

MULTI-TENANT RETAIL/OFFICE INVESTMENT PROPERTY

5300 Peachtree Road - The Lofts at 5300 Chamblee, GA 30341



**ATLANTA LEASING
& INVESTMENT**

**Street-Level Mixed-Use Well-Maintained
Building with Diversified Rent Roll**



MULTI-TENANT RETAIL/OFFICE INVESTMENT PROPERTY

Street-Level Mixed-Use Well-Maintained
Building with Diversified Rent Roll

OFFERING PRICE *please inquire*

ADDRESS The Lofts at 5300
5300 Peachtree Road
Chamblee, GA 30341

SQUARE FEET $\pm 5,304$ SF

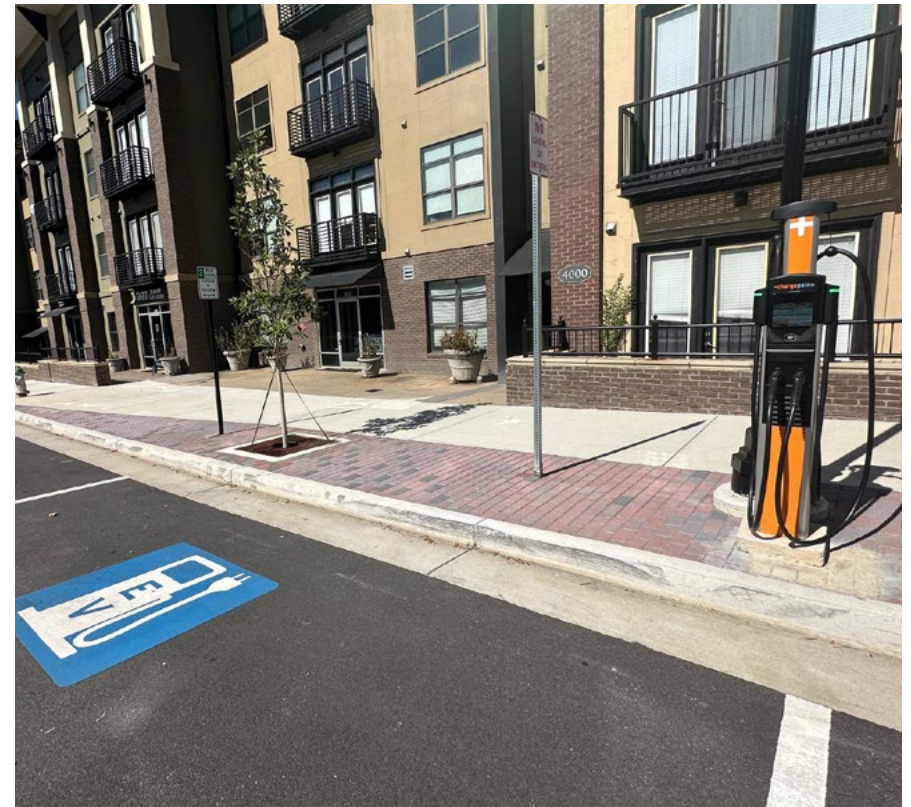
ZONING [TOD \(Transit Oriented Development\)](#)

OWNERSHIP [Condominium units under residential](#)

EXECUTIVE SUMMARY

Atlanta Leasing Investment is pleased to offer 5300 Peachtree Rd - The Lofts at 5300 (the "Property") for purchase. The Property consists of street-level retail/office condos measuring +/- 5,304 square feet in the City of Chamblee.

Managed and maintained by a single owner since 2007, the Property is in excellent condition and divided into 5 tenant-friendly layouts. Each unit includes 2 covered parking spaces, and access to **EV chargers** and the well-equipped condo gym.



