



ATTIVA  
PEACHTREE  
BY CORTLAND

## *Retail and Restaurant Space for Lease in New Mixed Use Development*

- +/- 3,085 SF First Generation Restaurant Space Available (End Cap)
- +/- 1,892 SF Second Generation Retail Space (Inline)
- Great Co-Tenancy (Oaxaca, Mosaic, Dumpling Master)
- Over 1,000 New Residential units delivered or in development within 2 blocks
- Over 40,000 cars per day in heavily trafficked corridor
- 6.4/1,000 SF of Covered Parking
- Prime location in dynamic Chamblee market
- Excellent Demographics
- Walk to Marta and Chamblee Rail Trail

### *For More Information:*

Taylor Smith  
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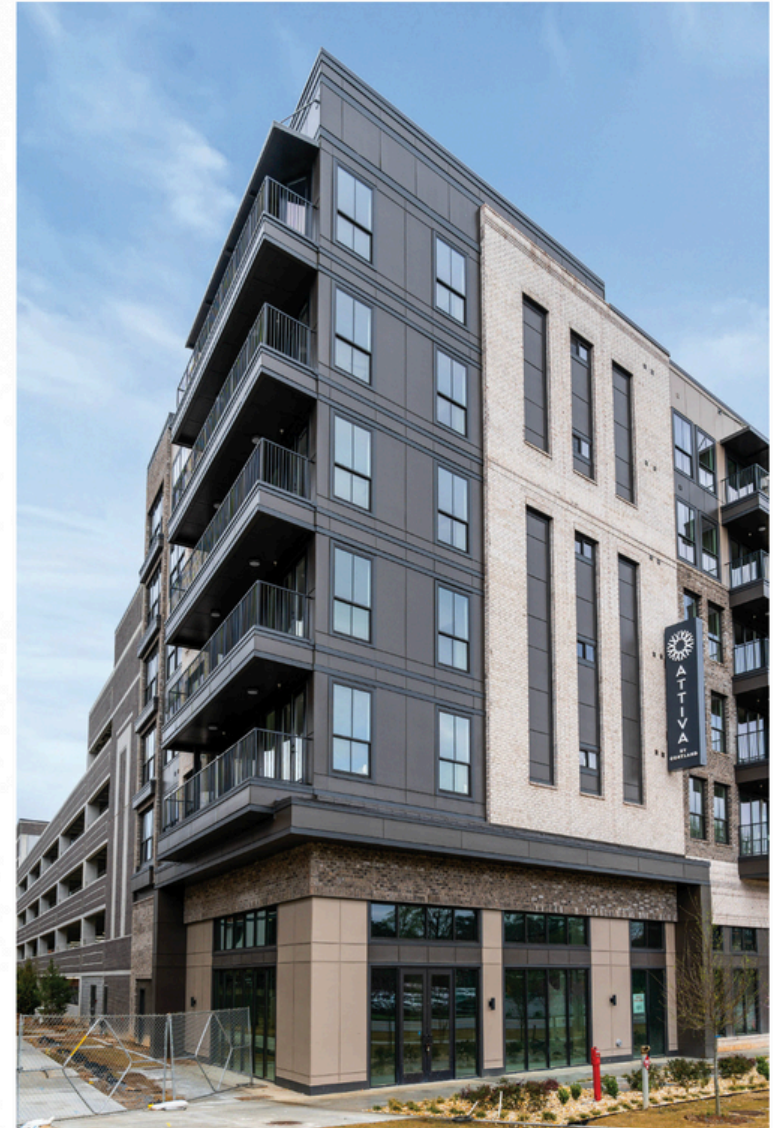


**5255 PEACHTREE BOULEVARD, CHAMBLEE, GA 30071**

**RESTUARANT / RETAIL / OFFICE SPACE**



## PROPERTY PHOTOS





# CHAMBLEE DEMOGRAPHICS

## POPULATION

	1 Mile	3 Mile	5 Mile
Estimated Population (2016)	11,439	107,763	295,682
Projected Population (2021)	12,688	114,880	314,570
Population Growth (2016-2021)	10.92%	6.60%	6.39%
Average Age	37	35	36

## HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Estimated Households (2016)	5,128	44,567	125,772
Projected Households (2021)	3,581	42,516	130,735
Census Households (2010)	2,973	38,422	113,571
Census Households (2000)	2,466	33,855	101,955

## AVERAGE HOUSEHOLD INCOME

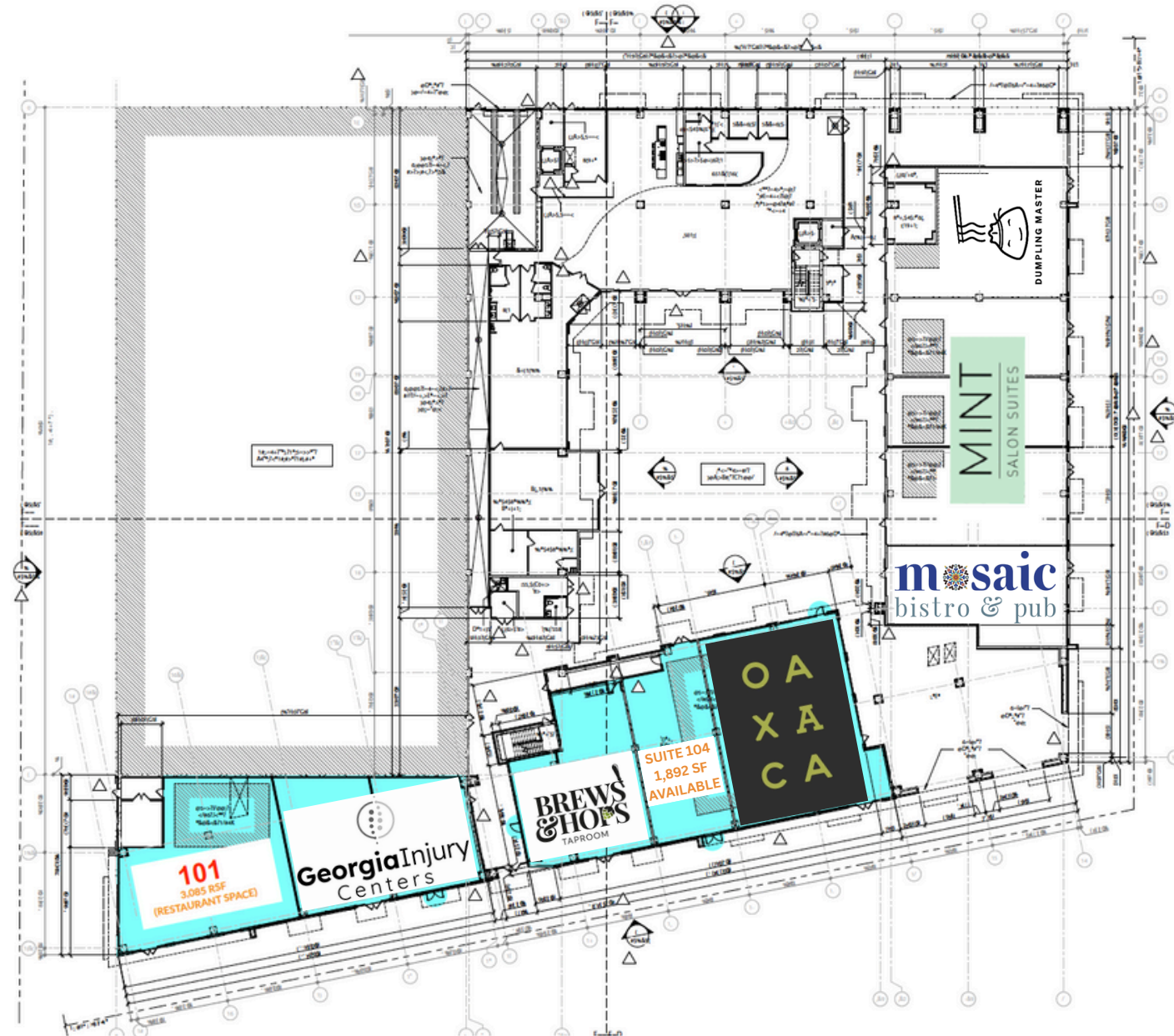
	1 Mile	3 Mile	5 Mile
Estimated Avg Household Income (2016)	\$84,807	\$96,017	\$106,681
Projected Avg Household Income (2021)	\$101,033	\$114,384	\$128,639
Census Avg Household Income (2010)	\$81,573	\$82,972	\$87,257
Census Avg Household Income (2000)	\$55,716	\$73,780	\$79,706

