



COMMERCIAL
PROPERTIES
First Team

Rev. 20250915



**±6960SF
FOR SALE**

**FREE STANDING RETAIL
3292 Laventure Drive
Chamblee, GA 30341**



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LOCATION OVERVIEW

Strategic Suburban Setting

Chamblee is a dynamic suburb in DeKalb County within the Atlanta metropolitan area. Located just a few miles northeast of midtown Atlanta, it's well connected via key corridors like Buford Highway, I-285, and the Marta rail line—making it a high-traffic node for commerce and daily life.

Economic & Real Estate Environment

The city is growing rapidly—expanding from just over 3 to nearly 8 square miles—and now houses more than 30,000 residents. Chamblee's economy is supported by strong demand across logistics, tech, and manufacturing sectors, making it a forward-leaning commercial real estate market.

Demographics & Lifestyle

Chamblee is one of Atlanta's most ethnically diverse cities, with over 30% of the population identifying as Hispanic/Latino, along with significant White, Black, and Asian communities. It offers an urban-suburban feel with a mix of restaurants, coffee shops, parks, and a largely renter-based population—popular among young professionals and families.

Market Activity & Property Values

Chamblee's residential real estate is robust—homes are valued around \$483K, roughly \$259/SF. On the commercial side, listings range broadly, with some properties exceeding \$3 million per asset.

Information on this document was gathered from seller and other sources. Information may be estimations and subject to change or inaccurate. All information must be independently confirmed during the due diligence period or prior any offer submitted.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	9,911	100,229	289,299
Total Households	3,073	40,341	121,563
Average HH Income	\$78,369	\$114,473	\$118,619

TAXES

	2024	2023	2022
Property Tax	\$25,733	\$22,101	\$25



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EXECUTIVE SUMMARY

- **Price:** \$2,650,000
- **Net Operating Income (Year 1):** \$199,200 (all expenses reimbursed by tenants)
- **Cap Rate:** 7.5% (Year 1)
- **Tenancy:** 100% Occupied – 3 tenants, 3-year terms
- **Location:** Chamblee, GA (growing Buford Hwy corridor)

INVESTMENT HIGHLIGHT

- 100% occupancy with 3 tenants (Restaurant, Event Venue, Café)
- Triple Net leases – tenants reimburse operating expenses including trash, water, common area electricity, and property tax
- Recent improvements:
 - Roof (3 years old)
 - 4 HVAC units replaced
 - Exterior repainted (2 years ago)
- Built-in 3% rental increases over 3-year terms
- Strong retail/event demand in submarket



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RENT ROLL

TENANT	SUITES	LEASE COMENCEMENT AND TERM	Year 1 Rent	Year 2 Rent	Year 3 Rent	NOTES
1	100-101 ±1800sf	7/1/25 3 years	\$5,200/mo	\$5,565/mo	\$5,899/mo	Cafe
2	102-103 ±1800sf	9/8/25 3 Years	\$5,200/mo	\$5,556/mo	\$5,899/mo	Lounge
3	104-105 ±3200sf	6/23/25 3 Years	\$6,200/mo	\$6,634/mo	\$7,098/mo	Event Venue
			\$16,600/mo	\$17,755/mo	\$18,896/mo	
		NOI	\$199,200/yr	\$213,060/yr	\$226,752/yr	

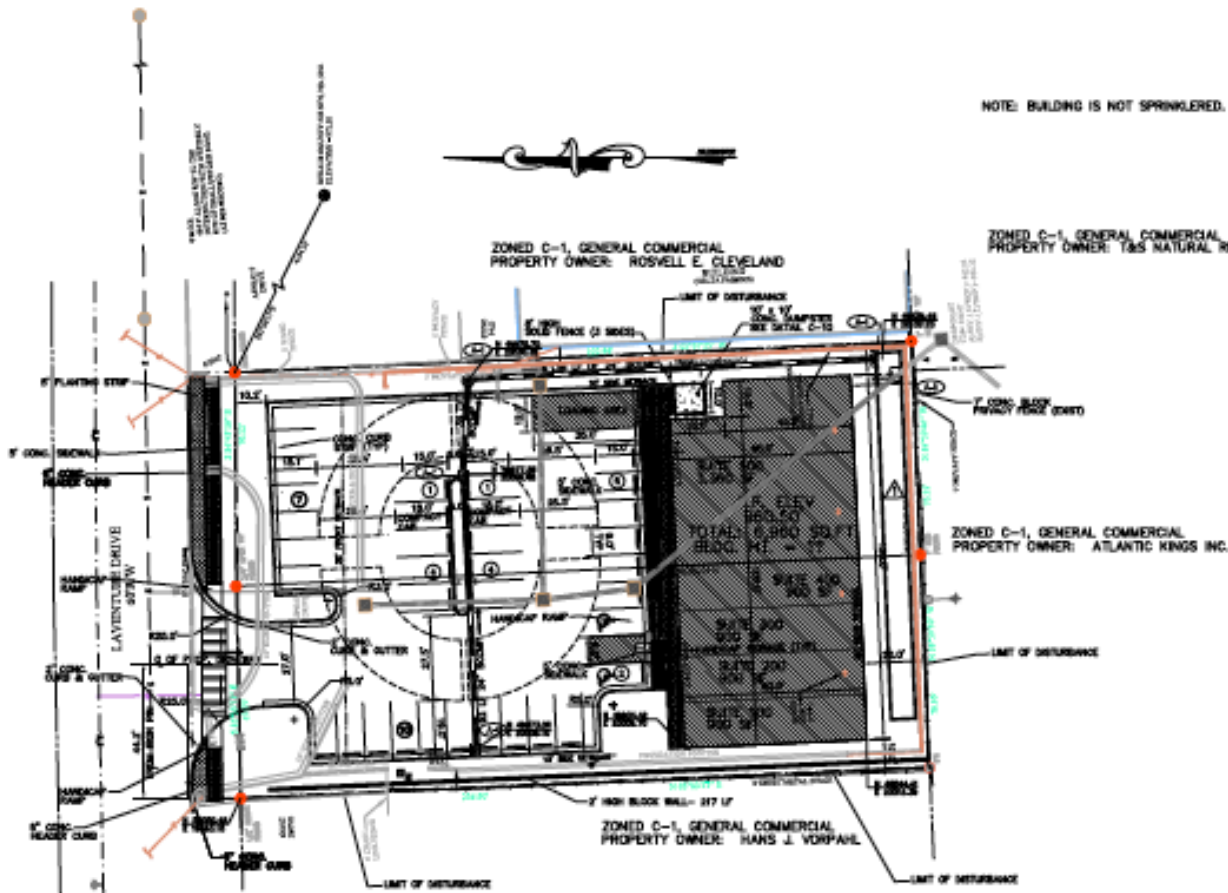
OPERATING EXPENSES (NNN - reimbursed by tenants)

