

CHAMBLEE PLAZA

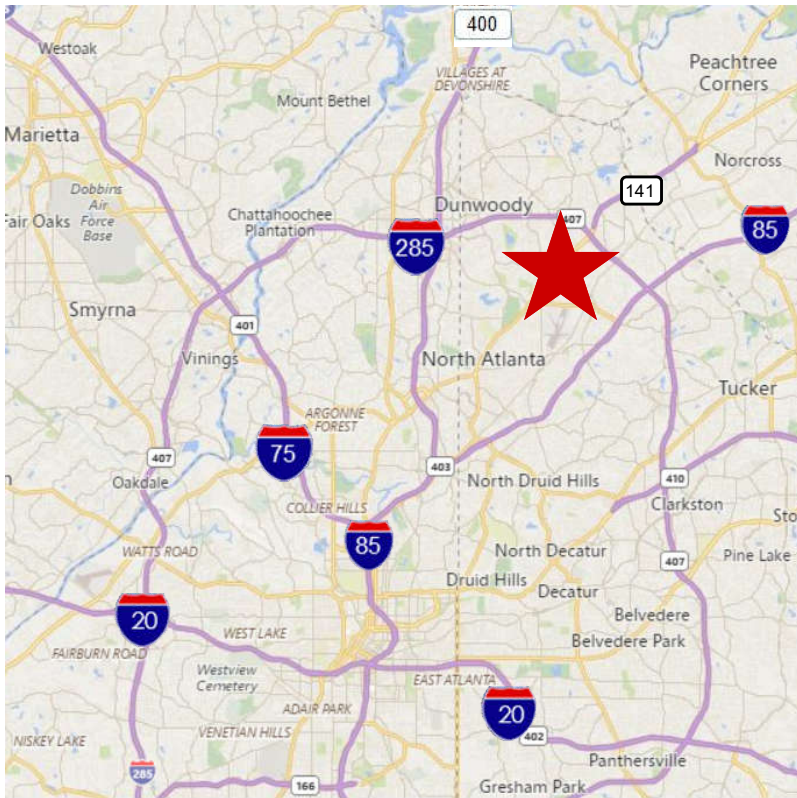
CHAMBLEE, GEORGIA

- ❖ Anchor and shop opportunities inside I-285 along Peachtree Boulevard
- ❖ Chamblee has undergone a resurgence recently with new and redeveloped retail, housing and improved amenities
- ❖ More than 4,300 apartment units and 185 town houses are planned and/or existing in the surrounding market

RENOVATION – New Anchor & Shop



Highlights



Address:

5516 Peachtree Boulevard
Chamblee, GA 30341
DeKalb County

Intersection:

Peachtree Boulevard and Longview Drive

Latitude & Longitude:

33.89831 | -84.30199

Demographics:

	<u>3 Mile</u>	<u>5 Mile</u>
Population	99,225	282,844
Average HH Income	\$88,417	\$99,540

Traffic Counts:

39,500 ADT along Peachtree Blvd (NE of site)
37,100 ADT along Peachtree Blvd (SW of site)

Total GLA:

Approximately 161,969

Shannon Shuman Martin

Retail Leasing Advisors, LLC

404.312.4305 (Direct)

shannon@retailleasingadvisors.net

www.retailleasingadvisors.net



Kimberly Y. Dart

Dart Retail Advisors, Inc.

770.356.1976 (Direct)

