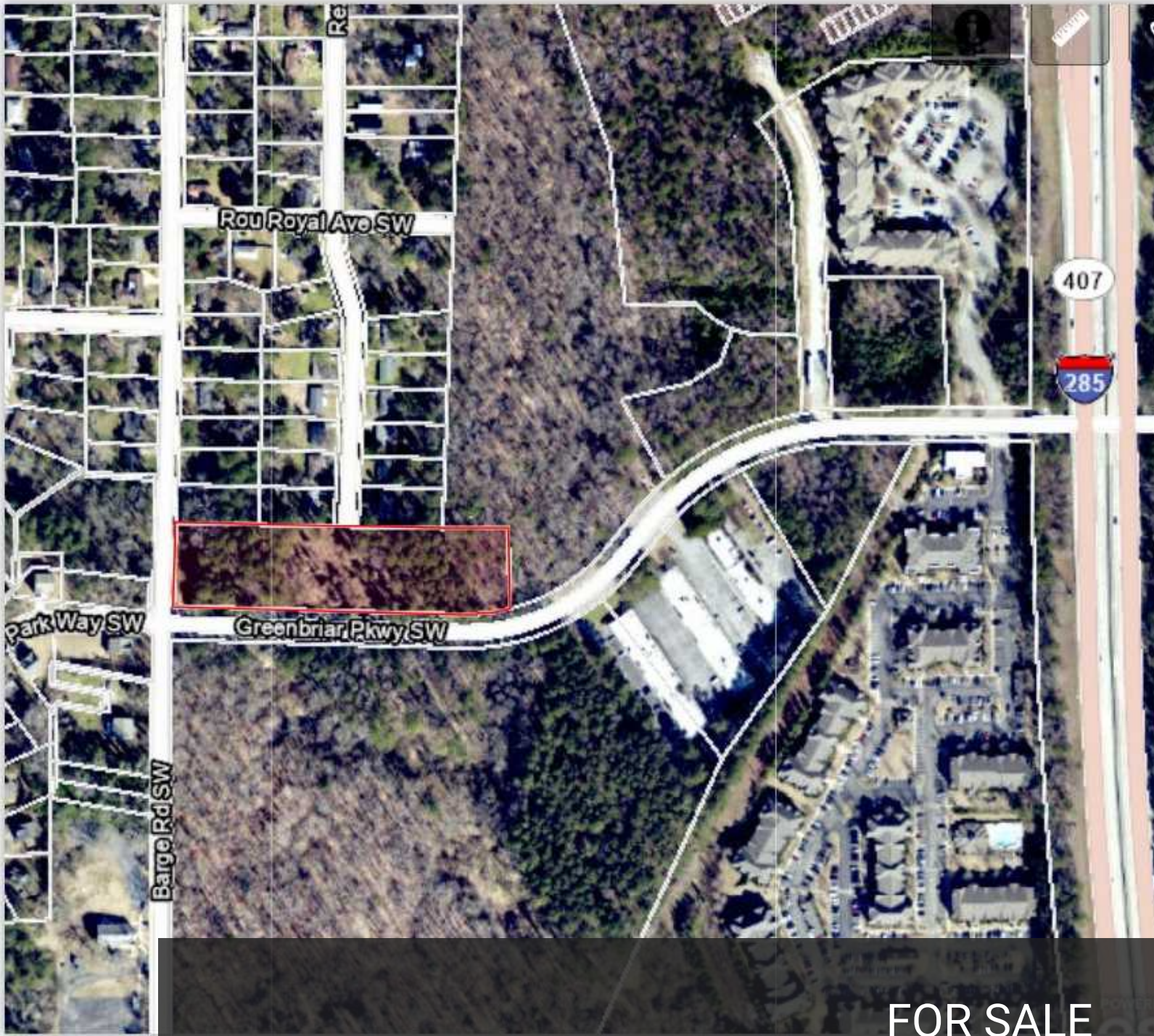


MULTIFAMILY LAND FOR SALE

# 3645 GREENBRIAR PKWY

3645 GREENBRIAR PARKWAY SOUTHWEST, ATLANTA, GA 30331



**FOR SALE**

**KW COMMERCIAL | ATLANTA - PERIMETER**  
115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346

*PRESENTED BY:*  
**SCOTT MORCHOWER**  
Director, Associate Broker  
O: (770) 310-9575  
C: 770-310-9575  
smorchower@kw.com  
334182, GA