PROPERTY OVERVIEW

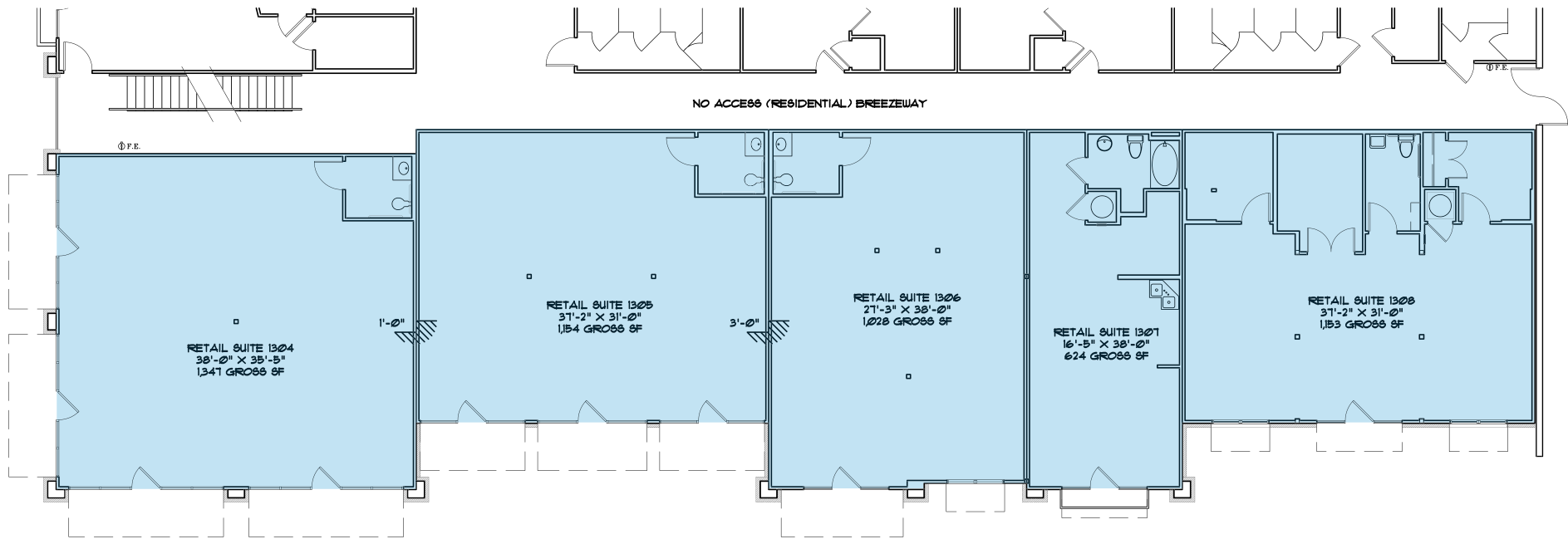
The Lofts at 5300 is a mixed-use Class A condo building, with 242 residential units located in the vibrant historic Chamblee retail area, with easy access to the Atlanta Metro area, and located directly across from MARTA. Each unit is privately owned, and the parking lots and landscaping are owned in common. The attractively landscaped setting is located in Chamblee on Peachtree Road, between Chamblee Tucker Road and Chamblee Dunwoody Road and around the corner from the new Assembly Atlanta production studio complex. Situated inside the perimeter, I-285 is 2 miles north, I-85 is 4.5 miles east, and GA 400 is 4 miles west. In addition to free on street parking, additional free parking is available at Chamblee Marta across the street.

The Lofts at 5300 is a stylish, modern, and well-appointed mixed-use building with excellent exposure on Peachtree Road with a traffic count of approximately 7,000 vehicles per day.

ZONING: The Transit Oriented Development zoning was created to promote a mixed-use town center and walkability. [Chamblee Zoning](#) - click to read more.



5-CONDO FLOOR PLAN



LOFTS AT 5300 PEACHTREE
SCHEMATIC RETAIL
SUITE LAYOUT

5300 PEACHTREE RD, CHAMBLEE, GA 30341

► 404.348.4448

► AtlantaLeasing.com/5300peachtree



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FINANCIALS

PROPERTY SUMMARY	
Property Name	Lofts @ 5300 Peachtree
Address	5300 Peachtree Road
City, ST, Zip	Chamblee, GA, 30341
Retail Suites	5
Sq. Ft.	5,304
Start Date	2025

