



Retail and Restaurant Space for Lease in New Mixed Use Development

- +/- 2,877 SF 2nd Generation Medical Space Available
- +/- 2,010 SF 2nd Generation Retail Space (Inline)
- +/- 2,151 SF 2nd Generation Restaurant Space
- Great Co-Tenancy (Oaxaca, 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:

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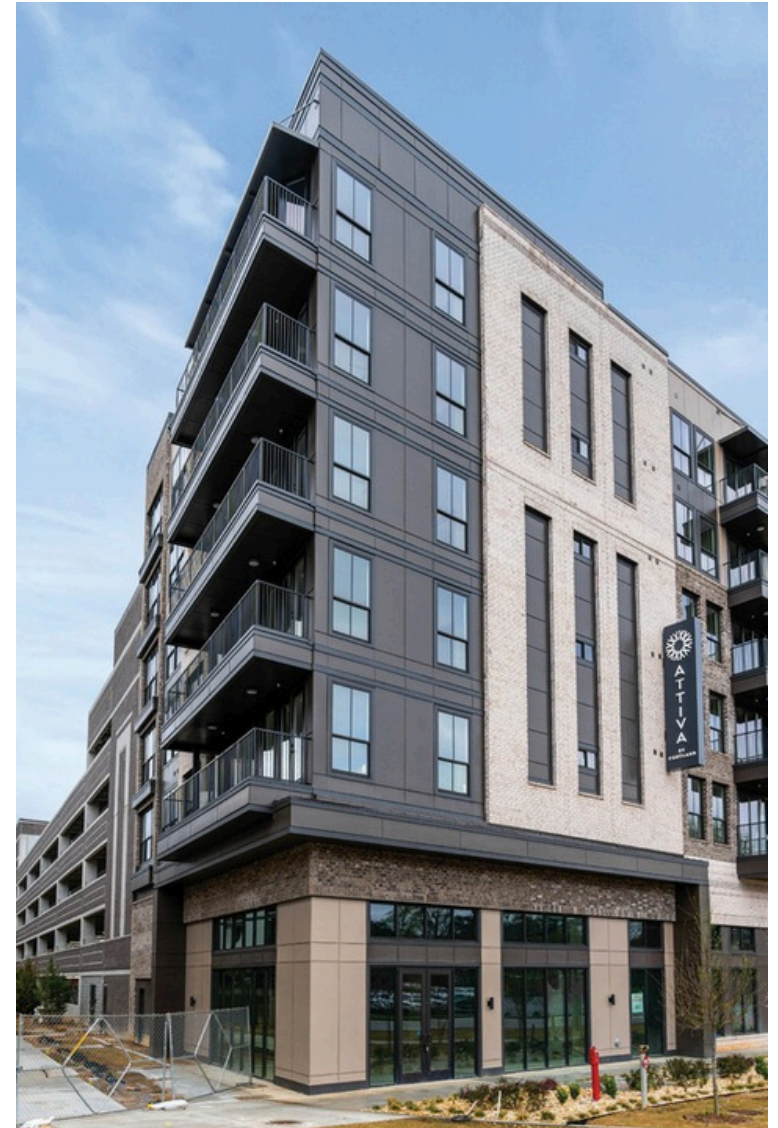
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5255 PEACHTREE BOULEVARD, CHAMBLEE, GA 30071

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)	\$101,03	\$114,384	\$128,639
Census Avg Household Income (2010)	3	\$82,972	\$87,257
Census Avg Household Income (2000)	\$81,573	\$73,780	\$79,706
	\$55,716		

