



Lorem ipsum



ATTIVA
PEACHTREE

BY CORTLAND

Retail and Restuarant Space for Lease in New Mixed Use Development

- 2,151-5,960 RSF of Retail, Medical and Restaurant Space Available
- 2,877 RSF of 2nd Generation Medical Space Available
- 2,151 RSF of 2nd Generation Restaurant Space Available
- 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
- Great co-tenancy

For More Information:

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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

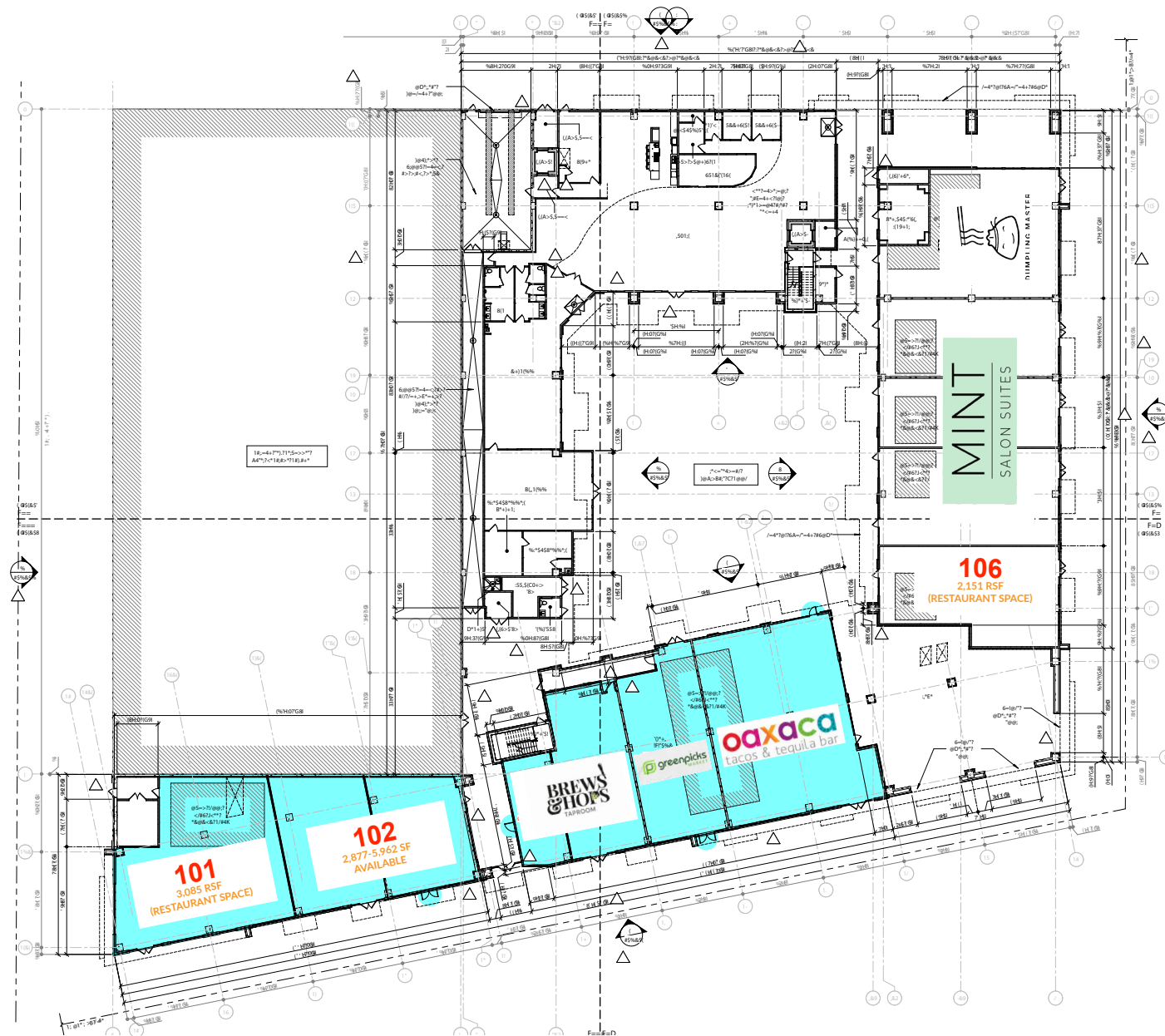
| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|-----------|-----------|-----------|
| Estimated Avg Household Income (2016) | \$84,807 | \$96,017 | \$106,681 |
| Projected Avg Household Income (2021) | \$101,033 | \$114,384 | \$128,639 |
| Census Avg Household Income (2010) |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