**2.97 Acres**

**Zoned Greenbriar Overlay District SA-5**

**Sales Price \$742,500**

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## EXECUTIVE SUMMARY

3645 GREENBRIAR PARKWAY SOUTHWEST



## PROPERTY OVERVIEW

There are 3 properties that can be combined into one sale - 6.42 Acres - Asking Price \$1,235,000

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# ZONING OUTLINE CHART

3645 GREENBRIAR PARKWAY SOUTHWEST



3398 Greenbriar Pkwy – 1.84 Acres – Zoning 2  
 3465 Greenbriar Pkwy – 1.61 Acres – Zoning 2  
 3645 Greenbriar Pkwy – 2.97 Acres – Zoning 5

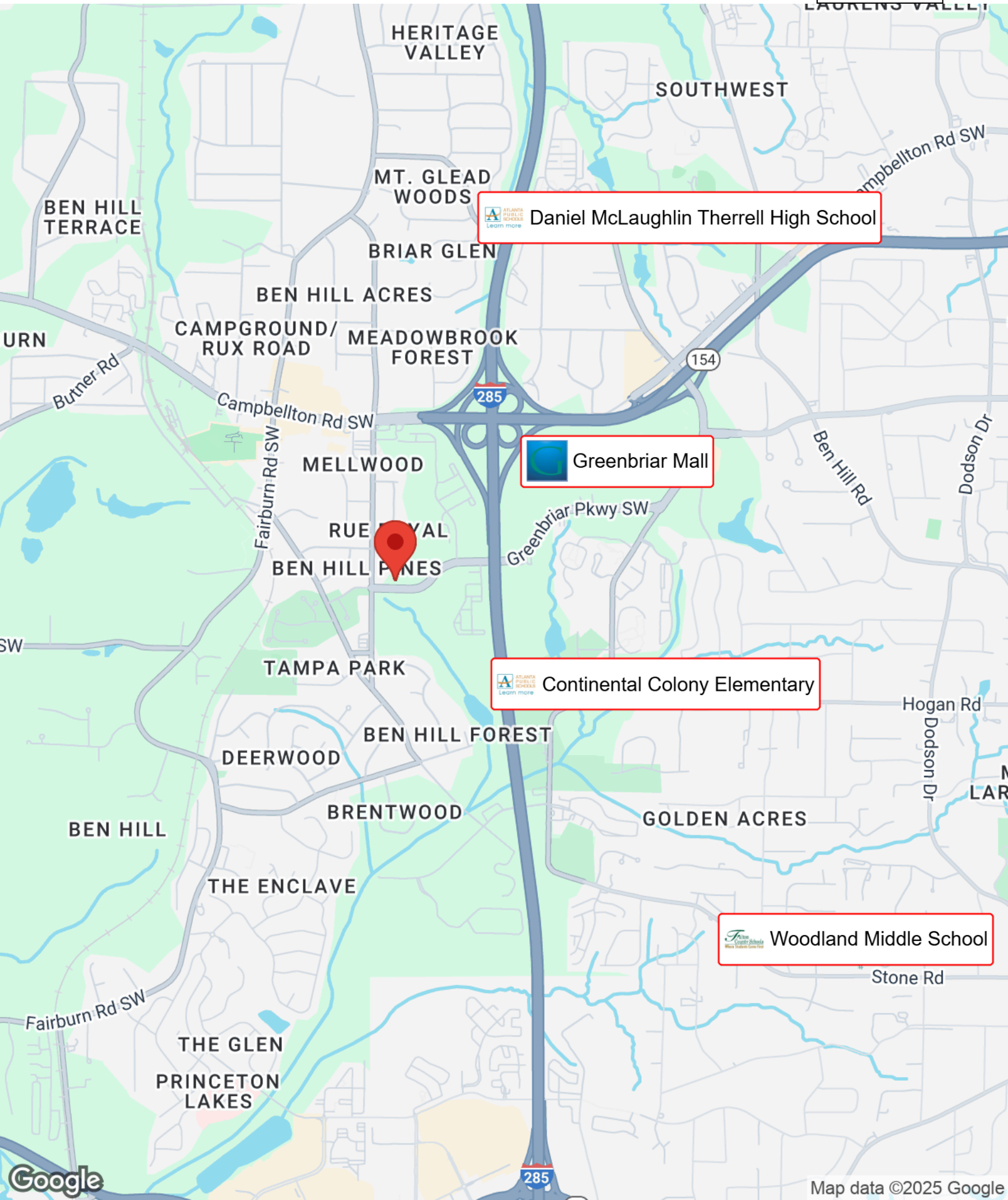
<b>SPI-20 GREENBRIAR - PERMITTED USES</b>						
P = Permitted	<b>Subarea 1: Greenbriar Town Center</b>					
P(X) = Permitted, up to X square feet	<b>Subarea 2: Greenbriar Neighborhood Center</b>					
SE = Special Exception	<b>Subarea 3: Campbellton Rd Mixed-Use Corridor</b>					
SAP = Special Administrative Permit	<b>Subarea 4: Greenbriar Residential/Commercial</b>					
SUP = Special Use Permit	<b>Subarea 5: Greenbriar Medium Density Residential</b>					
X = Not Permitted	<b>Subarea 6: Greenbriar Single-Family</b>					
<b>Uses</b>	<b>1</b>	<b>Zone 2</b>	<b>3</b>	<b>4</b>	<b>Zone 5</b>	<b>6</b>
<b>RESIDENTIAL</b>						
Single-family dwellings		P			P	
Two-family dwellings		P			P	
Multi-family dwellings		P			P	
<b>RETAIL GOODS AND SERVICES</b>						
Banks		P			X	
Grocery stores		P			X	
Retail establishments		P			X	
Sales and repair establishments		P			P(4.00)	
Eating and drinking establishments		P			P(4.00)	
<b>OFFICES</b>						
Offices, studios		P			P(4.00)	
Professional or service establishments		P			X	
<b>CIVIC, EDUCATIONAL &amp; RELIGIOUS</b>						
Childcare centers and kindergartens		P			SUP	

