

# 3637 - 3651 Clemson Dr Land For Sale & Lease

3637 Clemson Drive, Chamblee, GA 30341



## Property Description

Assemblage of 3 parcels - Zoned Light Industrial - City of Chamblee

## Property Highlights

- Hard to find Industrial Land within Chamblee City Limits
- Easy access to Peachtree Blvd
- Located within I-285
- Level Site - easily adapted for many uses

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$7,500.00 per month (NNN)
Lot Size:	1.4 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,879	42,591	126,265
Total Population	7,329	97,573	278,957
Average HH Income	\$81,968	\$93,322	\$109,450

**DANNY GLUSMAN**

**BROKER**

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**WIDESPREAD**  
COMMERCIAL GROUP

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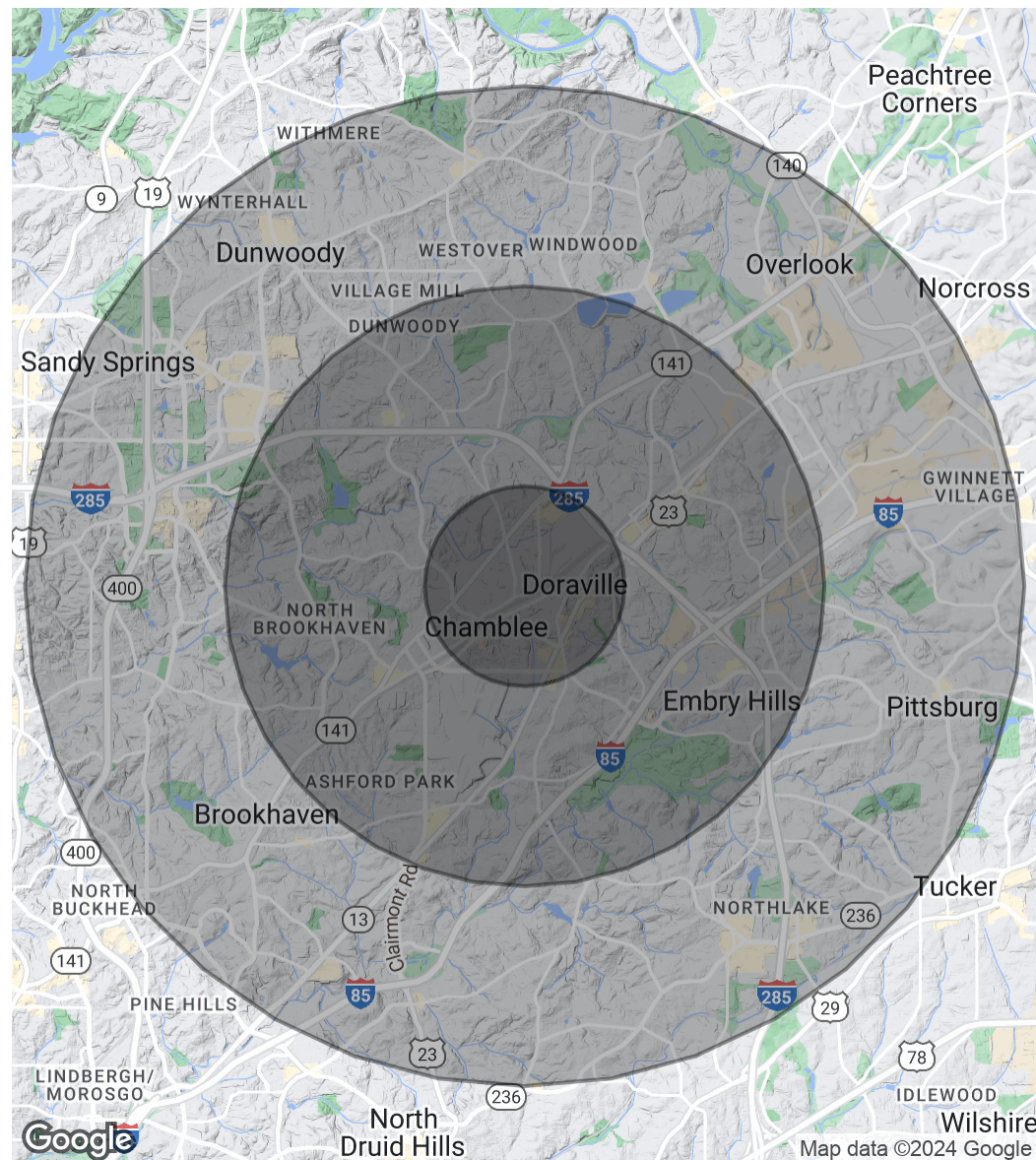
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,329	97,573	278,957
Average Age	31.4	35.2	36.8
Average Age (Male)	32.0	35.3	36.6
Average Age (Female)	30.3	35.2	37.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,879	42,591	126,265
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$81,968	\$93,322	\$109,450
Average House Value	\$214,440	\$279,473	\$326,677

2020 American Community Survey (ACS)



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