ASSUMPTIONS	
Retail Rent Growth	3%
Retail Expense Growth	1.5%
Vacancy	0.00%

	Actuals Year 1	Stabilized Year 2	Stabilized Year 3	Stabilized Year 4	Stabilized Year 5
ECONOMIC PROFORMA	2025	2026	2027	2028	2029
Occupancy	80.7%	100.0%	100.0%	100.0%	100.0%
Gross Potential Rent	\$163,931	\$168,849	\$173,915	\$179,132	\$184,506
Less Vacancy	(\$31,711)	\$0	\$0	\$0	\$0
Effective Gross Income (EGI)	\$132,221	\$168,849	\$173,915	\$179,132	\$184,506
psf total	\$24.93	\$31.83	\$32.79	\$33.77	\$34.79
Operating Expenses:					
HOA Dues	(\$11,868)	(\$12,046)	(\$12,227)	(\$12,410)	(\$12,596)
Taxes	(\$20,933)	(\$21,247)	(\$21,566)	(\$21,889)	(\$22,218)
P&C Insurance (covered by HOA)	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses (OPEX)	(\$32,801)	(\$33,293)	(\$33,792)	(\$34,299)	(\$34,814)
psf total	(\$6.18)	(\$6.28)	(\$6.37)	(\$6.47)	(\$6.56)
Net Operating Income (NOI)	\$99,420	\$135,556	\$140,122	\$14,833	\$149,692
psf total	\$18.74	\$25.56	\$26.42	\$27.31	\$28.22

FINANCIALS – RENT ROLL – RATES & DATES AVAILABLE UPON REGISTRATION

Suite	Tenant	RSF
1304	State Farm	1,347
1305	Premier Performance	1,154
1306	Vacant	1,026
1307	Snez	624
1308	Brows by VJ	1,153
Total		5,304
Leased	4,278	80.66%
Vacant	1,026	19.34%



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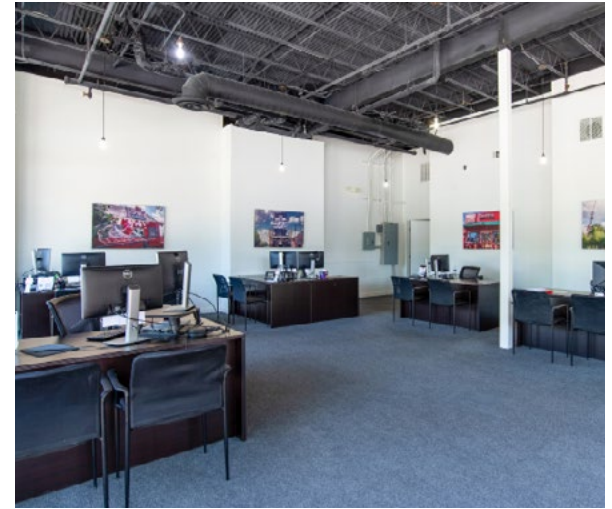
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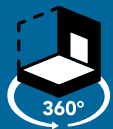
SUITE 1304



SUITE 1305



CLICK BELOW FOR INTERACTIVE VIEW



3D TOUR



WALKING TOUR



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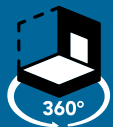
SUITE 1306



