

5433-5441 PEACHTREE ROAD



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CHAMBLEE, GA 30341

PROPERTY HIGHLIGHTS

- Composed of **lots 5433, 5435, 5437, 5441** Peachtree Road (combo) with **150 feet of frontage** on Peachtree Road
- Approximately **.34 Acres**, C-3 Designation
- **2,100sf Ice House** currently occupied by Way Back When Antiques
- Potential **additional income stream** from The Frosty Caboose Ice Cream Store



ABOUT CHAMBLEE

The City of Chamblee, Georgia, is as dynamic as it is historic. Since its humble beginnings as a small railroad and dairy farm town incorporated in 1908, Chamblee has transformed into a thriving community within the heart of metropolitan Atlanta area offering a diversified mix of residential, retail and commercial businesses.

Superior Access

Chamblee provides unmatched accessibility as it is located only a short distance from Interstates 85 and 285, offers direct access to MARTA rail and bus service, and contains an ever expanding Rail Trail providing scenic and pedestrian friendly bicycle and walking paths. Chamblee's main commercial thoroughfare formally known as Peachtree Industrial is now aptly called Peachtree Boulevard reflecting the City's coming of age. To the south, Peachtree Boulevard provides the gateway to Brookhaven, Buckhead and Atlanta's urban core, and northbound leads

to Dunwoody, Norcross, Doraville, and Peachtree Corners.

Abundant Shopping and Dining

Chamblee offers the South's largest collection of antiques, a robust automobile dealer row and traditional and convenient retail and restaurants. Lately it has also become a culinary hot spot with exciting offerings from critically acclaimed Southbound, Hop Sticks Raw Bar & Brewery, Gus's World Famous Fried Chicken, Vintage Pizzeria, Frosty Caboose Ice Cream Store and the addition of several major new developments such as Peachtree Station, featuring Whole Foods, YEAH! Burger, Taqueria del Sol, Starbucks and more.

Residential Renaissance

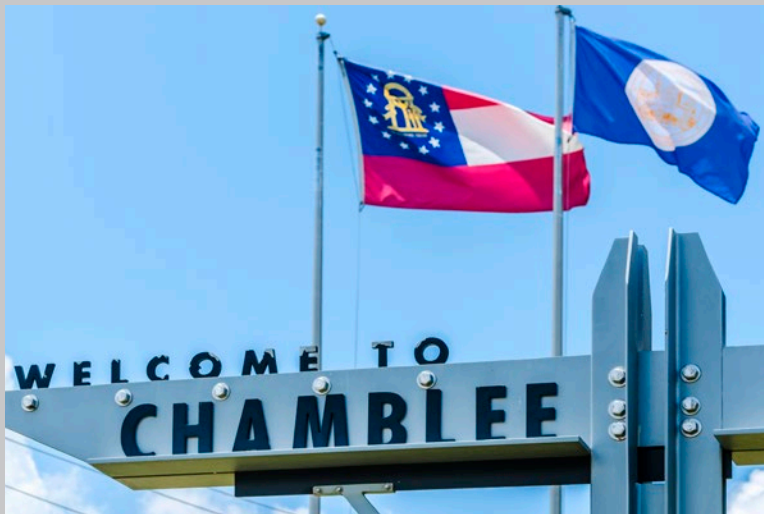
Chamblee is undergoing one of the most active residential booms in all of metropolitan Atlanta and now contains more than 41,000 households within

three miles. There are over 3,400 single family homes within one mile and over 4,000 new and planned apartments in the immediate area.

Authentic Loft Offices

Chamblee has emerged as a desirable destination for today's entrepreneurs seeking a creative environment for their office space. Projects such as 5256 Peachtree, Parkside Chamblee, Trackside, and Whaley Machine Lofts have combined to create a new, micro-submarket and by offering desirable architectural features such as exposed brick, skylights and polished concrete floors, Chamblee has emerged as a viable alternative to the glass towers and parking decks in other crowded and expensive submarkets.

Chamblee's unique makeup of people, historic charm, and modern development give this city a distinctive quality unlike any other.



AVAILABLE LOTS

