

FREESTANDING OFFICE BUILDING | 5,200 SF

2340 PERIMETER PARK DR

CHAMBLEE, GA 30341

FOR SALE

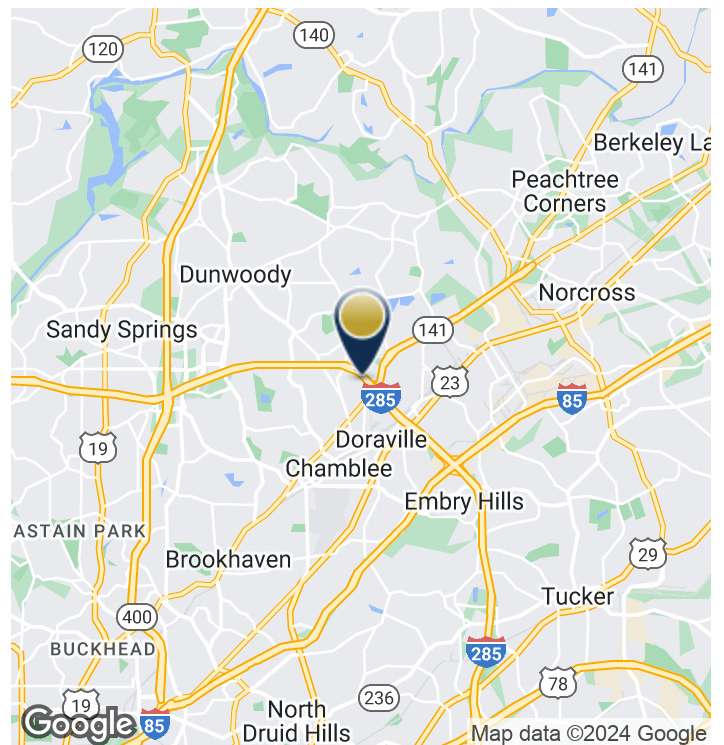


PROPERTY HIGHLIGHTS

- 5,200 SF freestanding office building
- Offered for sale at \$550,000
- Elegant brick construction
- Windows for every office
- Approximately 47 parking spaces (4/1000 SF)
- Owner occupied since constructed
- Executive and associate private offices
- Break rooms, conference rooms, and server room
- Can be sold with 2342 Perimeter Park Dr for \$1,200,000

LOCATION OVERVIEW

Located in the Central Perimeter Submarket, the two offices are located just a half mile to Savoy Drive and I-285 Exit 30 for N Peachtree Rd, N Shallowford Rd, and Chamblee Dunwoody Rd. The office park has many restaurants within a mile drive and is a 2.6 mile drive to downtown Chamblee.



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FREESTANDING OFFICE BUILDING | 5,200 SF | Georgia | 1 of 5

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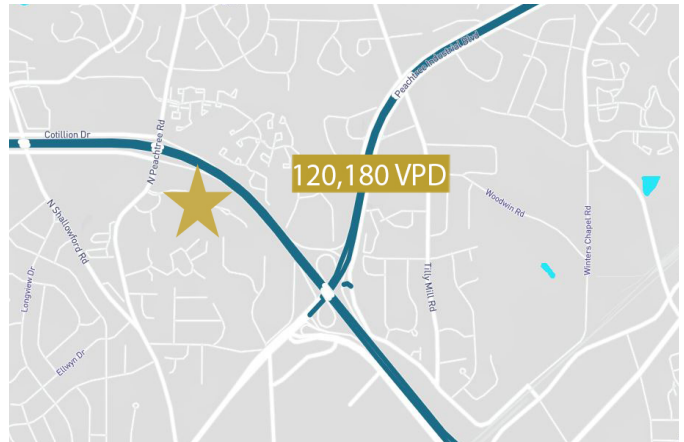
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DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
Total Households:	4,387	36,233	107,257
Total Population:	9,759	90,145	263,754
Average HH Income:	\$71,743	\$88,658	\$101,099
Traffic Counts:	120,180- vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



IN THE AREA



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1



DEKALB-PEACHTREE AIRPORT (PDK)

Peachtree Dekalb Airport is the third-largest payer of property taxes in DeKalb County, responsible for an estimated 7,300 jobs and generates approximately \$130 million in income for local residents. PDK has averaged 230,000 operations-takeoffs and landings-annually for more than thirty years. PDK is the second-busiest airport in Georgia, behind only Hartsfield-Jackson Atlanta International Airport.