MEDIAN HOUSEHOLD INCOME

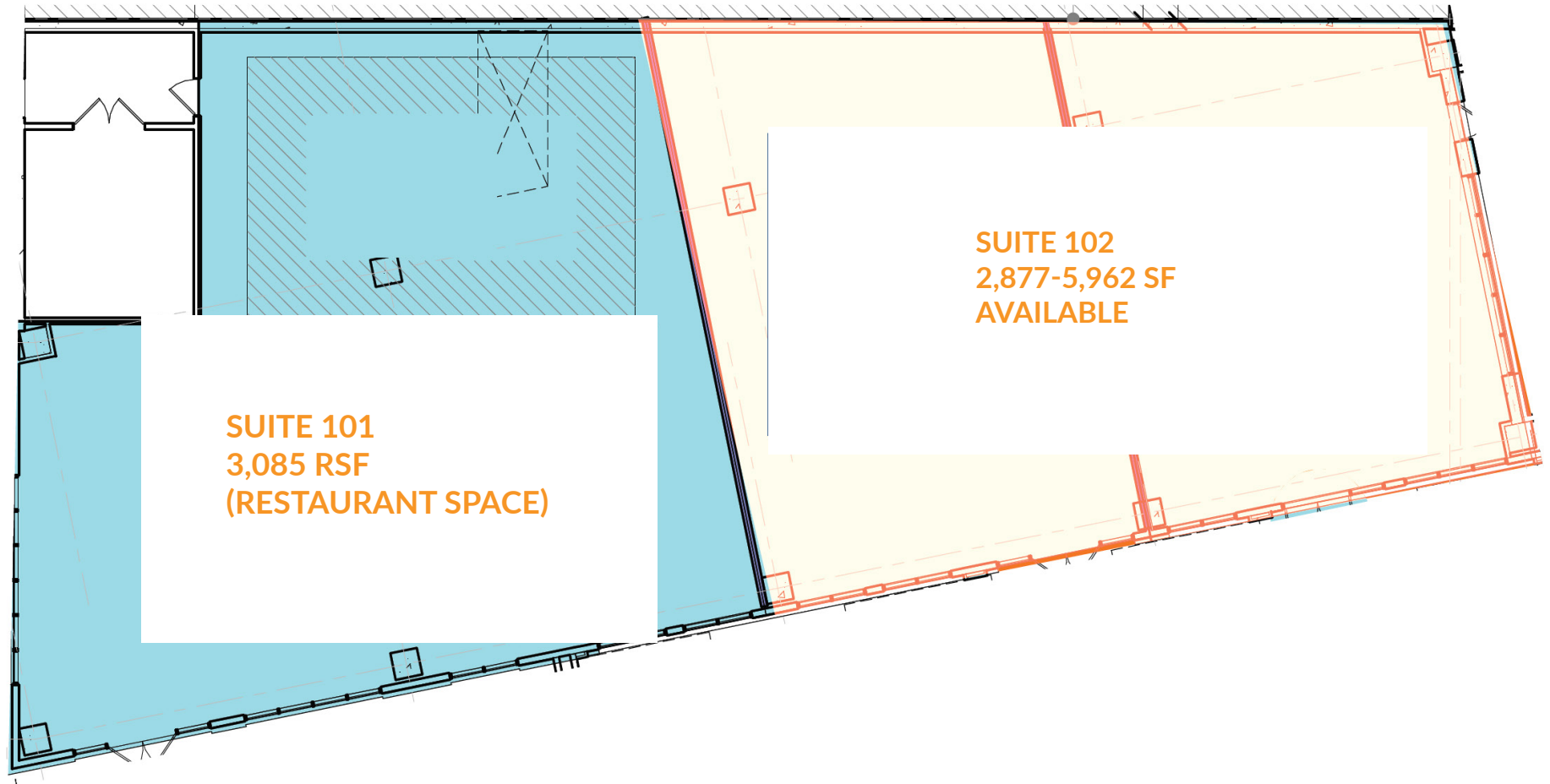
| | 1 Mile | 3 Mile | 5 Mile |
|--|----------|----------|----------|
| Estimated Med. Household Income (2016) | \$63,586 | \$71,735 | \$77,956 |
| Projected Med. Household Income (2021) | \$70,511 | \$79,676 | \$86,619 |
| Census Med. Household Income (2010) | \$53,912 | \$60,197 | \$63,350 |
| Census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