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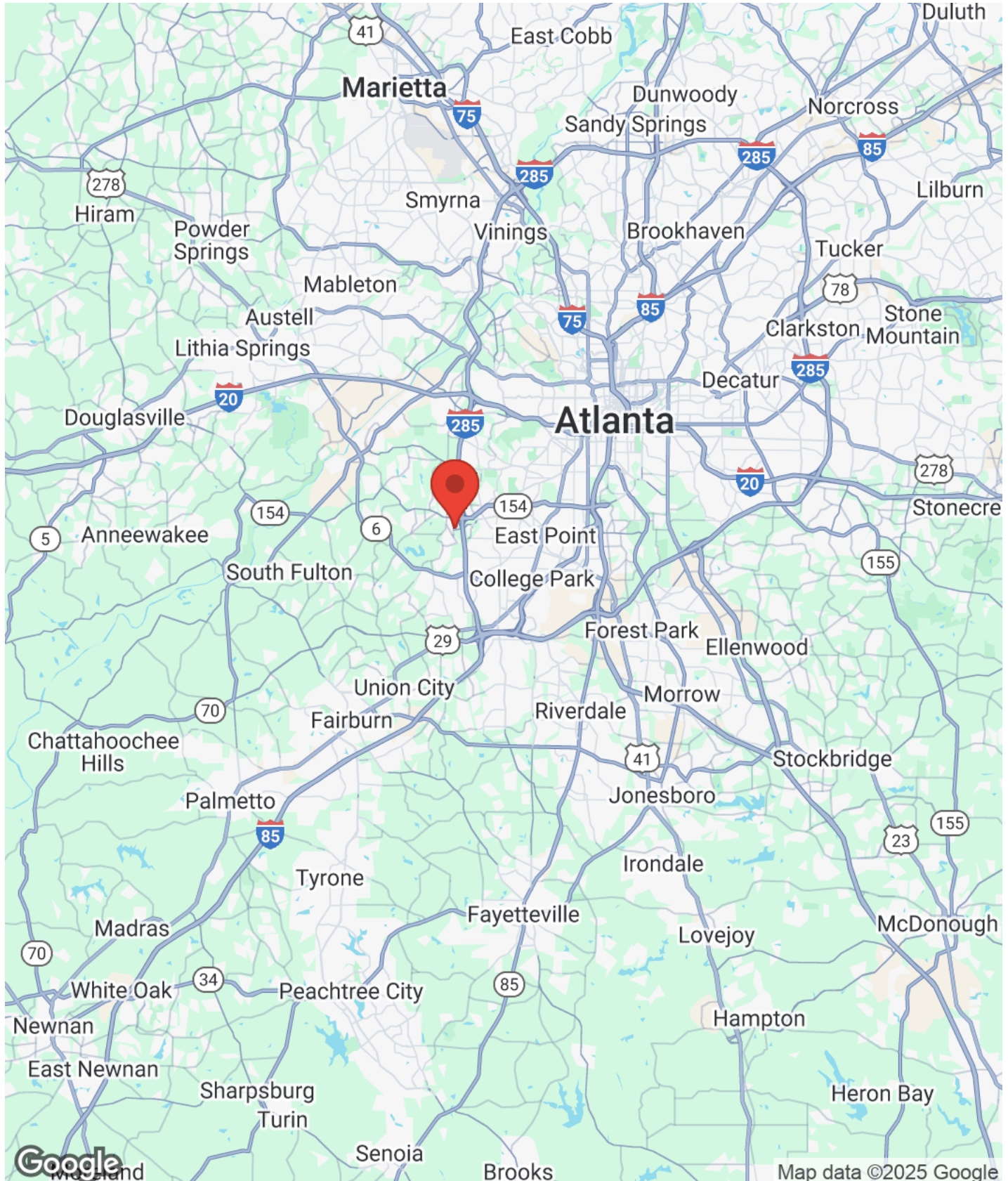
# BUSINESS MAP