2



CENTER FOR DISEASE CONTROL & PREVENTION

The CDC is one of the major operating components of the Department of Health and Human Services. CDC increases the health security of our nation. As the nation's health protection agency, CDC saves lives and protects people from health threats.

3



PARKVIEW ON PEACHTREE

Parkview on Peachtree is a new mixed-use retail, restaurant, office and residential development set in Chamblee. Steps from mass transit and back dropped by greenscape and a network of walking and fitness trails, the development was thoughtfully designed to reflect the Modern South with a focus on walkability and an active lifestyle. It features 40,000 SF of street front boutique shops, casual cafes and restaurants. It will also include 14,000 SF of loft office space and 500 multifamily units.

4

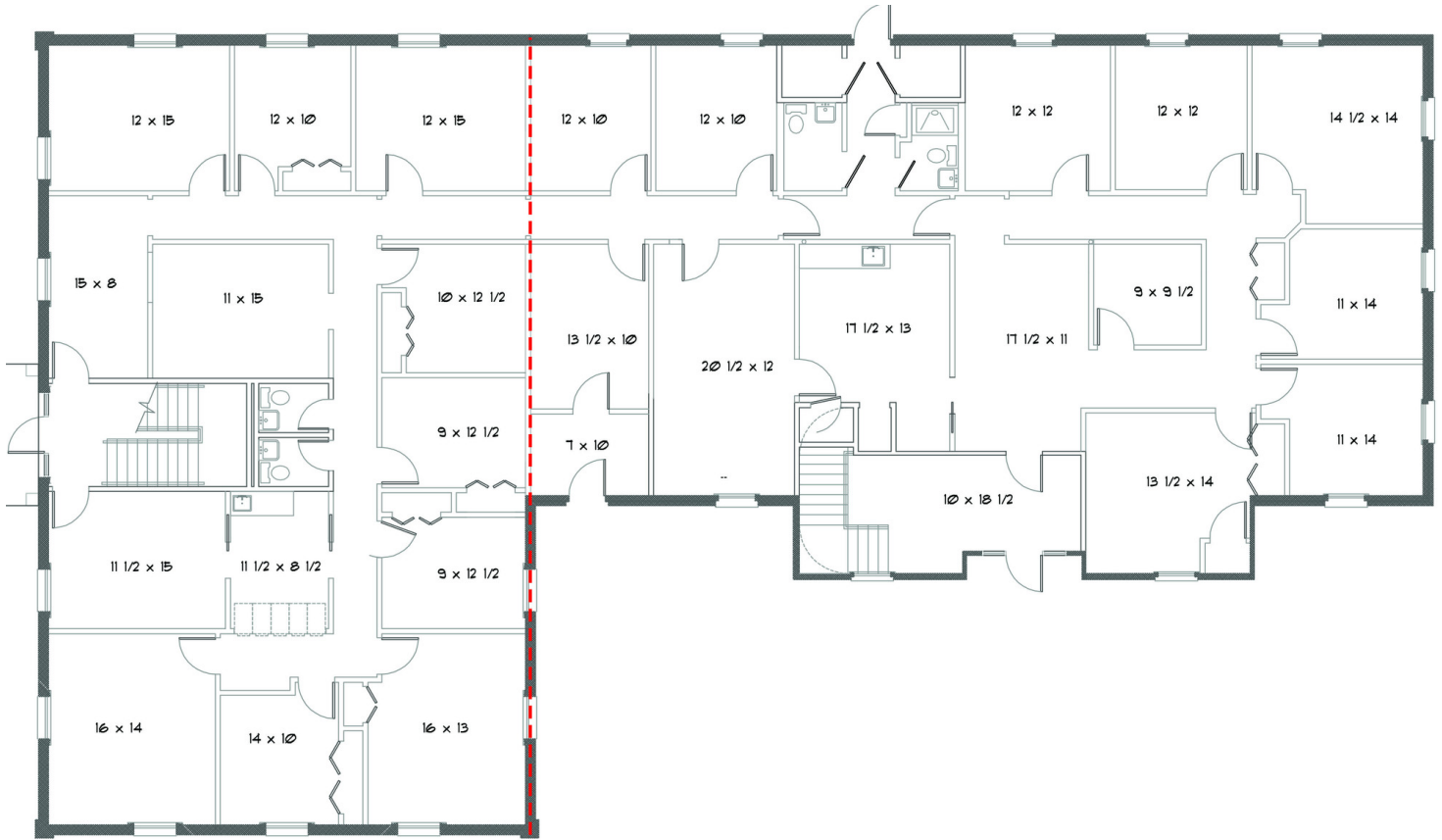


ASSEMBLY YARDS

Assembly Yards is a 10 million SF redevelopment of former General Motors Assembly Plant on 130 acres into a progressive, adaptive reuse community; a one-of-a-kind hub for art, technology, creativity, living, recreation and commerce.

