



Buford Hwy

Dresden Dr



Atlanta
Land
Group



FOR SALE

4391 Buford Hwy

Chamblee, GA 30341

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PROPERTY OVERVIEW

- +/- 1.9 acres
- Zoned CC—City of Chamblee
- +/-85 Frontage on Buford Hwy
- +/-204 Frontage on Dresden Dr
- All utilities available to site
- 35,000 ADT (17) on Buford Hwy
- 9,400 ADT (17) on Dresden Dr
- Asking \$2,100,000



PROXIMITY MAP



PDK Airport

Clairmont Rd

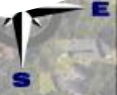
Buford Hwy

Plaza Fiesta

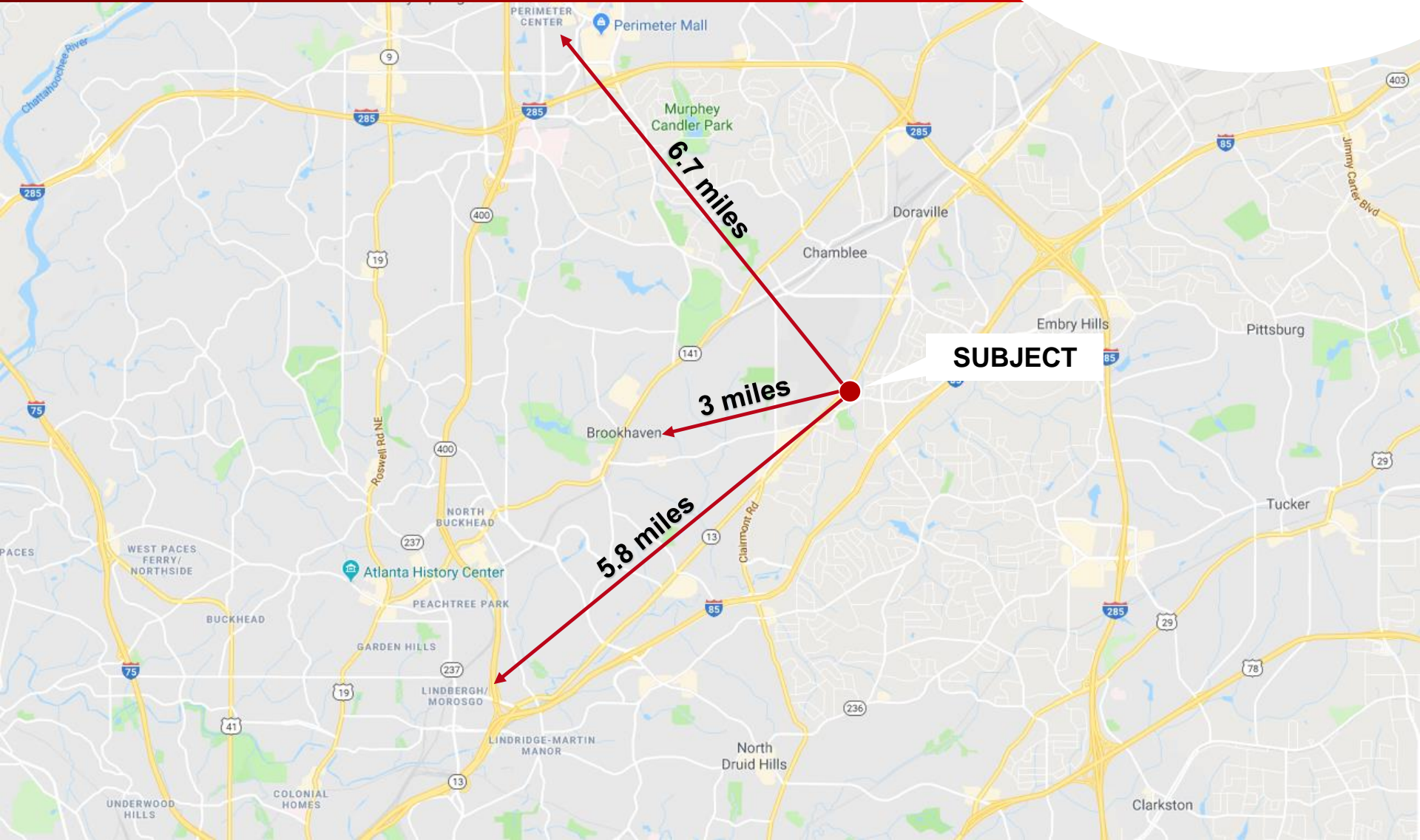
St. Pius X Catholic HS

SUBJECT

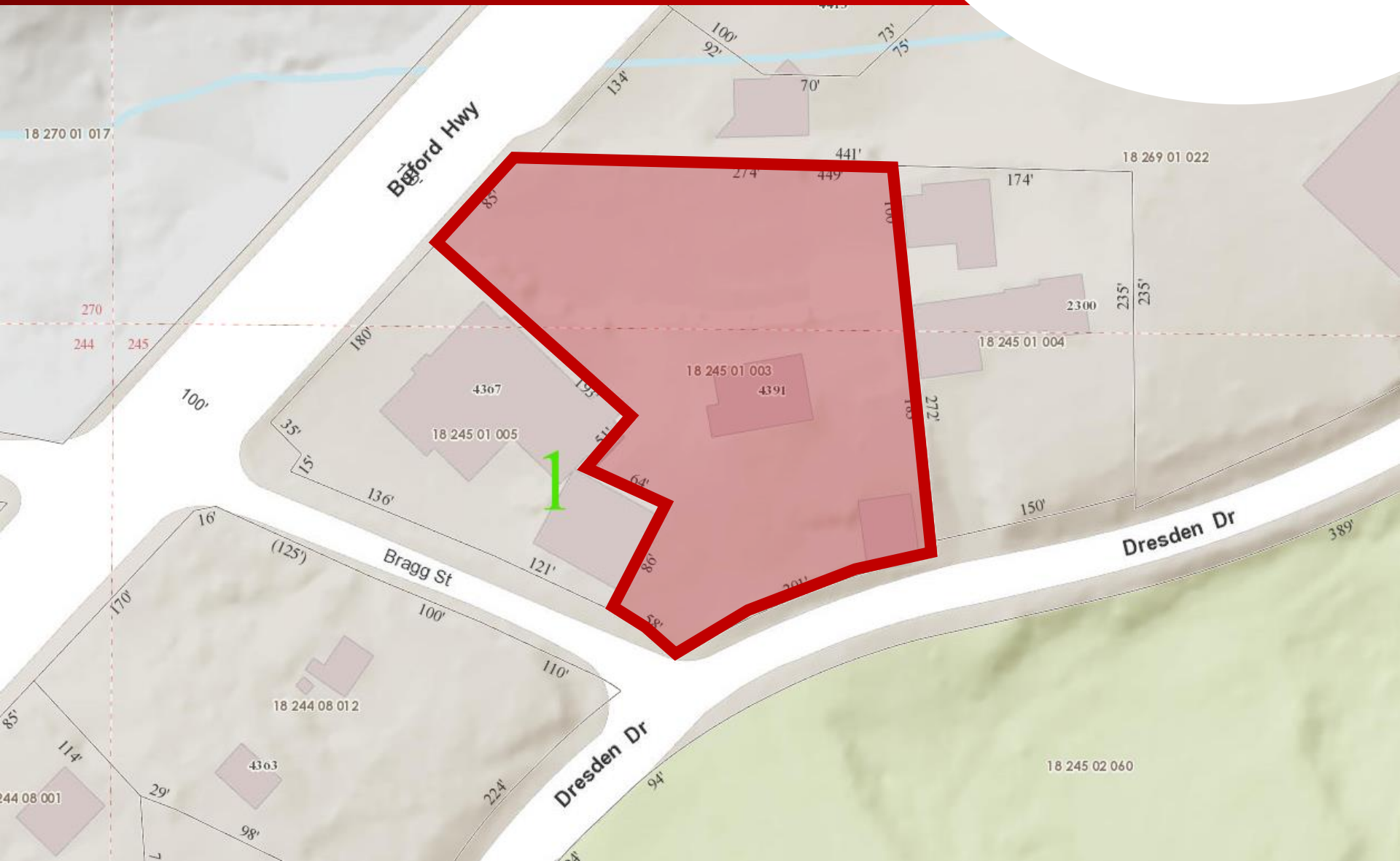
35,000 ADT (17)