## MEDIAN HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Estimated Med. Household Income (2016)	\$63,586	\$71,735	\$77,956
Projected Med. Household Income (2021)	\$70,511	\$79,676	\$86,619
Census Med. Household Income (2010)	\$53,912	\$60,197	\$63,350
Census Med. Household Income (2000)	\$42,751	\$58,235	\$62,310



# FLOOR PLAN





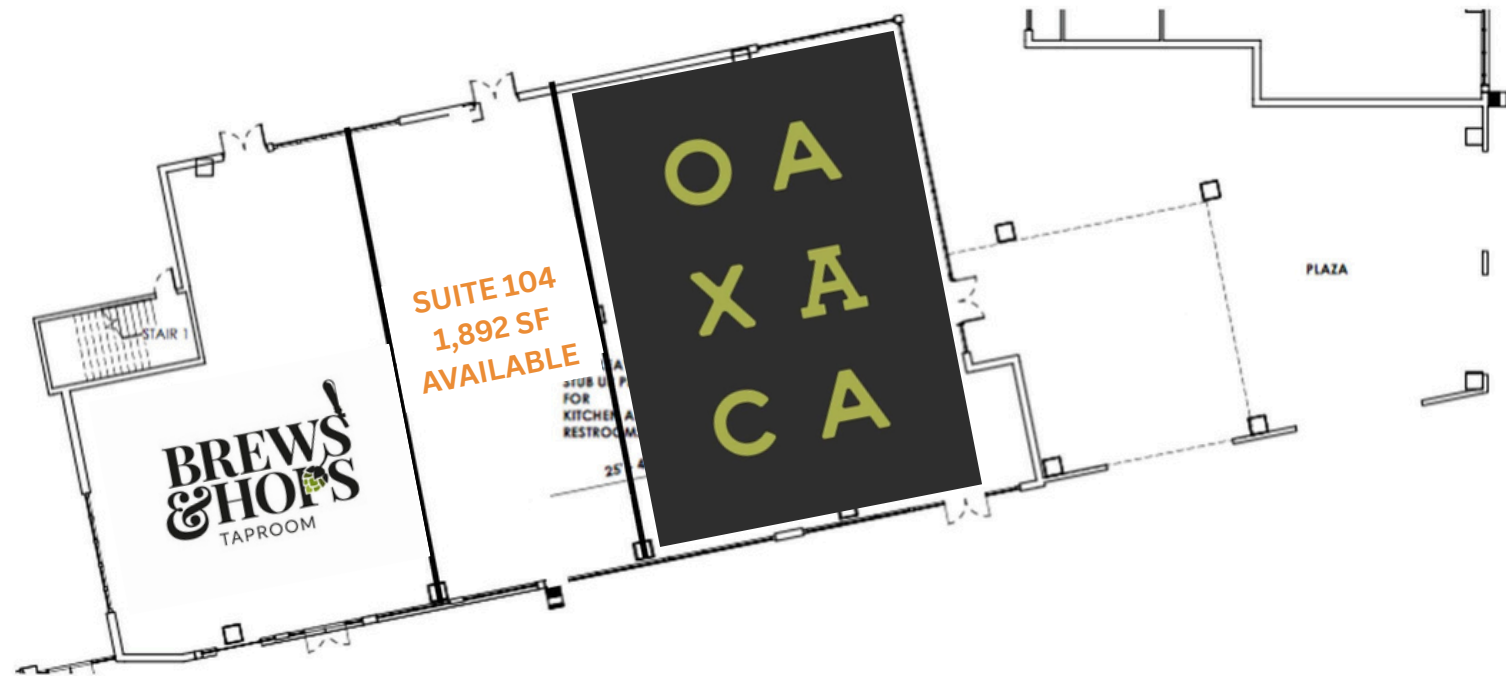
## FLOOR PLAN



Peachtree Blvd



## FLOOR PLAN



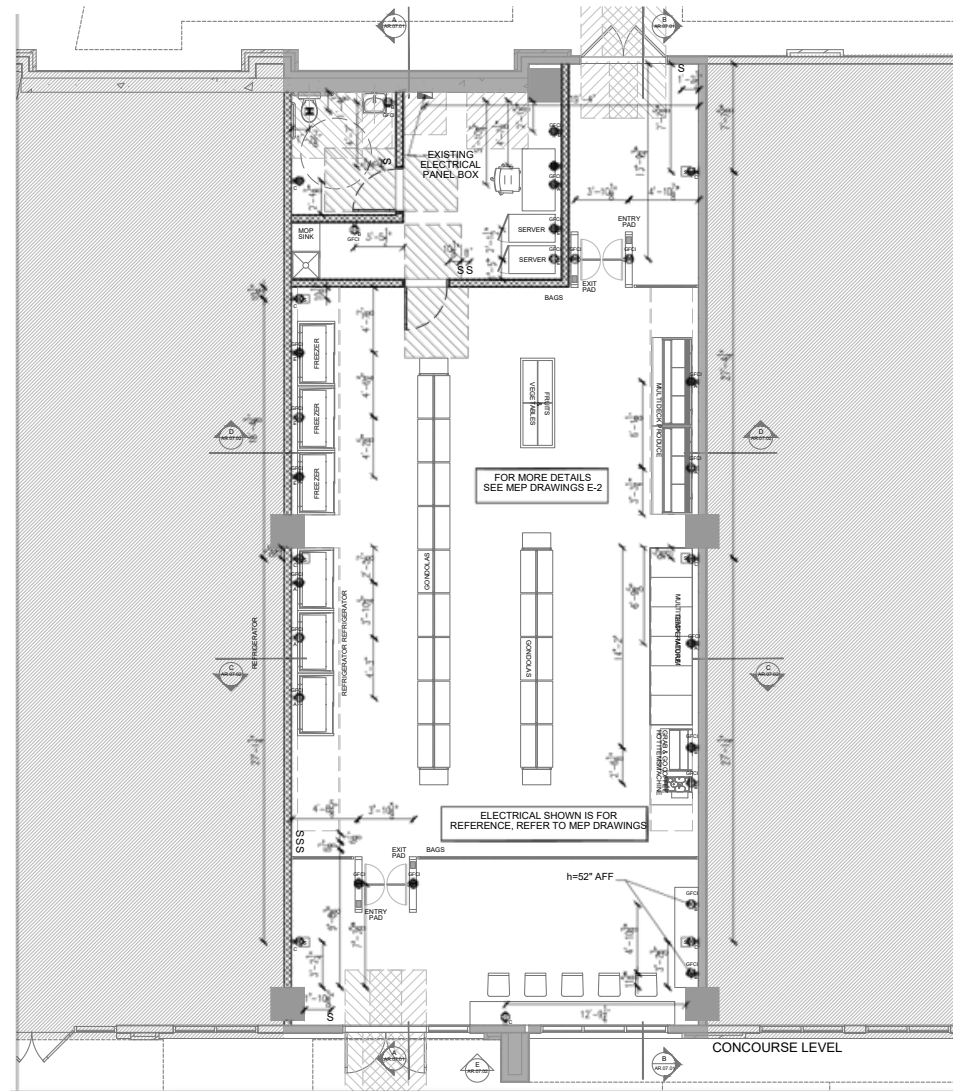
Malone Dr

Peachtree Blvd



# FLOOR PLAN

Suite 104  
1,892 RSF of Second Generation Retail Space Available



Peachtree Blvd



FLOOR PLAN





# AMENITY MAP

For More Information:

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678.712.4922

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## EATERIES

- 1 WHOLE FOODS
- 2 TAQUERIA DEL SOL
- 3 HOPSTIX
- 4 BLUETOP
- 5 SOUTHBOUND
- 6 VINTAGE PIZZERIA
- 7 FROSTY CABOOSE

## MIXED USE DEVELOPMENTS

- 8 TRACKSIDE CHAMBLEE  
(90,000 SF CLASS A OFFICE)
- 9 THE OLMSTED  
(272 RESIDENTIAL UNITS)
- 10 CITY CENTER  
(20,000 SF OFFICE, 60,000 SF RETAIL,  
500 RESIDENTIAL UNITS)