kim.dart@dartretail.com

www.dartretail.com

Site Plan with Prospective Tenants

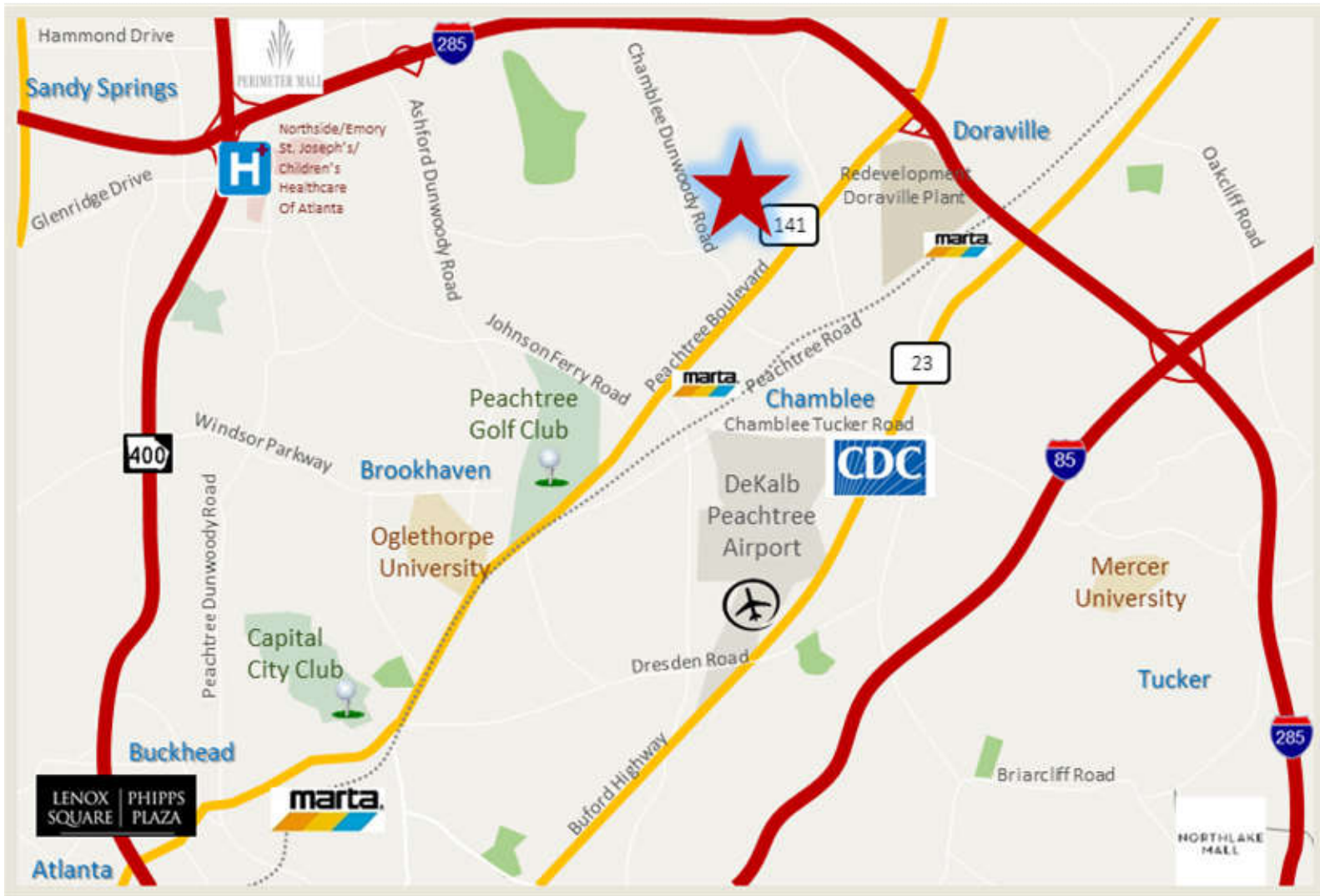


- Pending
- Opportunity
- Grease Trap
- Future Grease Trap
- Elevation Change

Suite	Address	Tenant	SF	Width
1	5438		4,080	38' 4"
2	5440		2,550	24' 9"
3	5444		1,753	26' 3"
4	5446		13,200	120'
5	5454	Elliot's Barber	900	14'
6	5456	The UPS Store	900	14' 6"
7	5458		600	9' 7"
8	5460A	H & R Block	1,320	21'
9	5460B	Acupuncture & Herbs	1,080	18'
10	5464	Peak Performance Chiropractor	2,400	38' 7"
11	5466		8,800	55'
12	5468		4,800	20' 7"
13	5470		7,200	53'
14	5480		9,500	58'
15	5488		14,400	119' 7"
16	5494		2,500	22'
17	5496		1,500	15'
18	5498		2,000	20'
19	5550		2,000	20'
20	5540	Porter Paints	4,000	38' 3"
21	5508		22,474	144'
22	5518		2,000	20'
23	5520	Himalayas Restaurant	2,000	20'
24	5522	Himalayas Restaurant	2,000	20'
25	5528		35,912	215'
26	5540		1,200	11' 5"
27	5544		6,000	54' 4"
28	5548		2,000	20'
29	5550		3,900	38' 4"
30	5554		2,500	24'
31	5450	Chick Fil A	O/P	
32	5516	IHOP	O/P	
33	5558	Dunkin Donuts/Baskin Robins	O/P	
34	5560	FUTURE OPPORTUNITY	O/P	

Chamblee Plaza

Map



Aerial of Site



