

# 4829 Peachtree Rd Land For Sale

4829 Peachtree Rd, Chamblee, GA 30341



## Property Description

Building was last used for Industrial and is currently zoned for Village Commercial (VC) in City of Chamblee, the site can be re-developed or building adaptively re-used.

## OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	43,560 SF

## Property Highlights

- Fantastic location along Peachtree Road with great visibility.
- 290' of Frontage on Peachtree Blvd (formerly Peachtree Industrial Blvd)
- Ease of ingress and egress
- Underserved market area for retail use
- VC Village Commercial Zoning allows for most retail uses
- Existing building perfect configuration for adaptive reuse
- High demand area for Multi Family and Retail
- Traffic Count is above 36,900 VPD (according to GDOT)
- Located in hot corridor close to City of Brookhaven

**DANNY GLUSMAN**

*BROKER*

404.465.3941

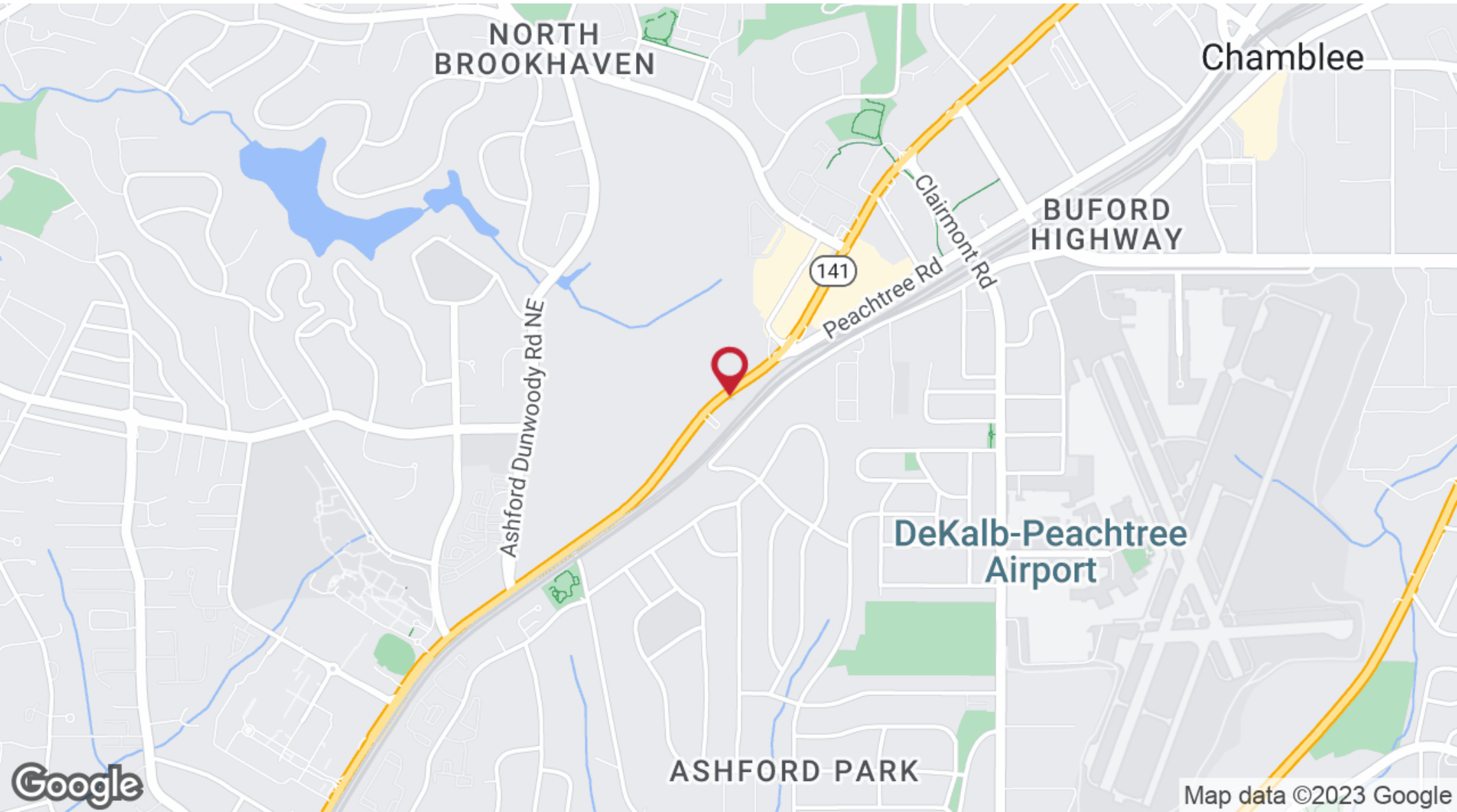
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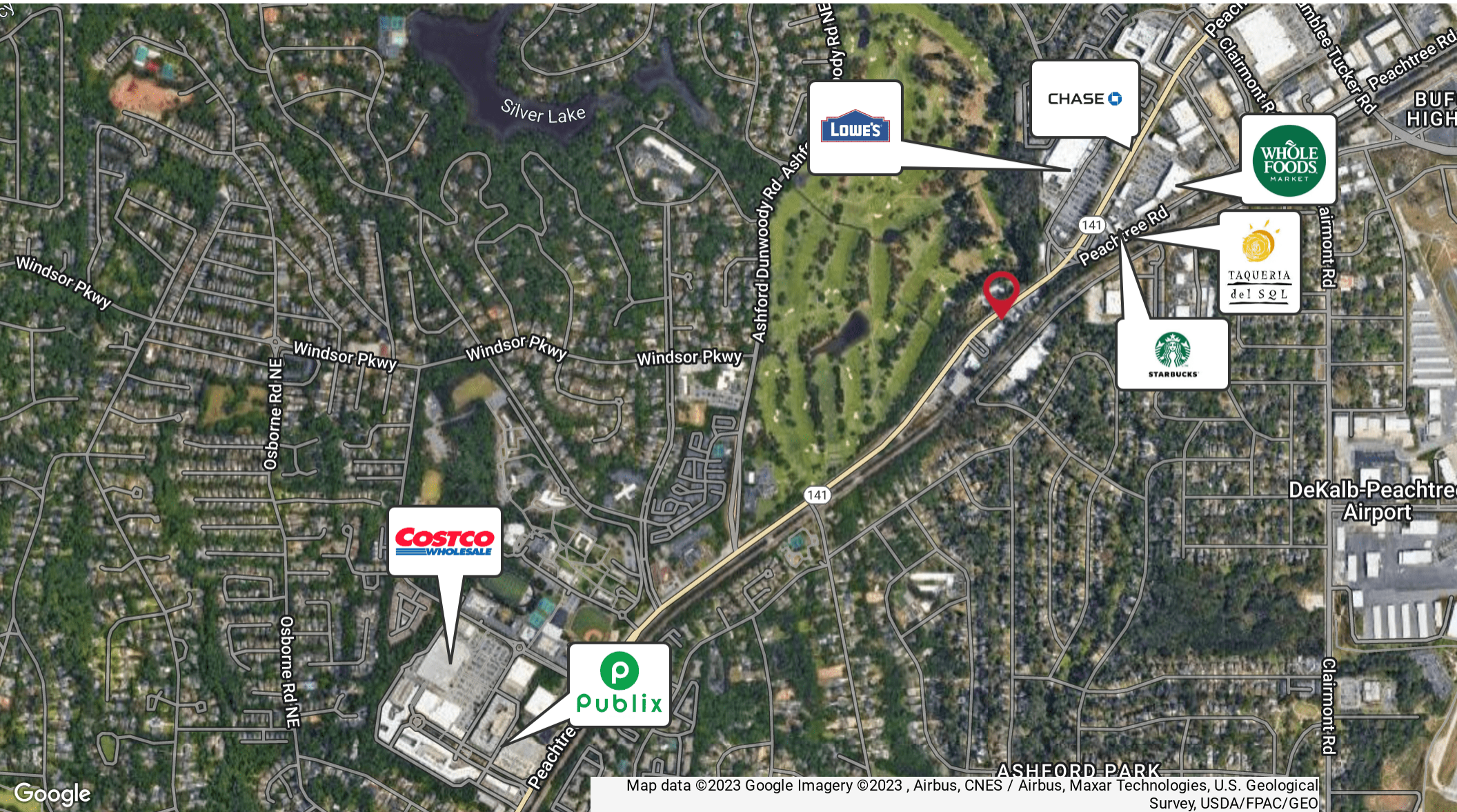
