

2707 Buford Hwy NE

Atlanta, GA 30324



FOR SALE

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BellStreet

For Sale

2707 Buford Hwy NE Atlanta, GA 30324



Property Description

BellStreet is proud to offer this fantastic Brookhaven GA office opportunity for sale. This prime opportunity in Northeast Atlanta suburb location on Buford Highway along I-85 with quick access to the Lenox Road/I-85, North Druid Hills Rd/I-85 and Sidney Marcus/GA 400 interchanges and outstanding visibility from I-85. This building has up to 17,000 RSF available, approx. 8,000 RSF on each floor, with signage that faces I-85 that has direct visibility going in both directions. Come see the Midtown skyline from the executive office suite. Two points of ingress/egress along Buford Highway. Surface parking surrounding the building.

Convenient to Lenox and Phipps Plaza Malls, Lindbergh and Lenox MARTA rail stations, Doubletree and Marriott Courtyard Hotels, Dozens of surrounding restaurants, banks, other hotels and office support services and Hartsfield-Jackson International Airport.

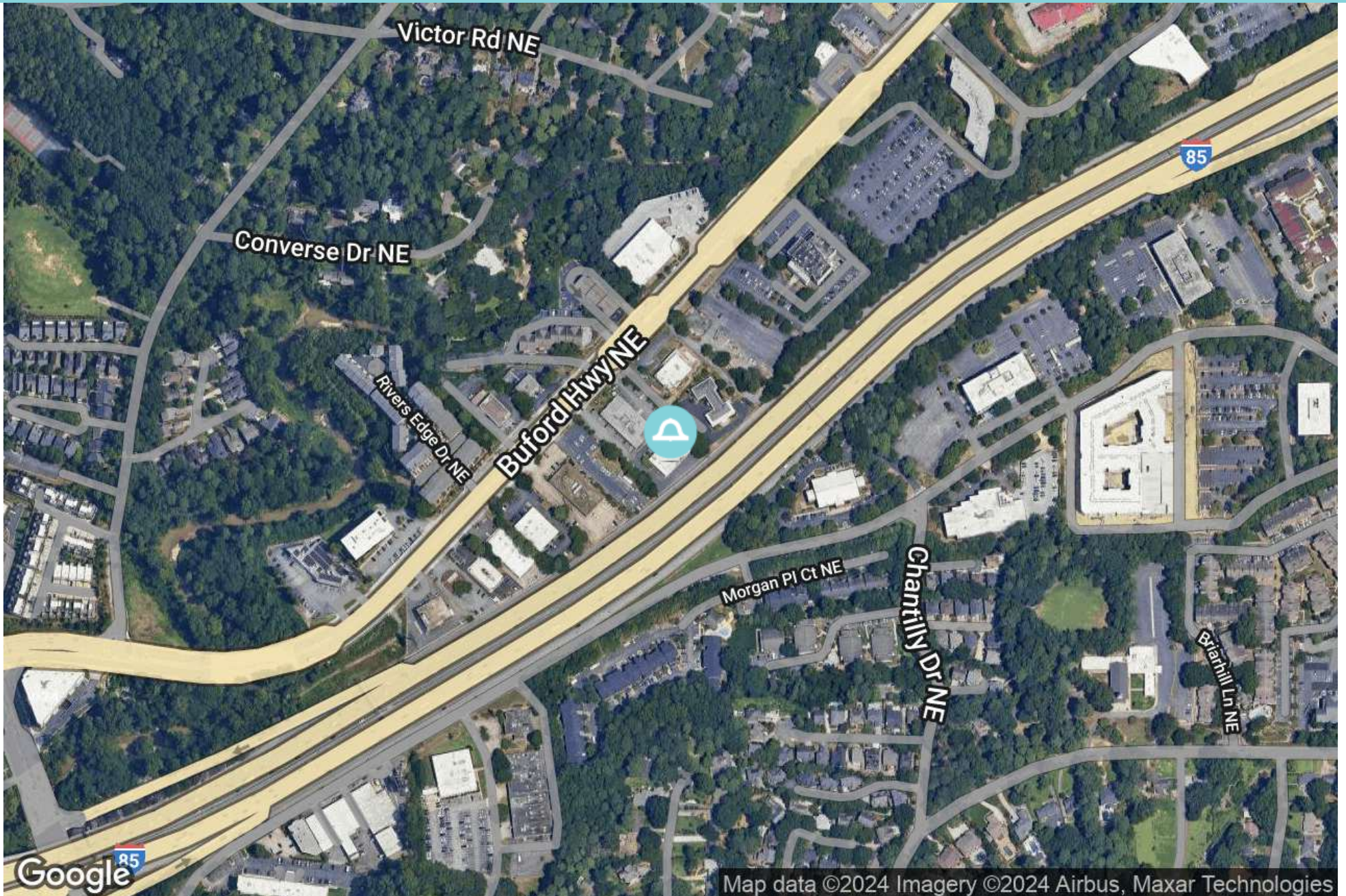
Offering Summary

Sale Price:	\$3,600,000
Number of Units:	1
Lot Size:	0.74 Acres
Building Size:	17,336 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	568	2,190	10,232
Total Population	1,093	4,059	18,720
Average HH Income	\$162,751	\$144,267	\$121,027