SUITE 1307



CLICK BELOW FOR INTERACTIVE VIEW



3D TOUR

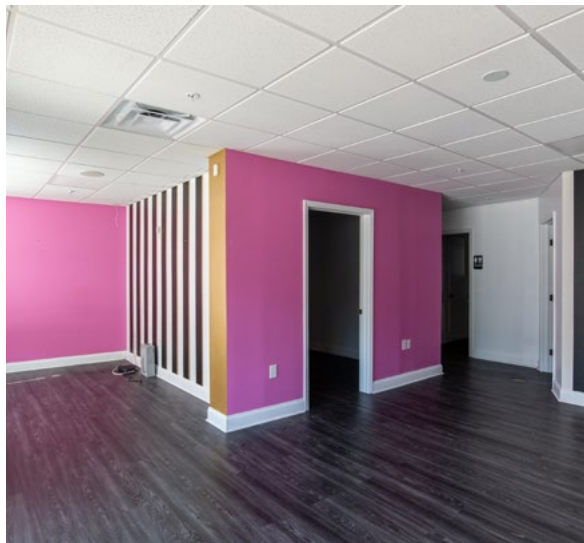


WALKING TOUR

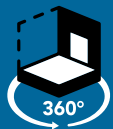


**ATLANTA LEASING
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SUITE 1308



CLICK BELOW FOR INTERACTIVE VIEW



3D TOUR

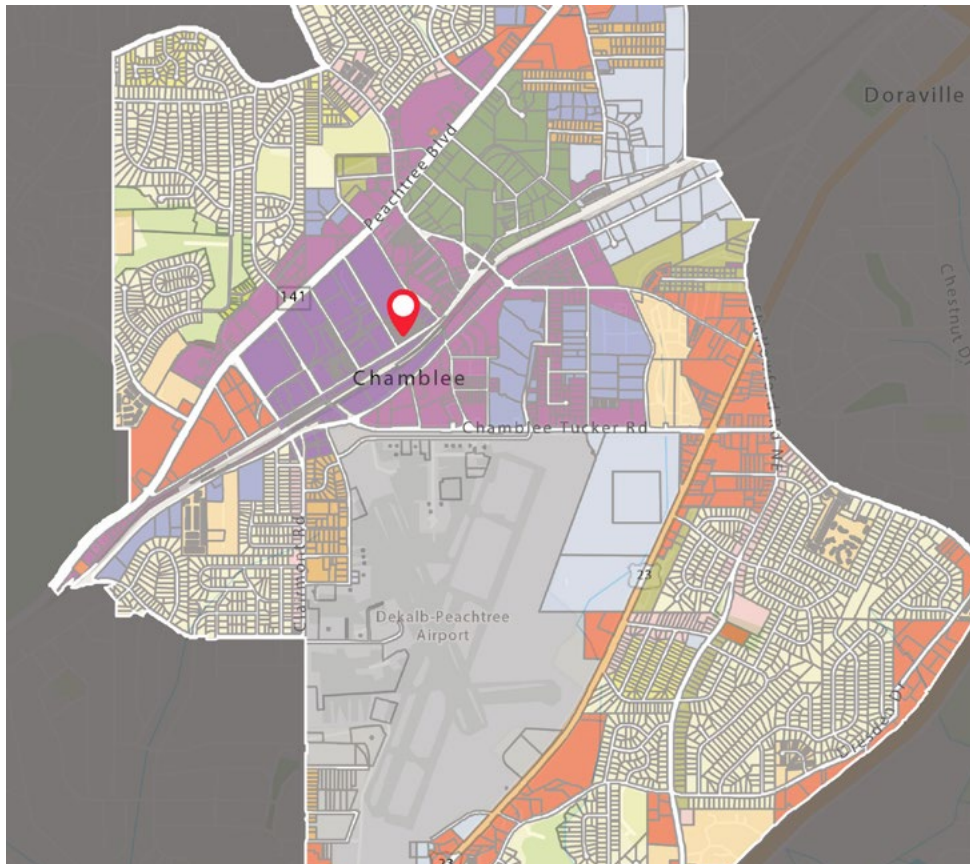


WALKING TOUR



**ATLANTA LEASING
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ZONING MAP



Zoning Districts

- | | |
|--|-------------------------------------|
| Airport | Neighborhood Residential 2 |
| Corridor Commercial | Neighborhood Infill |
| Corridor Village Commercial | Planned Unit Development |
| Light Industrial | Transit Oriented Development |
| Industrial Transitional | Village Commercial |
| Mixed Use - Business Center | Village Residential |
| Low-Density Neighborhood Commercial | Tax Parcels |
| Medium-Density Neighborhood Commercial | Roads |
| Neighborhood Residential 1 | |

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Designed by: P. Rogers | 05/06/2025