3645 GREENBRIAR PARKWAY SOUTHWEST



# REGIONAL MAP

3645 GREENBRIAR PARKWAY SOUTHWEST



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**SCOTT MORCHOWER**  
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# AERIAL MAP

3645 GREENBRIAR PARKWAY SOUTHWEST



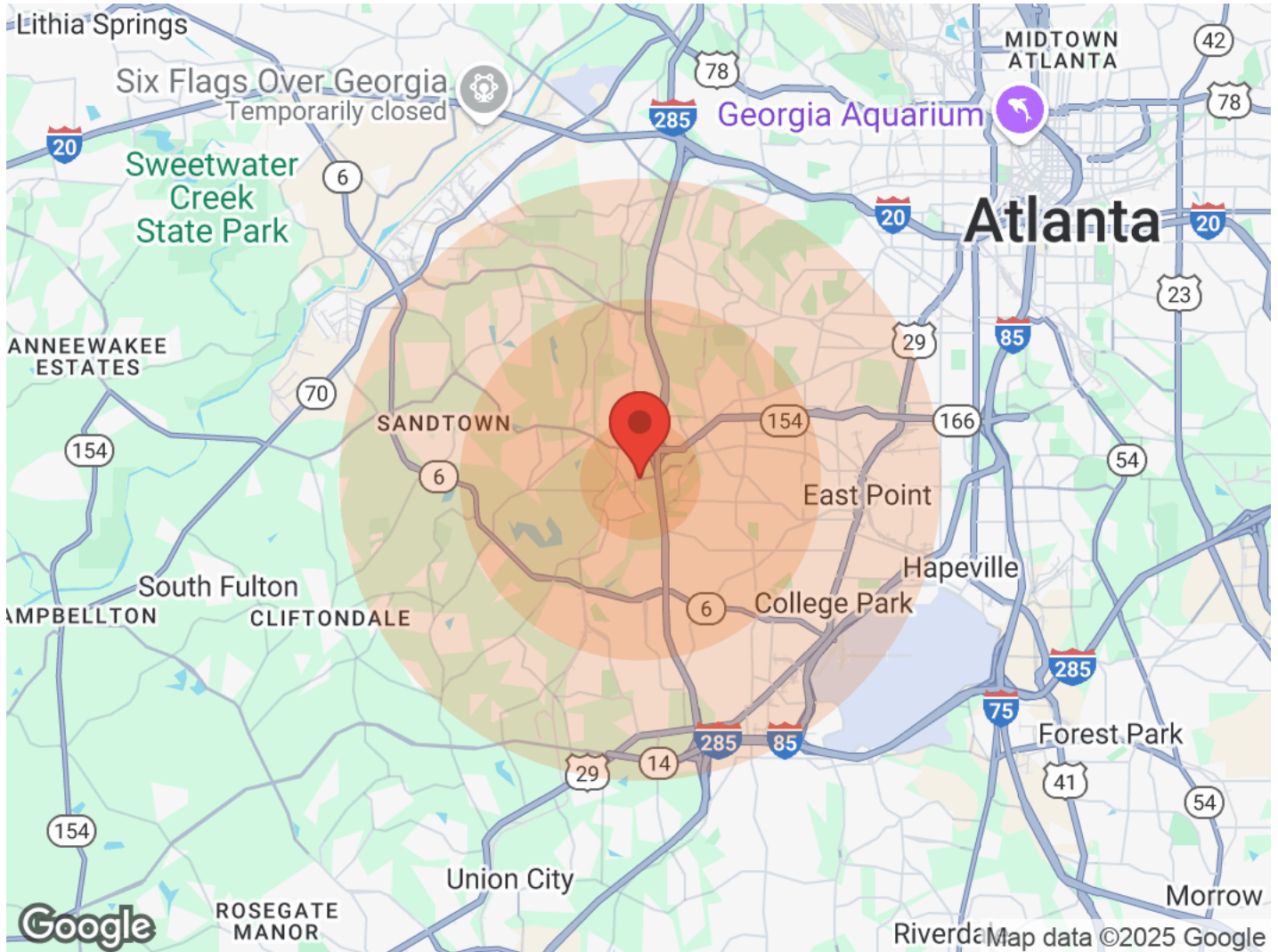
**KW COMMERCIAL | ATLANTA - PERIMETER**  
115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346