FLOOR PLAN



FLOOR PLAN



SUITE 101
3,085 RSF
(RESTAURANT SPACE)

SUITE 102
2,877-5,962 SF
AVAILABLE

Peachtree Blvd

FLOOR PLAN



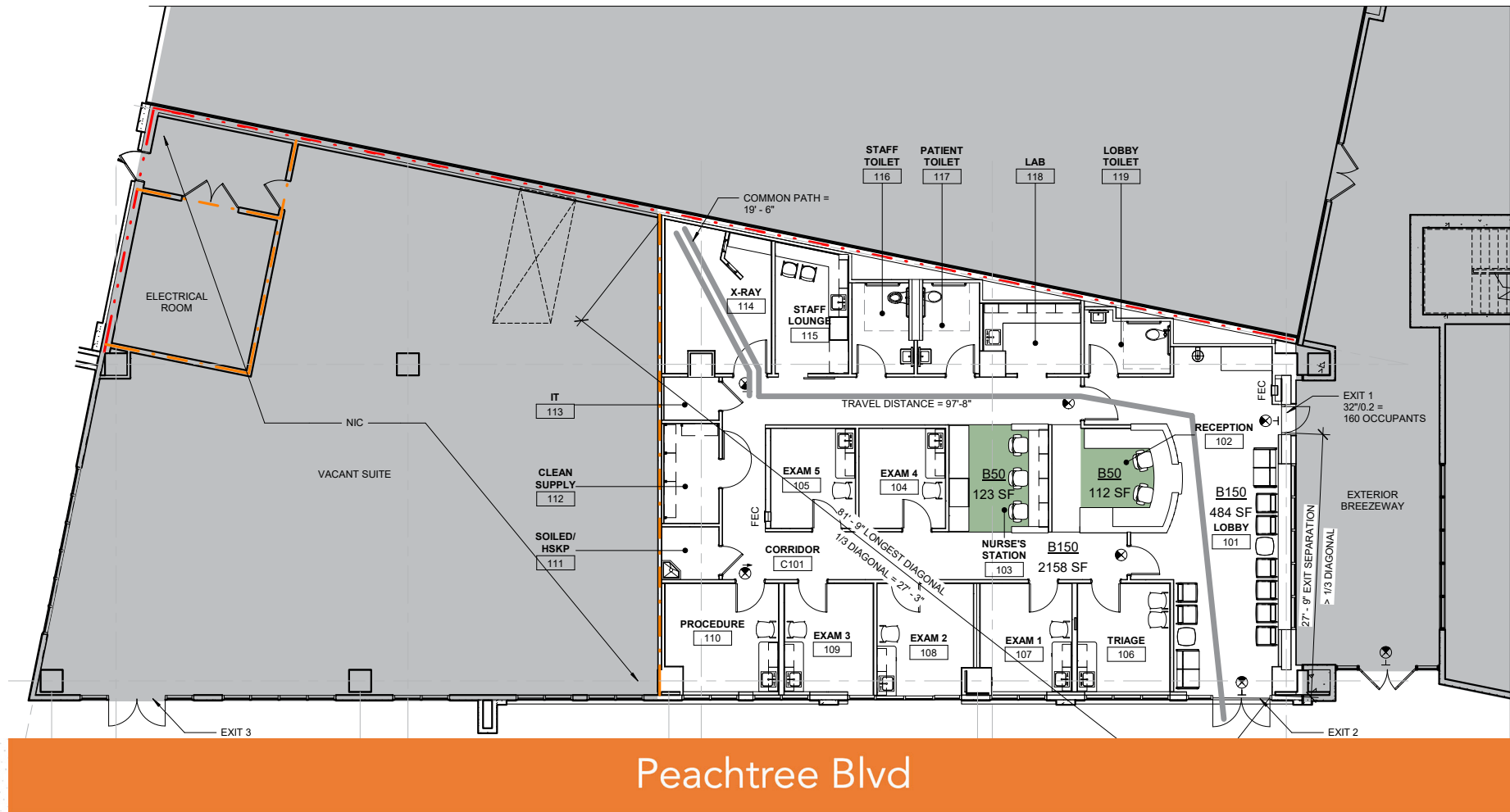
Malone Dr

Peachtree Blvd

FLOOR PLAN

Suite 102

2,877 RSF of Generation Medical Space Available



FLOOR PLAN



SUITE 106
2,151 RSF
(RESTAURANT SPACE)