DISTANCE MAP

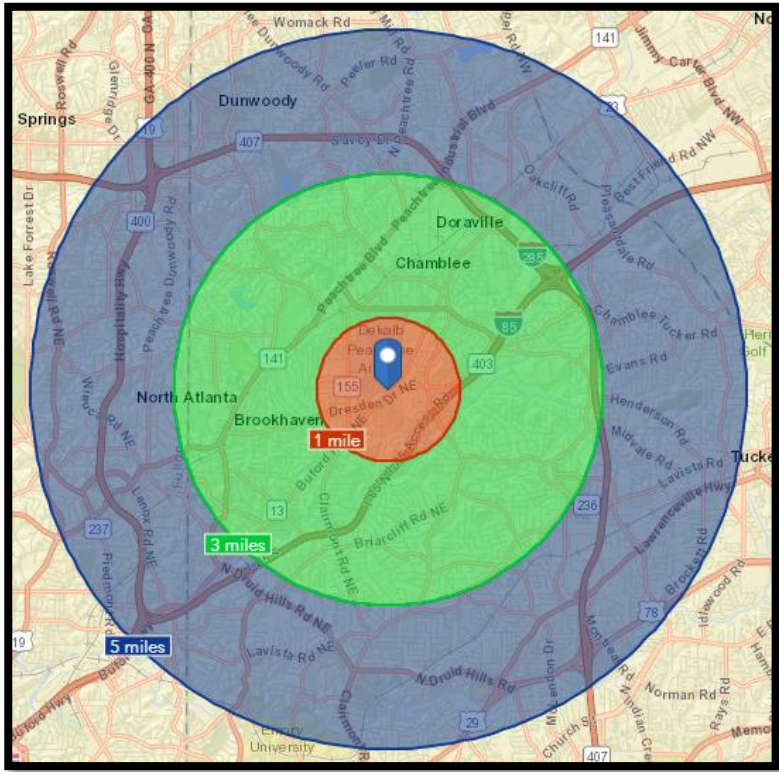


TAX PLAT

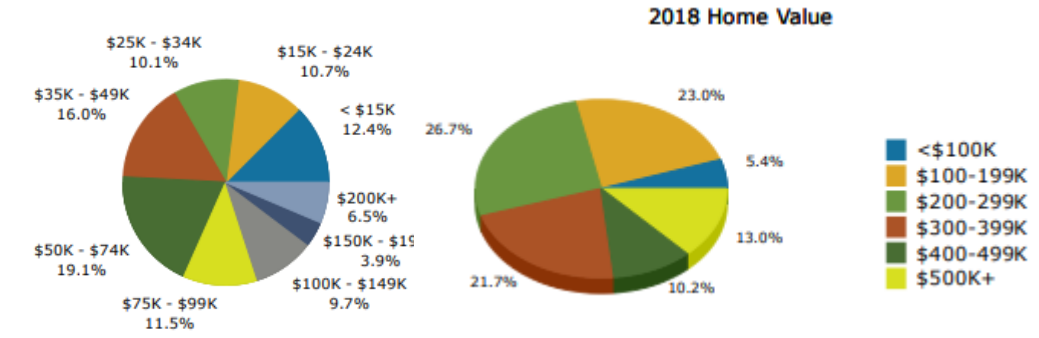


Demographics Esri 2018

	Population	# of Households	Avg Household Income	Median Age
1 Mile	14,028	5,266	\$74,984	33
1-3 Miles	96,147	38,889	\$106,756	35
3-5 Miles	199,671	91,751	\$105,015	35

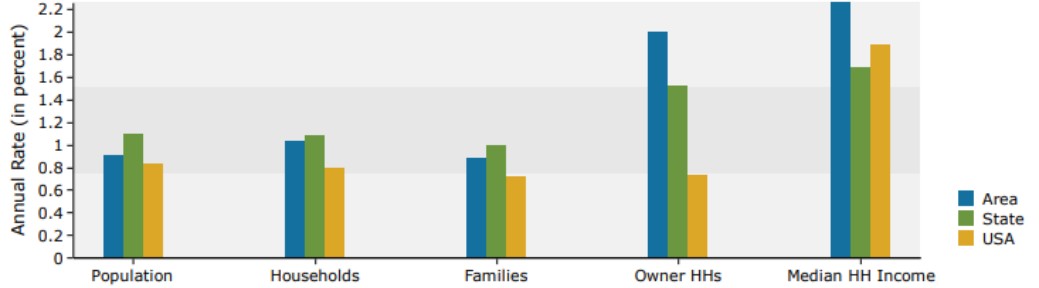


2018 Household Income

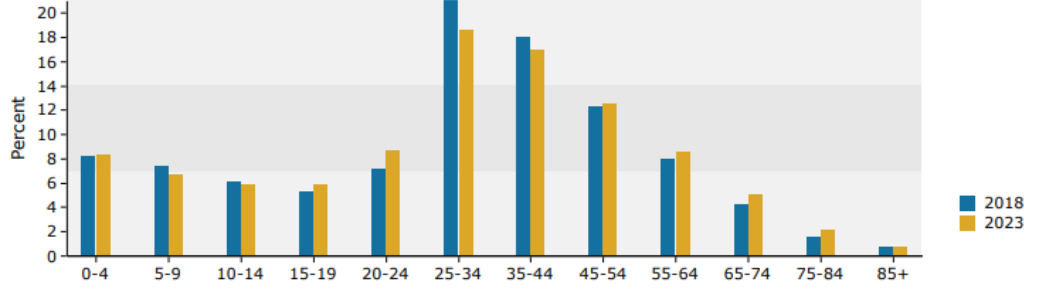


0 - 1 mile

Trends 2018-2023



Population by Age





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