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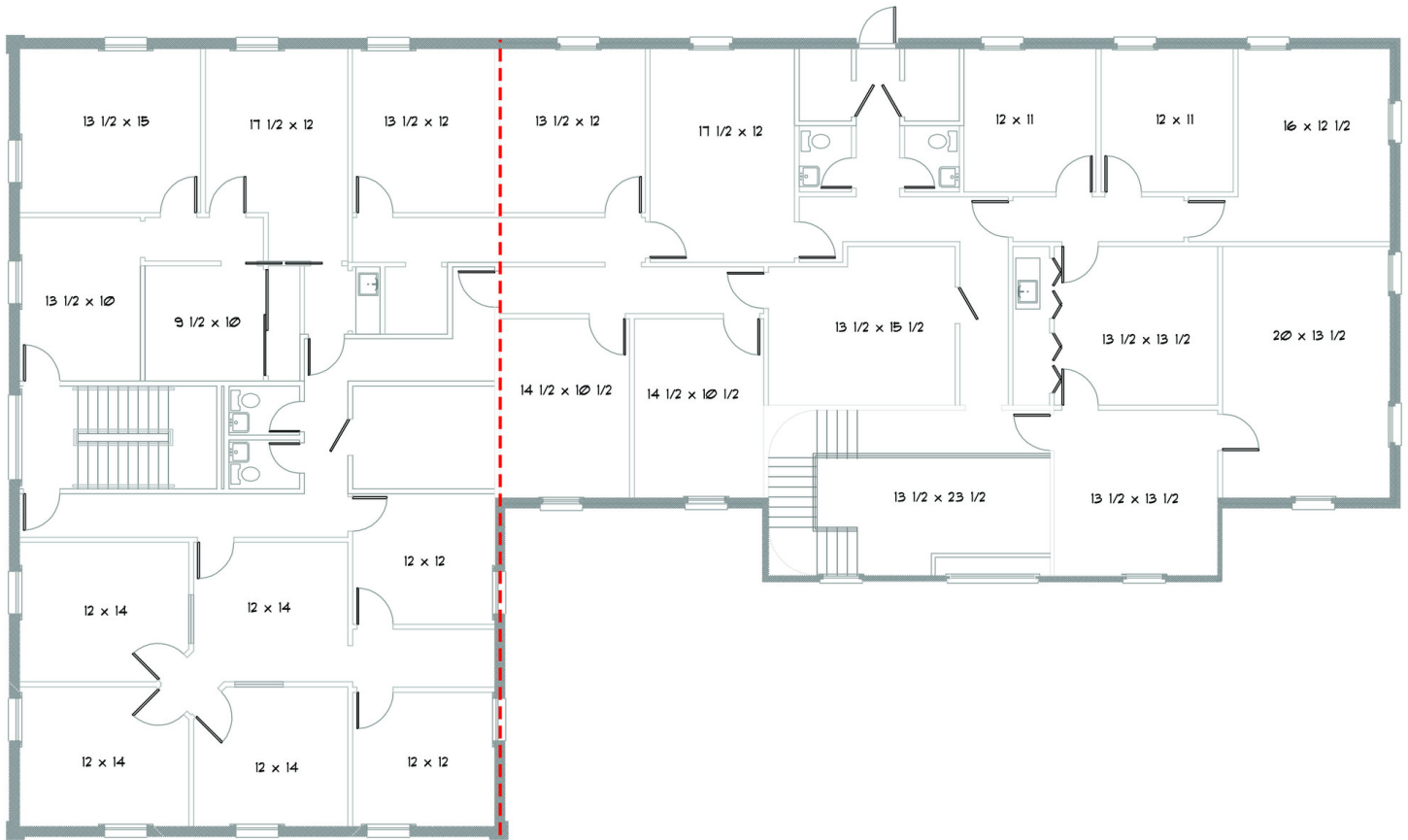
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