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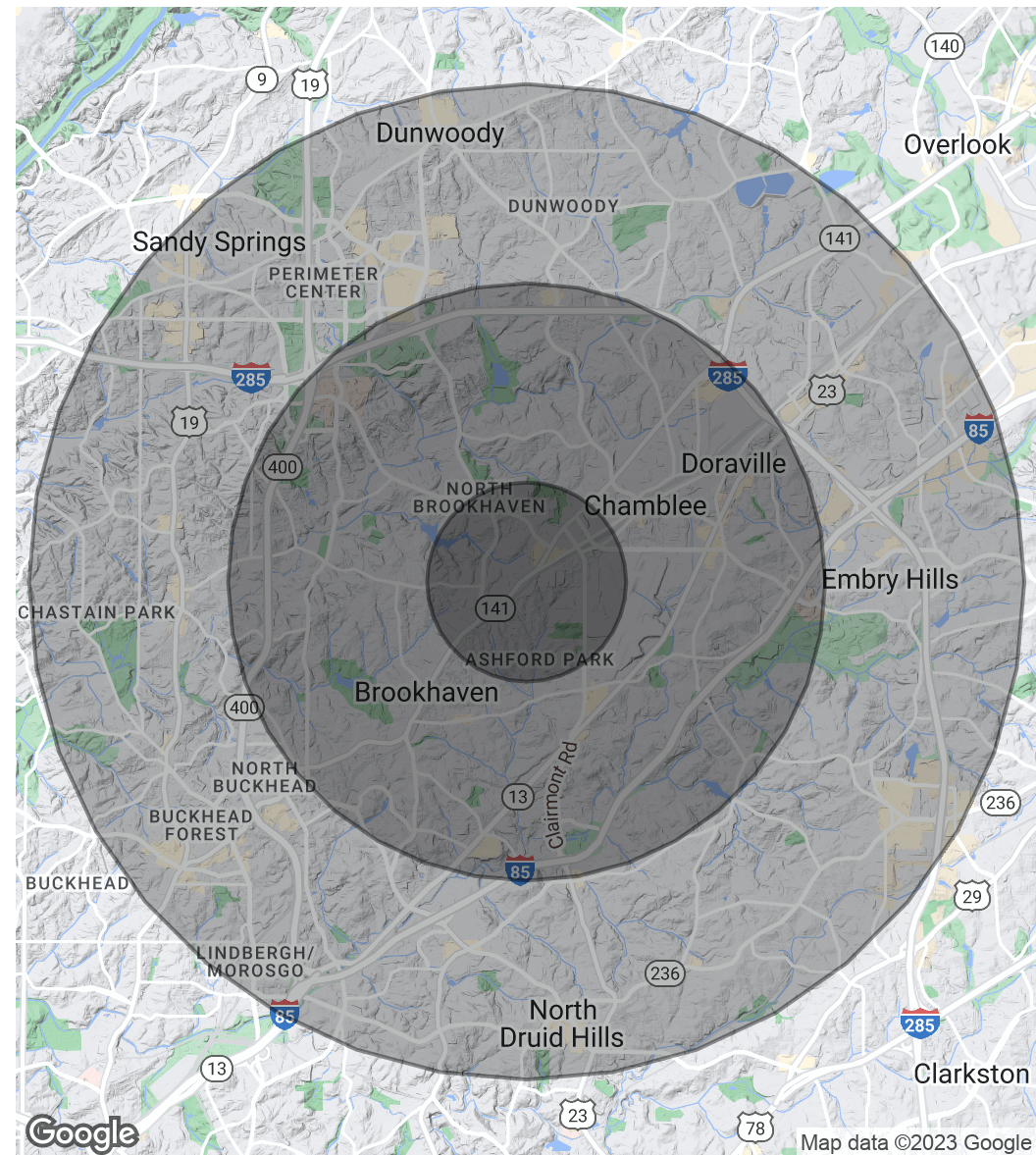
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,130	108,700	293,892
Average Age	36.8	36.5	36.7
Average Age (Male)	37.0	36.7	36.8
Average Age (Female)	35.3	36.3	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,258	50,694	143,116
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$133,614	\$126,800	\$118,944
Average House Value	\$387,222	\$396,262	\$373,715

\* Demographic data derived from 2020 ACS - US Census



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