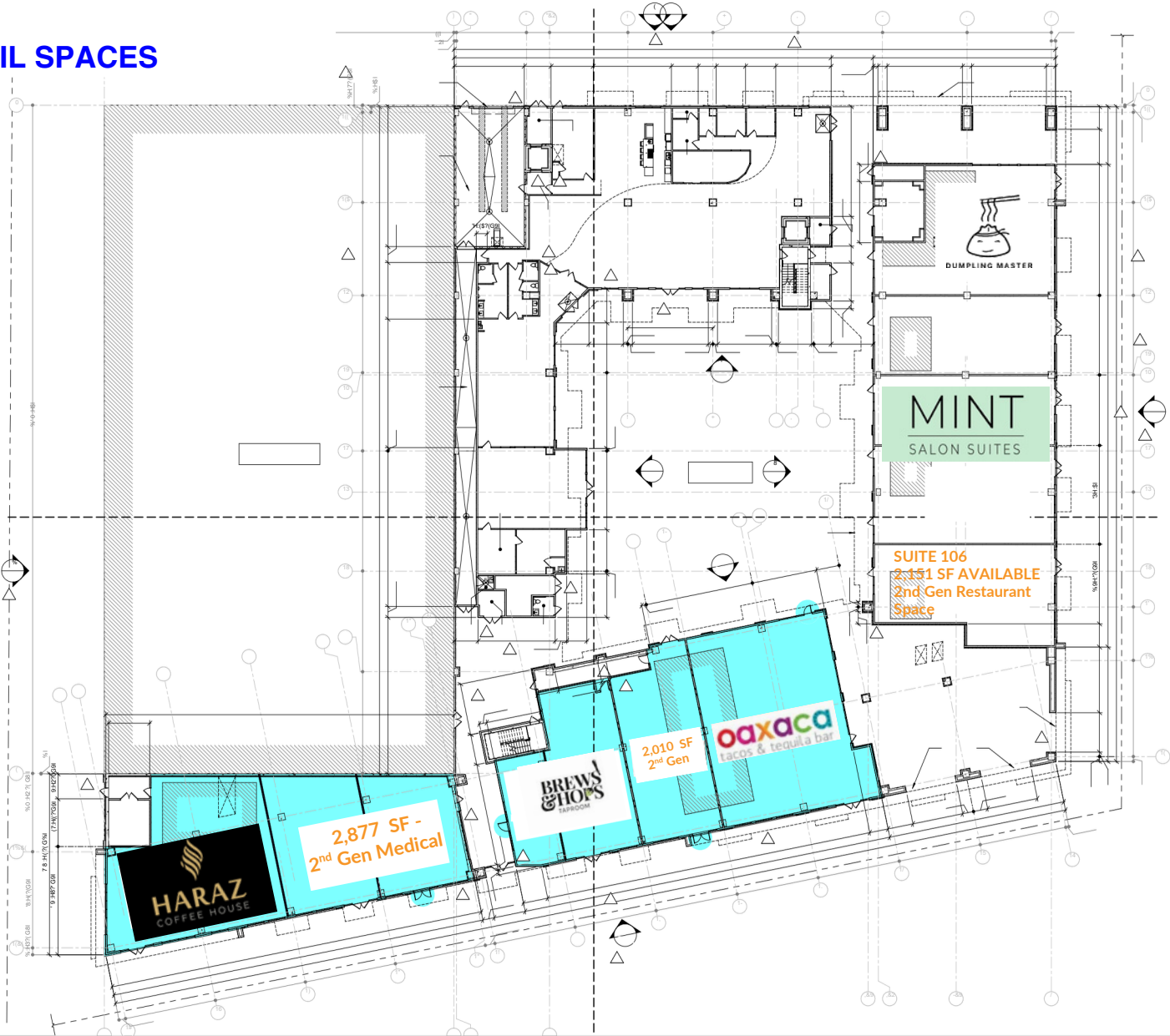
MEDIAN HOUSEHOLD INCOME

	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



