

**FOR SALE / LEASE**

Cliff Bramble  
678.488.9918  
cliffbramble@kw.com

**RESTAURANT BUILDING**  
**Unpriced**

**FREE-STANDING - Chamblee, GA**  
**Brick Building**

- Restaurant
- Owner/Operator opp
- Redevelopment opp
- Class: C3 commercial
- Land Use: Restaurant
- .29 acre
- Flex zoning
- 2064 sq feet with air rights
- Corner location
- Built: 1985
- Back patio seats 20



✦ Fast growing submarket with retail, multi-family and multi-use nearby. Prime location Inside of the Perimeter (I-285) ✦



**3567 Chamblee Dunwoody Rd, Chamblee, GA 303411**



# Property

1. Rectangle property with 191 feet frontage
2. Twenty + parking spots
3. Two hundred feet to Major Commercial Road - Pachtree Ind Blvd
4. Opportunity for a second floor of 2000 sq feet
5. Brick and concrete foundation



# Opportunity



**Add a second floor to bring the building  
up to 4200 SQ Ft**

## Redevelopment

Zoned commercial allows you to add a second floor for additional square feet. Options include a deck for outside dining, and surrounded by luxury apartments.

## Purchase and lease it out

This area boasts a \$50-\$55 psf rate which allows an investor to bring in a 5% CAP rate. With a built in residential base, a retail option is perfect for this building.

## High-Visibility Property

With more than 50,000 cars driving on Peachtree Industrial Blvd daily, this road is one of the most highly traveled commercial roads inside the perimeter (I-285)

## Growing Submarket

Chamblee is one of the fastest growing communities, including new apartments, an high income level, and a fantastic average age of 34 years old.





