



## 3422 Pierce Drive

Chamblee, Georgia 30341

### Property Highlights

- Great vintage warehouse building, ready for a new restaurant or retail
- 11,950 SF Available
- Zoned: TOD (Transit Oriented Development)
- Located on the City adopted plans for Chamblee Rail Trail
- 1/4 mile from Chamblee Marta Rail Station
- Masonry Construction
- 3 Dock High Doors
- 1 Drive-in Door
- Ceiling Height: 18'



For more information:

**Robb Draughon**

404 812 4022 • [rdraughon@naibg.com](mailto:rdraughon@naibg.com)

**Tom Garland**

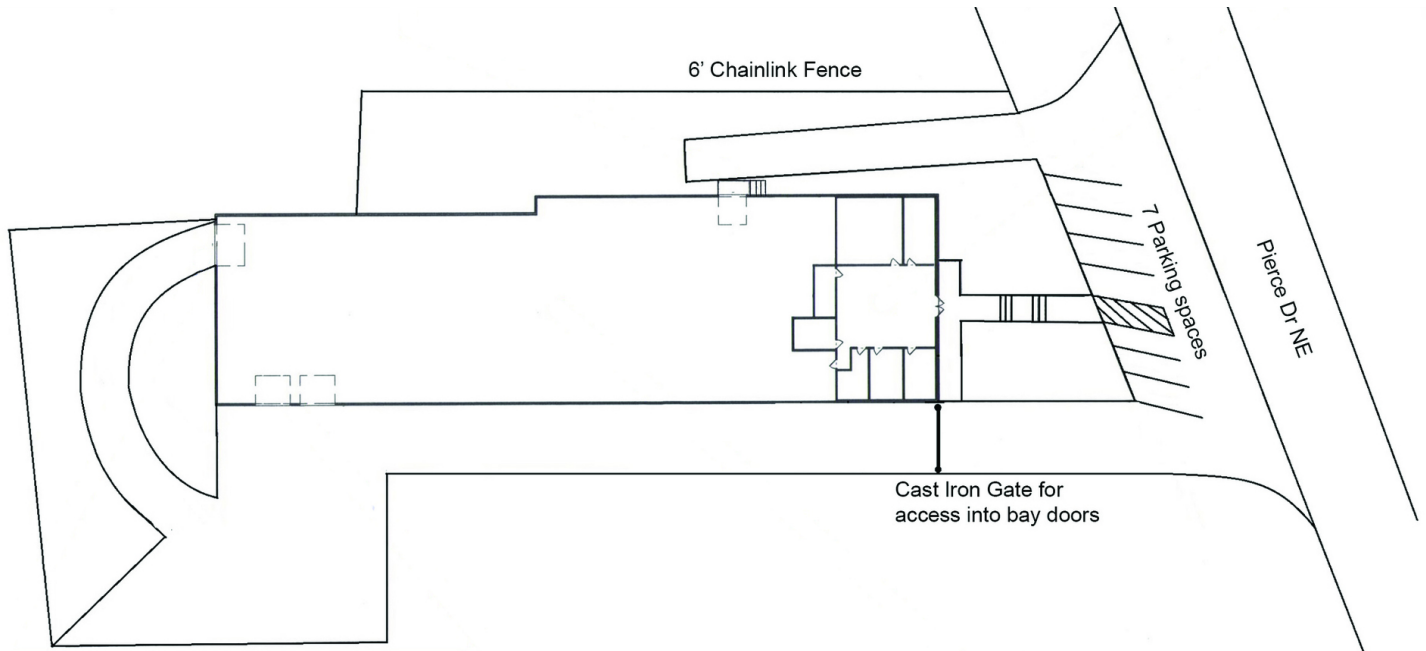
404 812 4060 • [tgarland@naibg.com](mailto:tgarland@naibg.com)

11,950 SF For Lease

# Adaptive Re-Use Opportunity

3422 Pierce Dr.  
Chamblee, GA 30341

11,950 RSF  
1,995 SF office  
9,955 SF Warehouse





11,950 SF For Lease

# Adaptive Re-Use Opportunity



## RESTAURANTS / AMENITIES

- 01 WHOLE FOODS
- 02 TAQUERIA DEL SOL
- 03 FIRST WATCH
- 04 THE ALDEN
- 05 BAD DADDY'S BURGER BAR
- 06 WALMART SUPERCENTER
- 07 HOPSTIX
- 08 BLUETOP
- 09 SOUTHBOUND
- 10 MOONBIRD COFFEE
- 11 VINTAGE PIZZERIA
- 12 FROSTY CABOOSE
- 13 INTERNATIONAL VILLAGE PARK
- 14 DEKALB-PEACHTREE AIRPORT

## CONDOMINIUMS / APARTMENTS

2,481 Total Residential Units in Depicted Area

- 15 CORTLAND NORTH BROOKHAVEN  
411 Units
- 16 WINDSOR PARKVIEW  
503 Units
- 17 THE OLIVER  
283 Units
- 18 PEACHTREE MALONE LOFTS  
134 Units
- 19 3400 MALONE  
60 Units
- 20 SLX ATLANTA  
311 Units  
23,000 SF Mixed-Use Space
- 21 ATTIVA MALONE ON PEACHTREE  
205 Units
- 22 THE STATION ON PEACHTREE  
192 Units
- 23 5300 LOFTS  
242 Units
- 24 AZALEA PLACE APARTMENTS  
108 Units
- 25 HERITAGE LOFTS AT THE ATRIUM  
32 Units



11,950 SF For Lease

# Adaptive Re-Use Opportunity