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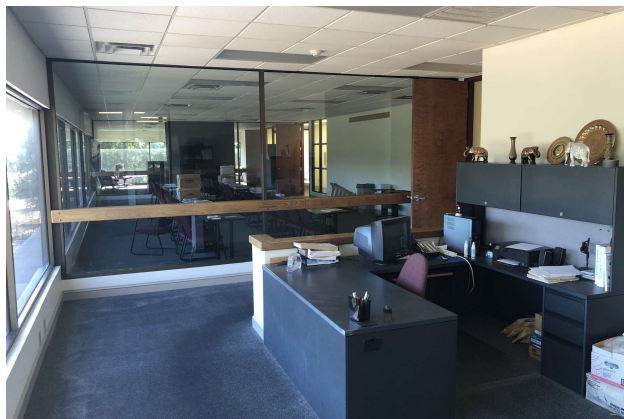
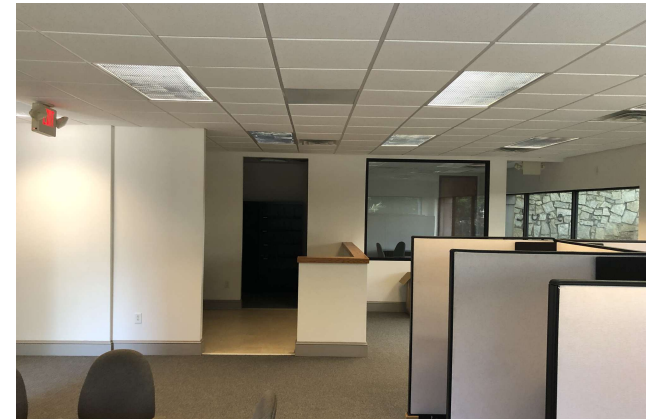


Google 

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

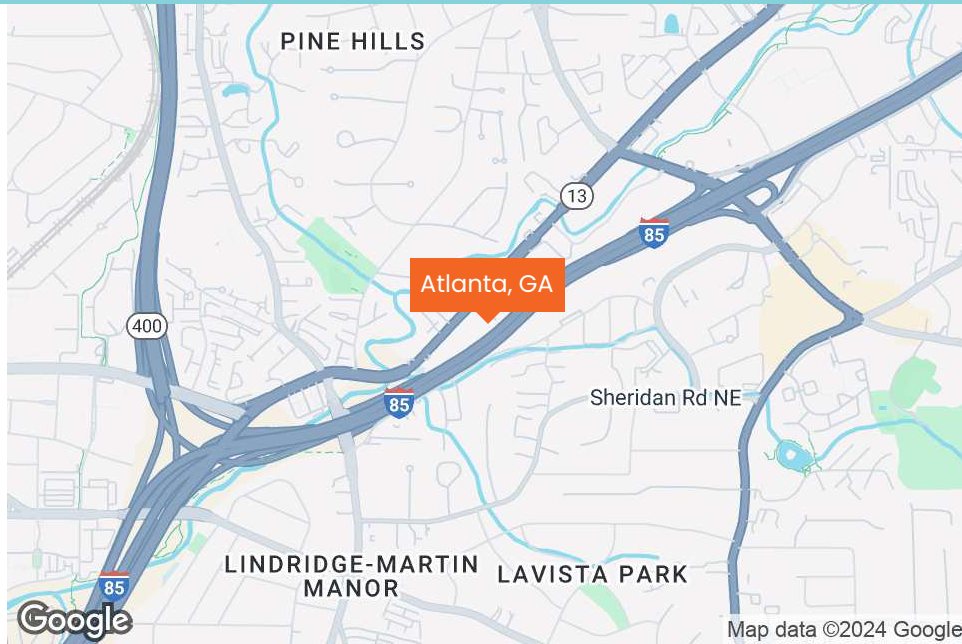
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Location Description

Discover the vibrant potential of the Atlanta market surrounding the property at 2707 Buford Hwy NE. This prime location offers easy access to Buckhead, a thriving business district synonymous with luxury shopping, fine dining, and high-end office spaces. With its proximity to major corporate headquarters and financial institutions, the area presents an enticing investment opportunity for office/office building investors. The lush green spaces of Lenox Park provide the ideal setting for a productive work-life balance, while nearby Phipps Plaza and Lenox Square Mall offer a wealth of retail and entertainment options. Experience the allure of Atlanta's premier business and lifestyle hub at this unparalleled location.

Location Details

Market	Atlanta
Sub Market	Chamblee/Dville/N D Hills
County	Dekalb
Cross Streets	I- 85
Street Parking	No
Signal Intersection	No
Road Type	Highway
Market Type	Large
Nearest Highway	I-85 +/- 228,228 VPD
Nearest Airport	Hartsfield Jackson International Airport



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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,093	4,059	18,720
Average Age	41	38	38
Average Age (Male)	42	39	38
Average Age (Female)	39	37	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	568	2,190	10,232
# of Persons per HH	1.9	1.9	1.8
Average HH Income	\$162,751	\$144,267	\$121,027
Average House Value	\$832,686	\$773,710	\$633,694

Traffic Counts

I- 85. /day

Demographics data derived from AlphaMap