Future Apt's

New Apt's

# CORNER LOCATION

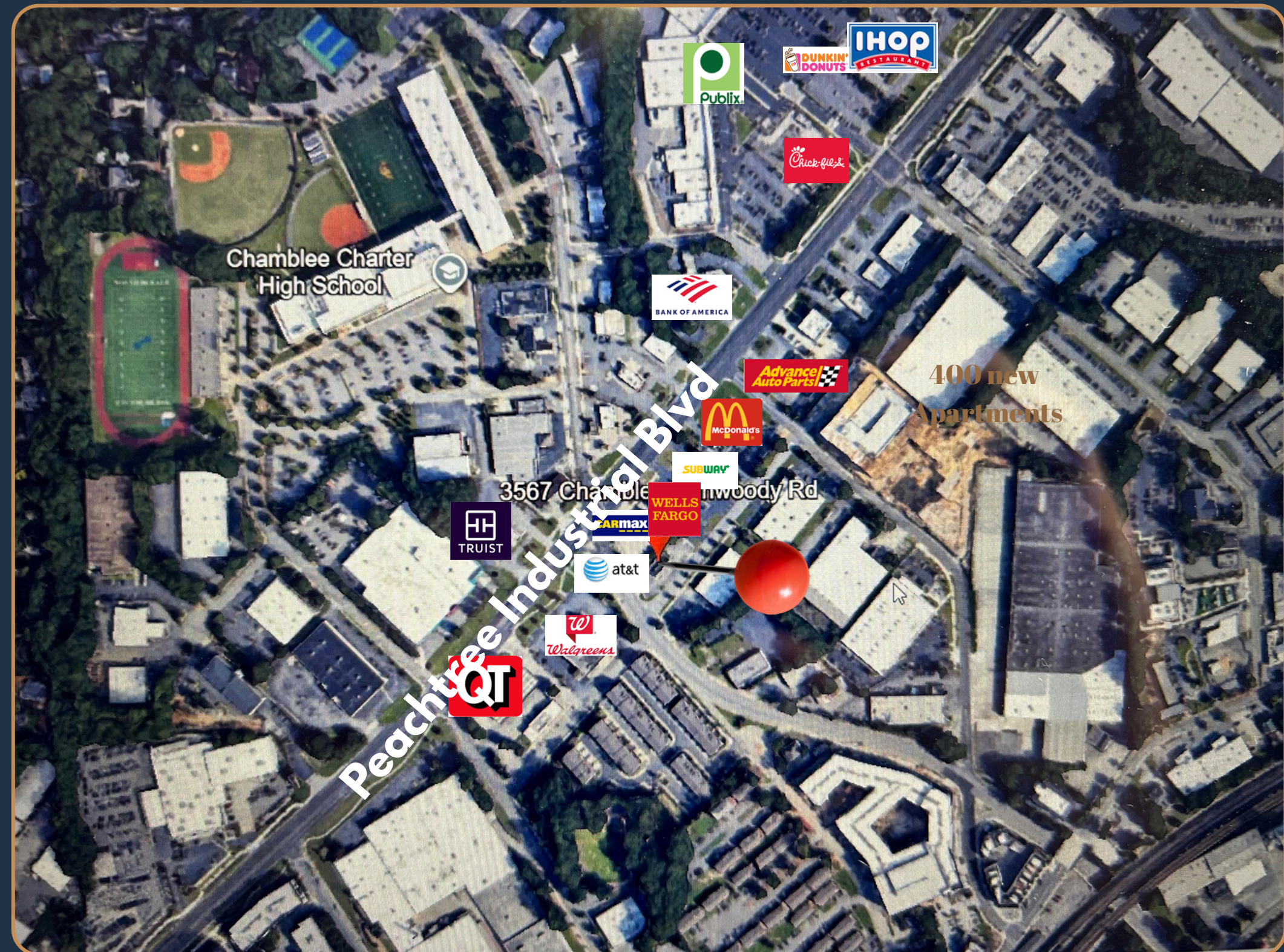
Opportunity for office, retail, QSR



## New Apt's

Exceptionally located retail brick building in one of the hottest areas of Chamblee, Georgia. Located inside of the Perimeter, along Peachtree Industrial Blvd.

- 50,000 cars per day
- Surrounded by new apartments
- Car dealerships: Audi, Maserati, Porsche, BMW, Toyota, KIA, Genesis, Aston Marton, Ford, Volks
- 15,000 daily workers.







# Surrounded by Top Brands

The homework has been done for you. This property is surrounded by major companies, banks, QSR'S, and shopping.



# About Chamblee

- Located just 14 miles from downtown Atlanta, Chamblee is a vibrant urban city with a diverse community and international flair. The City of Chamblee began as a small rail town and was incorporated in 1908. Through multiple annexations, the city has grown to more than 7 square miles and has been named the  Fastest Growing City in DeKalb County with over 30,000 residents.
- The City of Chamblee operates under a mayor and council-city manager form of government. The services provided by the city under general governmental functions include police protection, planning and development, sidewalk and curb maintenance, parks operation, and sanitation. Chamblee is located in Northern DeKalb County and is bordered by Dunwoody to the north, Doraville to the east, and Brookhaven to the west.
- Chamblee is uniquely situated between two major interstate highways, I-285 to the north and I-85 to the southeast, that provide easy roadway access to and from the metro Atlanta area. For commuters, the roadway access is complimented by a MARTA (Metropolitan Atlanta Rapid Transit Authority) rail station and several MARTA bus stops throughout the city. The city is also home to DeKalb Peachtree Airport (PDK), which is the second busiest airport in the state. 



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Don't close it, sell it.

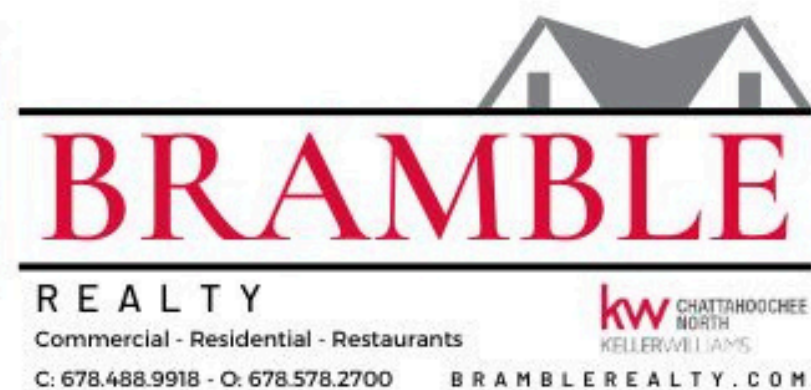
# ACCEPTING OFFERS

# Presented by



**Clifford Bramble - REALTOR**

“Cliff is one of the top selling Realtor’s,  
and within the past three years, has sold  
more than thirty properties.”



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