**SCOTT MORCHOWER**  
Director, Associate Broker  
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,129	28,081	70,068	Median	\$35,797	\$44,317	\$38,618
Female	4,031	32,749	80,242	< \$15,000	808	3,949	10,788
Total Population	7,160	60,830	150,310	\$15,000-\$24,999	504	3,030	7,895
				\$25,000-\$34,999	709	3,481	7,835
				\$35,000-\$49,999	359	3,478	9,116
				\$50,000-\$74,999	628	5,120	10,312
				\$75,000-\$99,999	194	2,578	6,062
				\$100,000-\$149,999	160	2,120	5,237
				\$150,000-\$199,999	16	661	1,656
				> \$200,000	54	429	1,393
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	31	2,580	7,752	Total Units	3,994	30,059	74,698
Black	7,067	55,865	136,909	Occupied	3,425	25,349	62,072
Am In/AK Nat	N/A	26	60	Owner Occupied	1,158	11,919	30,524
Hawaiian	N/A	6	6	Renter Occupied	2,267	13,430	31,548
Hispanic	123	3,656	9,440	Vacant	569	4,710	12,626
Multi-Racial	116	4,320	10,596				

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 Atlanta, GA 30346

**SCOTT MORCHOWER**  
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 C: 770-310-9575  
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 334182, GA

## PROFESSIONAL BIO

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3645 GREENBRIAR PARKWAY SOUTHWEST



### SCOTT MORCHOWER

Director, Associate Broker



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KW Commercial | Atlanta - Perimeter North  
115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346  
O: (770) 310-9575  
C: 770-310-9575  
smorchower@kw.com  
334182, GA

Director, Associate Broker at KW Commercial Perimeter Office with over 13 years of background exclusively in Commercial Real Estate. 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023 Multi-Million Dollar Club Lifetime member with well over 5 Million in Commercial properties transactions each year. Extensive background and experience in Purchase and Sales Transactions of Commercial properties for Businesses & Developers. 1031 Tax Exchanges, NNN Investments, Lease negotiations and Property Management. Specialties include: Representing Sellers and Investors, Representing Tenants and Landlords on Leasing. Tenant representation services are provided at no fee to the tenant. President of The Association of Georgia Real Estate Exchangers "AGREE" 2021-2024.

# Disclaimer

3645 GREENBRIAR PARKWAY SOUTHWEST



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