MINT
SALON SUITES

DUMPLING MASTER

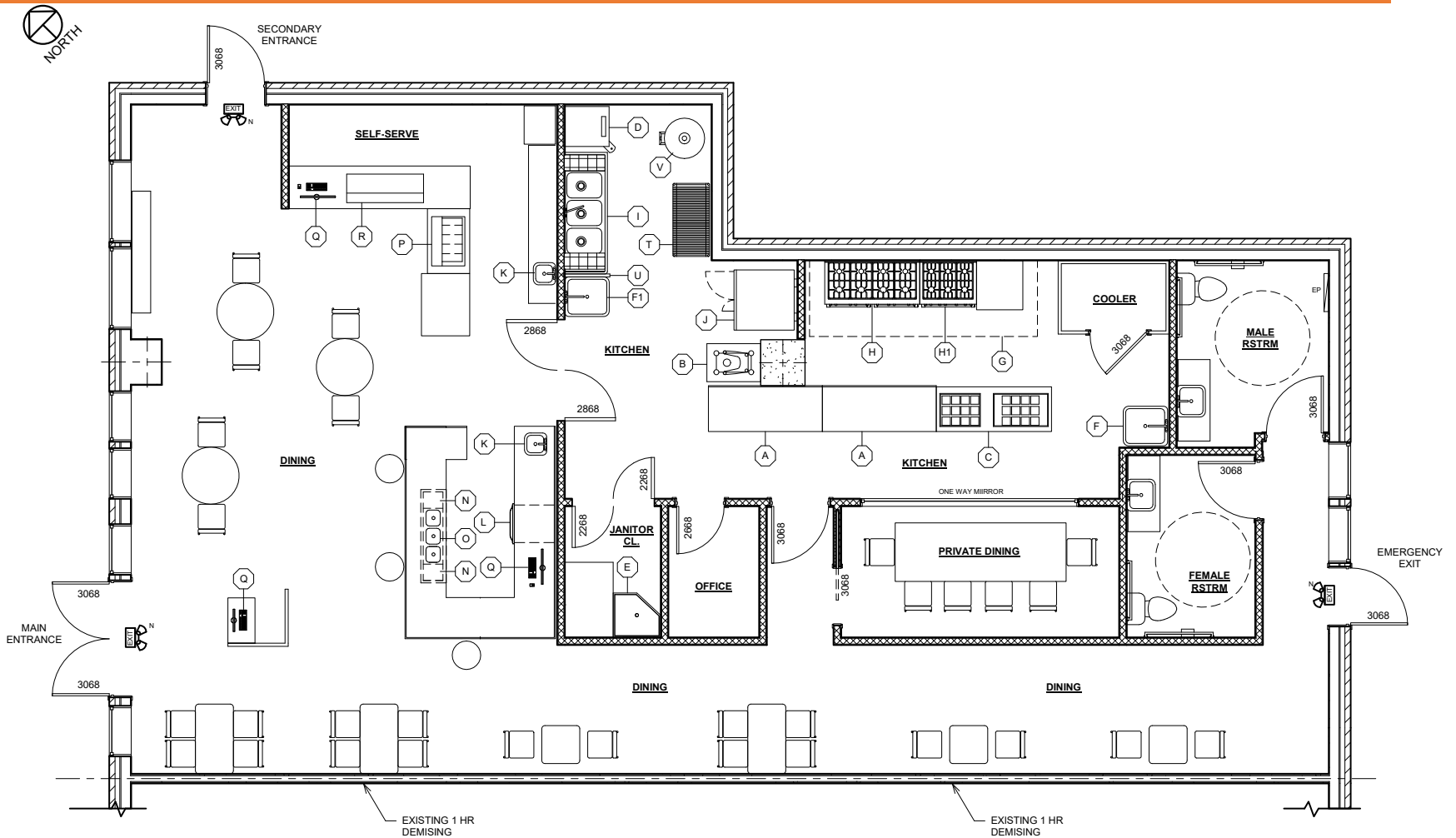
Malone Dr

FLOOR PLAN

Suite 106
2,151 RSF of 2nd Generation Restaurant Space

Peachtree Blvd

Malone Dr



AMENITY MAP

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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)