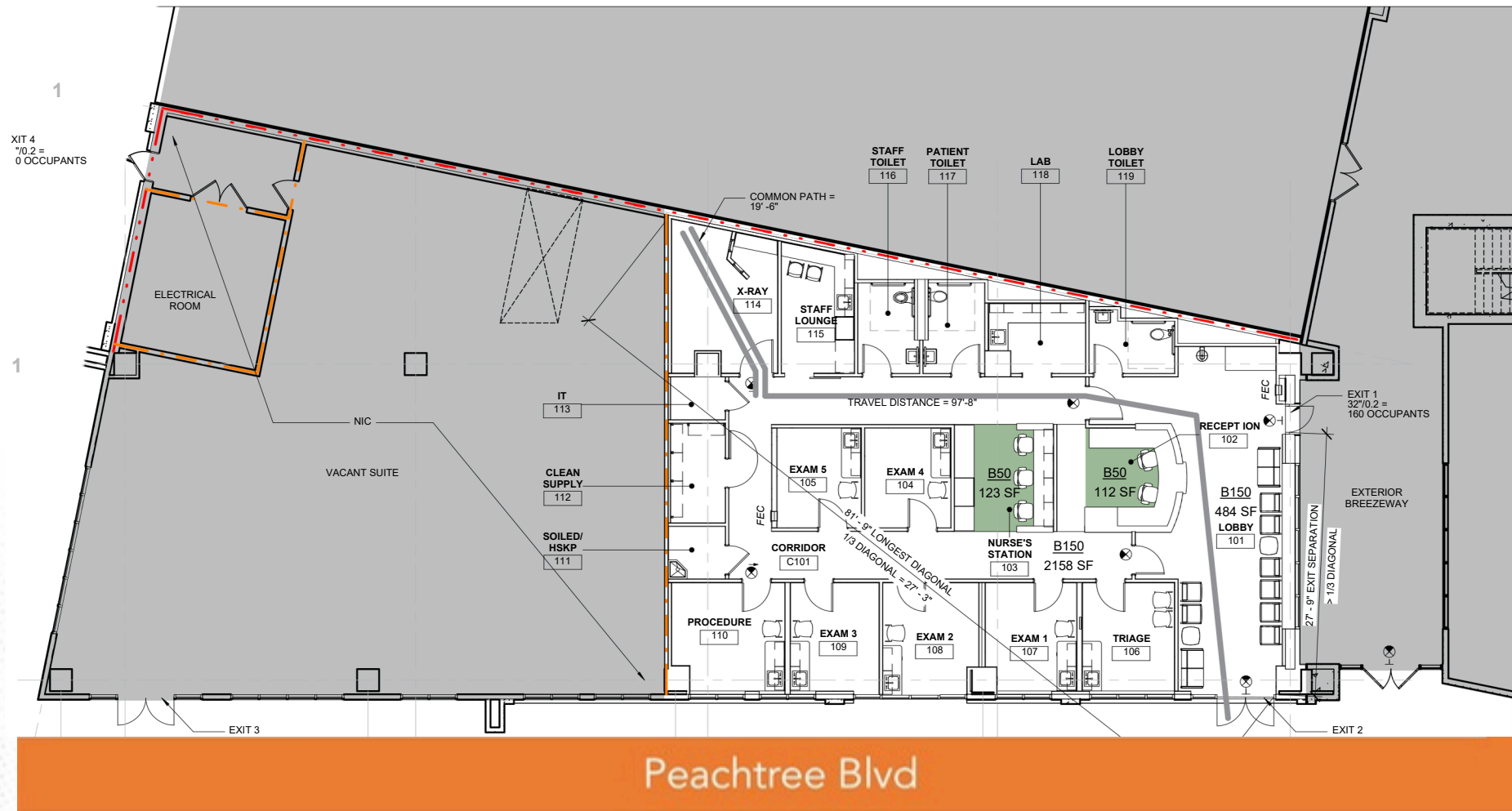
FLOOR PLAN

TENANT RETAIL SPACES

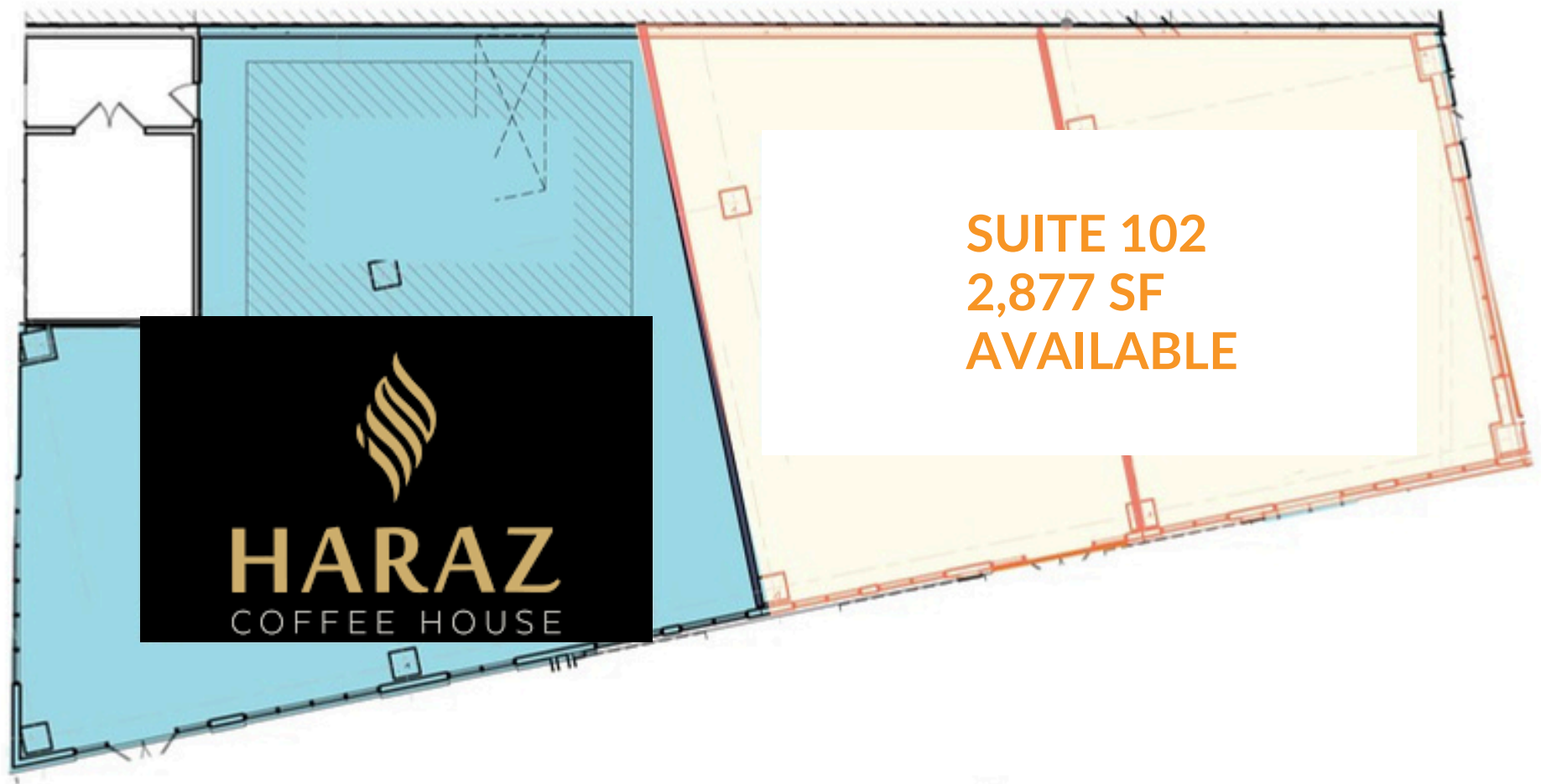


FLOOR PLAN

Suite 102