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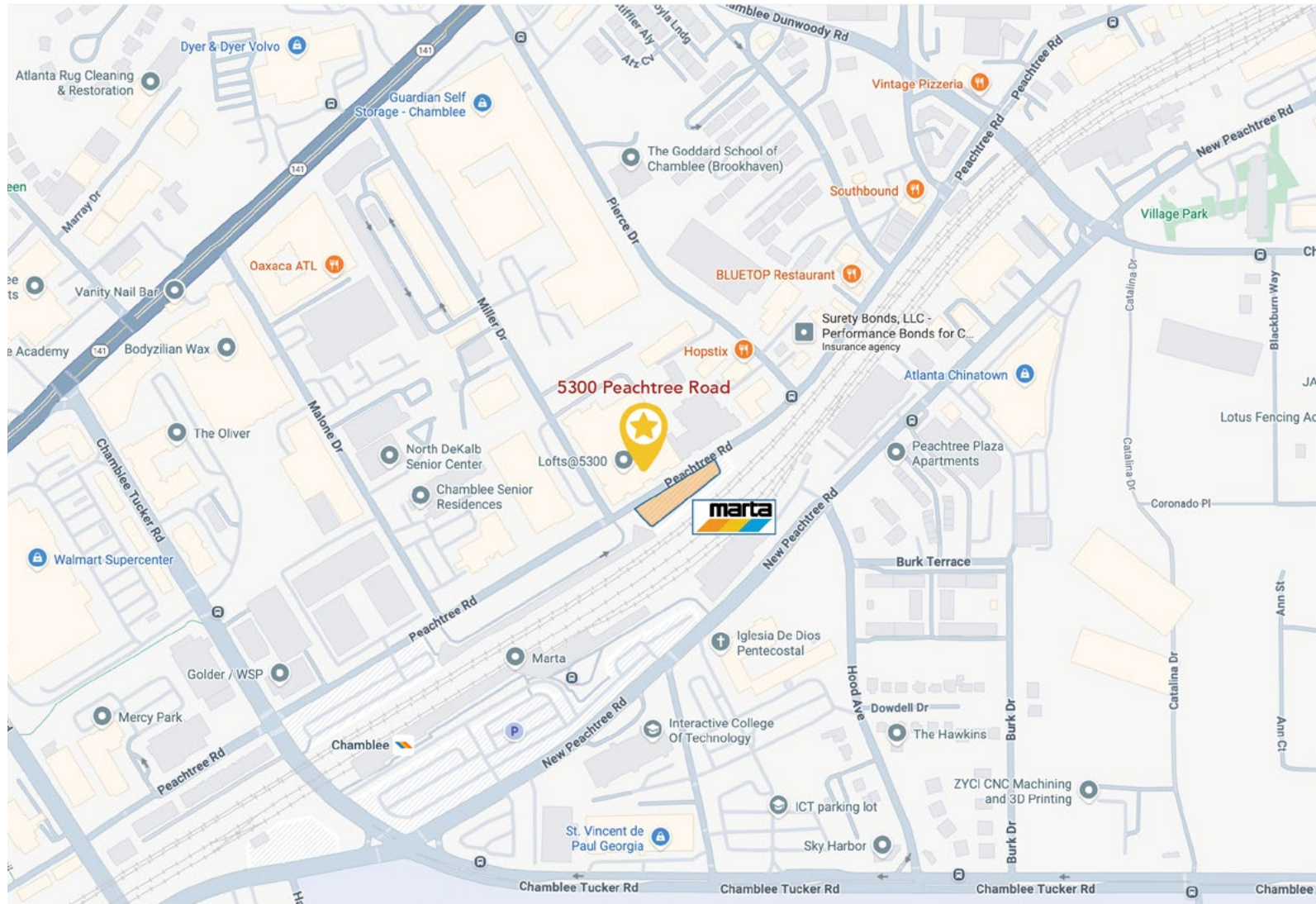
AREA RETAIL



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AREA RETAIL MAP



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CHAMBLEE AREA REVITALIZATION PROJECTS

ASSEMBLY ATLANTA

Assembly Atlanta is a \$1 billion, 135-acre mixed-use film and entertainment campus transforming the former GM plant site in Doraville, just minutes from Clairmont Road. Anchored by NBCUniversal studios and supported by soundstages, offices, retail, dining, and green space, the project is driving substantial job creation and regional investment. As one of metro Atlanta's largest redevelopment efforts, Assembly Atlanta is positioning Chamblee and Doraville as a hub for media, technology, and creative industries.



CHAMBLEE MARTA STATION REDEVELOPMENT

The Chamblee MARTA station, located less than a mile from 4154 Clairmont Rd, is the centerpiece of a planned transit-oriented development (TOD). The project envisions new multifamily housing, office, and retail uses surrounding the existing rail station, creating a walkable, mixed-use destination. By enhancing connectivity and attracting private investment, the redevelopment is set to increase property values and solidify Chamblee's role as a vibrant, accessible urban center.

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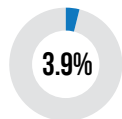


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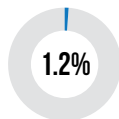
ECONOMIC GROWTH & WORKFORCE TRENDS

CORPORATE PRESENCE & HQS

With one of the highest concentrations of Fortune 1000 companies in the nation, Atlanta is home to powerhouses like Coca-Cola, UPS, Delta Air Lines, The Home Depot, NCR, and Honeywell. This makes it a prime destination for corporate relocations and business expansion.



Unemployment Rate



5-Year Population Growth Forecast
(ESRI)

STEADY POPULATION & JOB GROWTH

4TH
Fastest Growing Metro
(Freddie Mac)

8TH
Largest U.S. Metro
(U.S. Census Bureau)

34% Millennial Population



46% Gen Z Population

within 1 mile of Downtown

MAJOR EMPLOYERS



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OFFERING MEMORANDUM

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