium, and mixed-use developments that provide a strong built-in customer base.



FLEXIBLE OI ZONING SUPPORTS MULTIPLE REUSE SCENARIOS

Flexible OI zoning and an existing two-story layout support a variety of owner-user and redevelopment opportunities.



EXCEPTIONAL ACCESS WITHIN A MAJOR EMPLOYMENT HUB

Situated within Perimeter Center, Atlanta's premier office district, surrounded by major corporate employers and a substantial daytime population.



WELL-MAINTAINED EXISTING IMPROVEMENTS ON A PROMINENT CORNER

Constructed in 1994, the 13,891 SF building is situated on a highly visible 1.51-acre corner site with strong frontage and redevelopment potential.





LOCATION OVERVIEW

CHATTANOOGA

94 MILES
1:50 DRIVE

1 MILES

20,401
PEOPLE\$163,778
AHHI41,647
TOTAL
EMPLOYEES

3 MILES

117,196
PEOPLE\$176,661
AHHI139,937
TOTAL
EMPLOYEES

5 MILES

256,490
PEOPLE\$181,346
AHHI200,566
TOTAL
EMPLOYEES

GREENVILLE

127 MILES
2:15 DRIVE

CHARLOTTE

218 MILES
3:40 DRIVE

COLUMBIA

190 MILES
3:20 DRIVE

ATLANTA

12 MILES
0:20 DRIVE

AUGUSTA

Perimeter Center is one of metro Atlanta's largest and most dynamic edge cities, straddling the convergence of Dunwoody, Sandy Springs, and Brookhaven at the intersection of Interstate 285 and Georgia 400. Anchored by Perimeter Mall, the district has evolved from a regional retail hub into a true live-work-play destination and one of the Southeast's premier business addresses, containing millions of square feet of Class A office space and home to major corporate headquarters and regional operations including State Farm's massive multi-tower campus, Cox Enterprises, and UPS. This concentration of white-collar employment drives a substantial daytime population and sustained demand for retail, dining, and hospitality. Connectivity is a defining strength: the area is served by two MARTA rail stations along the Red Line plus immediate access to I-285 and GA-400, linking residents and employees across the entire metro. The retail and dining scene is exceptional, ranging from Perimeter Mall and big-box anchors like Costco, Target, and Trader Joe's to upscale concepts such as Fogo de Chão, Rumi's Kitchen, and Puttshack, while dense luxury multifamily, hotels, and mixed-use development reinforce Perimeter Center's status as an affluent, amenity-rich, and supply-constrained corridor.

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Exclusively Offered By



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