2,877 RSF of Generation Medical Space Available



FLOOR PLAN



Peachtree Blvd

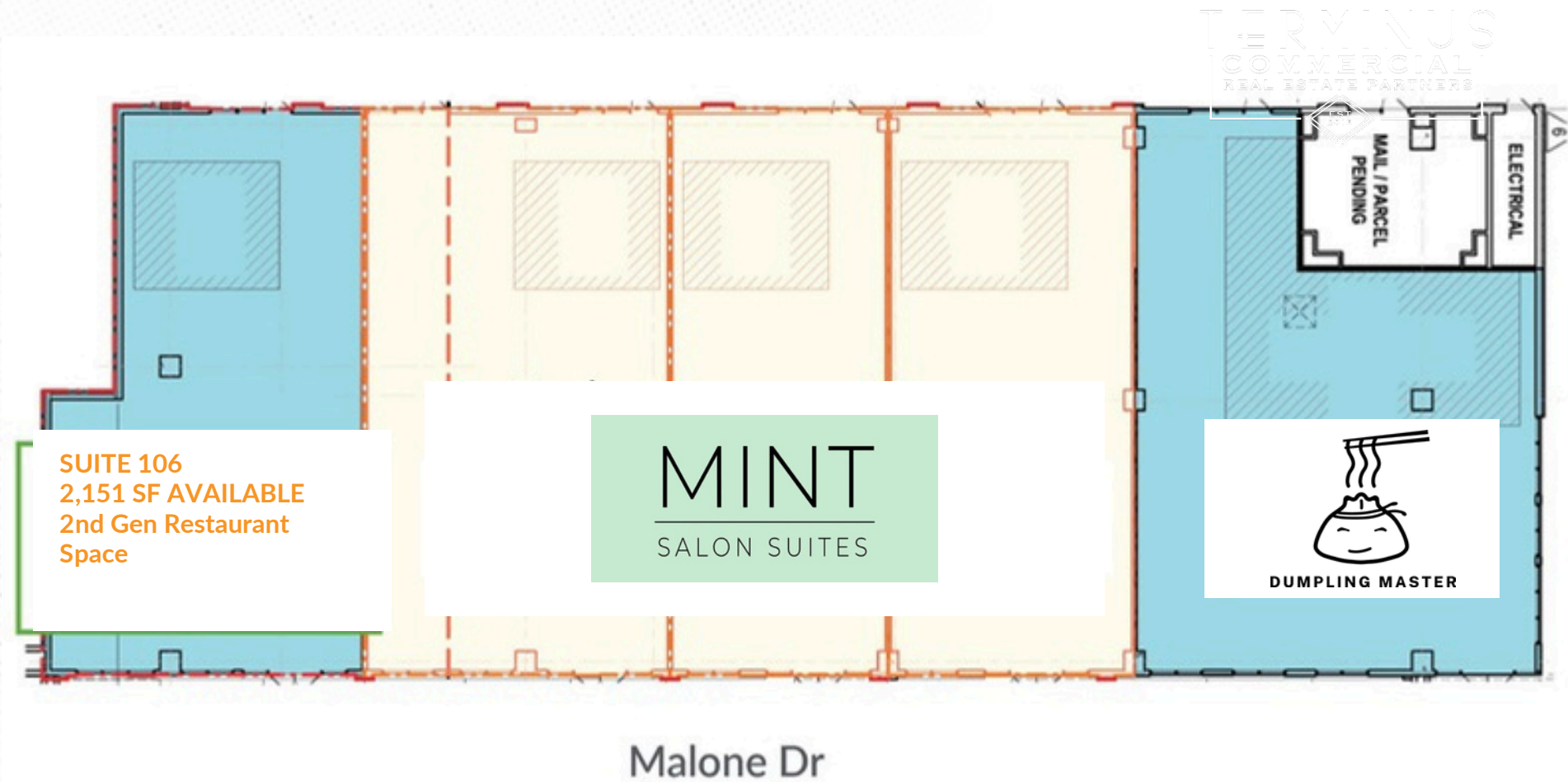
FLOOR PLAN



Malone Dr