- **Trash:** \$8,100/year
- **Common Area Electricity:** \$780/year
- **Water:** \$1,200/year
- **Property Tax:** \$26,000/year
- **Total Annual Expenses:** \$36,080 (all reimbursed by tenants)



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SITE NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND THE SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, STAIRS, TRANSFORMER PADS, ETC.
3. ALL DIMENSIONS AND RISES ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
4. ALL HARDWARE ACCESSIBLE PARKING SPOTS AND STRIPS SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE OF GEORGIA BARBER FREE CODE.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. CURE OR OUT SET, SUCH AS, BUT NOT LIMITED TO, PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
6. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL LIGHTING LIT LIGHTING FIXTURES, SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY.
7. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BEFORE CONSTRUCTION BEGINS.
8. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS SHOWING ALL CHANGES AND DIMENSIONS.
9. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
10. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
11. ALL CONCRETE SHALL BE 3000 PSI 28 DAY COMPRESSIVE STRENGTH.
12. PARKING LOT STRIPS SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPS SHALL BE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION TYPICAL SPECIFICATIONS.
13. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
14. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, RECONNAISSANCE TRENCH LOCATIONS. THE CONTRACTOR IS NOT TO BE RELIED ON AS BEING EXACT ON COMPLETION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
15. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SPECIFICATIONS.
16. THE TOP ELEVATION OF MANHOLE CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISH GRADE, AND SHALL LEAVE TRAFFIC BEARING LIKE. THE TOP ELEVATION OF MANHOLE CONSTRUCTED IN GRASSY AREAS SHALL BE IN 10 INCHES ABOVE FINISH GRADE, UNLESS OTHERWISE NOTED. ALL EXISTING MANHOLES & UTILITY BODIES SHALL BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADES.
17. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST EDITIONS OF OSHA SAFETY RULES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SHIELDING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, JACKING AND CROWING FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
18. 4" CONC. WHEEL STOPS TO BE INSTALLED ON PARKING SPACES ADJACENT TO BUILDING- INSTALLED 1' OUT FROM EDGE OF CONC. UTTER.

ALL ROOFTOP EQUIPMENT SHALL BE ENCLOSED IN THE BUILDING MATERIAL THAT MATCHES THE STRUCTURE.

NOTE: THE PLAN DESIGNER HAS VISITED THE SITE PRIOR TO DESIGN OF THE PLANS.

PARKING CALCULATIONS:

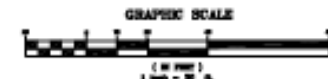
PROPOSED BUSINESS	
COIN LAUNDRY (SUITE 500)	3,384 SF/200 = 16.92
COMMERCIAL & GENERAL BUSINESS (SUITE 100,200)	1,800 SF/200 = 9
BUSINESS OFFICES (SUITE 300,400)	1,800 SF/200 = 9
TOTAL	35 SPACES

REQUIRED PARKING = 35
PROVIDED PARKING = 35
REGULAR PARKING = 25
COMPACT PARKING = 10
COMPACT PARKING @ 27%, MAX. 40%

ALL DEVELOPMENT ON THE PLAN COMPLIES WITH ALL APPLICABLE SECTIONS OF THE STATE & FEDERAL ADA GUIDELINES.

OWNER/DEVELOPER: SUNG KONG
2212 CHESHIRE BRIDGE RD.
ATLANTA, GA 30324

ENGINEER: DIGITAL EXPRESSIONS, INC.
1174 CAMERON CREEK
MAHATTA, GA 30062
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