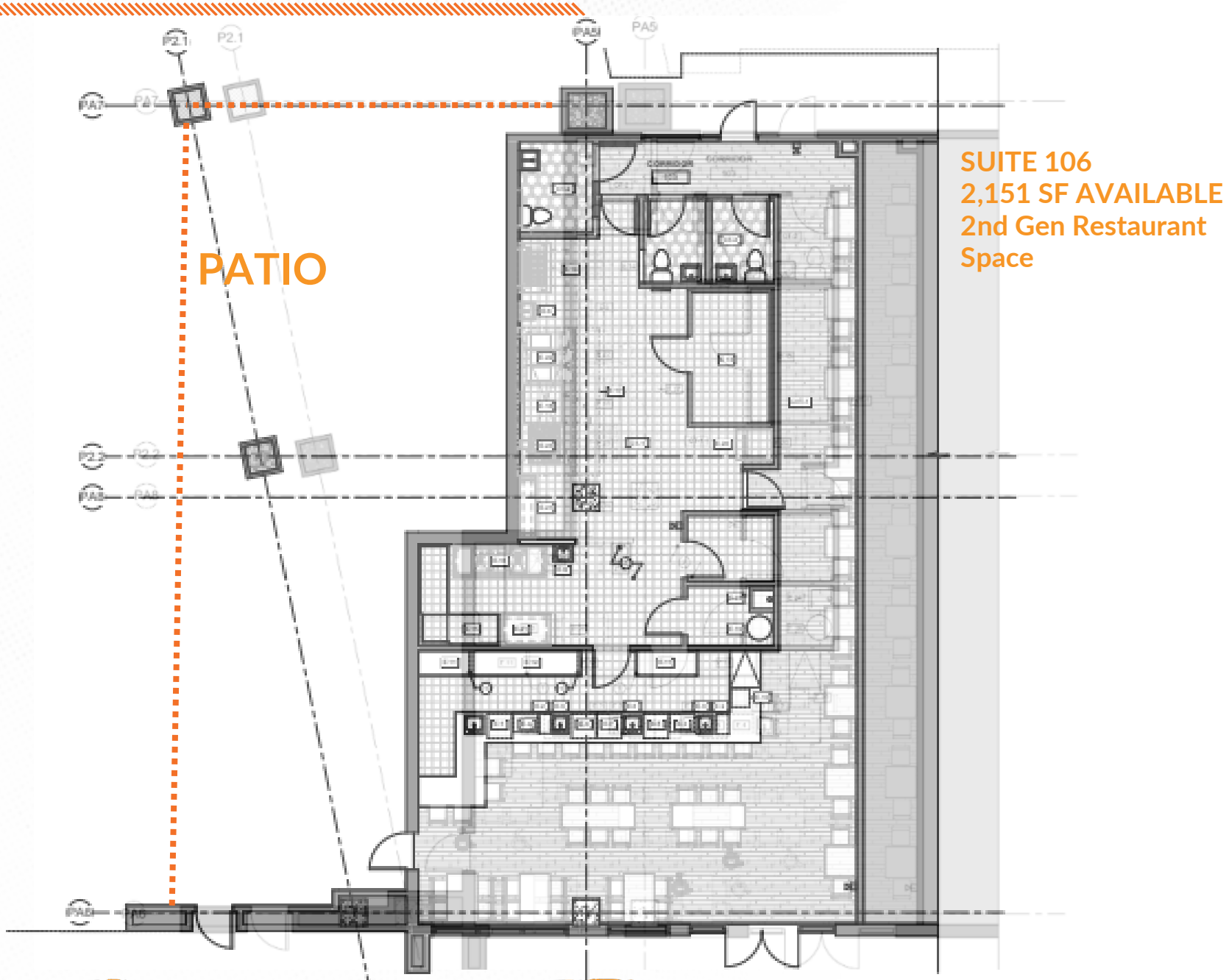
Peachtree Blvd

FLOOR PLAN



TERMINUS
COMMERCIAL
REAL ESTATE PARTNERS

FLOOR PLAN



PROPERTY PHOTOS

Suite 106



PROPERTY PHOTOS

Suite 106



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)

TERMINUS
COMMERCIAL
REAL ESTATE PARTNERS
EST. 2015

