

**FOR SALE OR LEASE**  
**IN THE HEART OF CHAMBLEE - TWO FREE STANDING BUILDINGS**

OFFERING MEMORANDUM

**3669 N PEACHTREE RD, ATLANTA, GA, 30341**



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*Presented by*



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## CONFIDENTIALITY & DISCLAIMER

*THIS IS A CONFIDENTIAL MEMORANDUM* intended solely for your own limited use in considering whether to pursue negotiations to acquire real estate investment opportunity presented on the following pages and is not intended to be an offer or any part of a contract to sell the property.

This confidential memorandum which contains brief selected information pertaining to the business and affairs of the Property has been prepared by **Joel & Granot Real Estate, LLC** ("JGRE"). This confidential memorandum does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire. Neither Owner nor JGRE nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

The information provided has been gathered from sources that are deemed reliable but neither Owner nor JGRE warrants or represents that the information is true or correct. Prospective Purchasers are advised to verify information independently. The Owner reserves the right to change the price, or any information or withdraw the property from the market at any time without notice.

**By acknowledgement of your receipt of this confidential memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or its contents to any other person, firm or entity without prior written authorization of Owner and JGRE, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of the Owner. Photocopying or other duplication is strictly prohibited.** Prospective Purchaser agrees not to disclose to any persons other than Prospective Purchaser's employees, contractors or Buyers Broker, if any that the property may be available for sale or that discussions or negotiations are taking place concerning the property, nor any terms conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, any such possible purchase, including the status thereof.

THE OWNER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

JGRE is representing the Seller, not the Prospective Purchaser, in this transaction and will be paid by the Owner, not the Prospective Purchaser. Any cooperating Buyers Broker shall have written exclusive authorization from Prospective Purchaser that said Broker is exclusively representing Prospective Purchaser in this transaction. Any commission to be paid to Purchasing Broker shall be paid by the Prospective Buyer and not the Owner, unless specifically agreed to in writing by JGRE and the Purchasing Broker.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, you agree to return this confidential memorandum to JGRE.

THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM.

## OFFERING SUMMARY

ADDRESS	<b>3669 N Peachtree Rd Atlanta GA 30341</b>
COUNTY	<b>DeKalb</b>
MARKET	<b>Atlanta</b>
SUBMARKET	<b>Chamblee/Doraville/North Druid Hills</b>
BUILDING SF	<b>12,452 SF</b>
LAND ACRES	<b>0.97</b>
LAND SF	<b>42,210 SF</b>
YEAR BUILT	<b>Small Building 1954 / Main Building 2003</b>
YEAR RENOVATED	<b>Small Building 2003</b>
APN	<b>18-309-07-004</b>
OWNERSHIP TYPE	<b>Fee Simple</b>

## FINANCIAL SUMMARY

OFFERING PRICE	<b>\$2,570,000</b>
PRICE PSF	<b>\$206.39</b>
OCCUPANCY*	<b>100 %</b>
NOI (PROFORMA)	<b>\$142,937</b>

\*Assume Owner/Tenant Occupies Suite 200 and Storage at Market Rents

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	<b>8,674</b>	<b>103,056</b>	<b>302,261</b>
2022 Median HH Income	<b>\$58,913</b>	<b>\$79,093</b>	<b>\$86,182</b>
2022 Average HH Income	<b>\$93,281</b>	<b>\$122,417</b>	<b>\$139,113</b>



This two-building property, located at 3669 N. Peachtree Rd, Atlanta, GA 30341, is a 12,452 square foot office building on 0.97 acres zoned I (Light Industrial) and is ideal for an owner user (the 4,226 RSF second floor is available). It offers plenty of commercial features and amenities, including multiple office spaces and conference rooms, a kitchenette and ample parking. It is conveniently located near local restaurants and retailers, in the Chamblee City Center providing easy access to necessary resources. The property is situated close to major highways and is easily accessible from other parts of the city as well as the surrounding suburbs. The current zoning allows for multiple business uses, offering flexible and versatile usage for the owner.

## PROPERTY FEATURES

NUMBER OF TENANTS	3
BUILDING SF	12,452
LAND SF	42,210
LAND ACRES	0.97
YEAR BUILT	Small Building 1954 / Main Building 2003
YEAR RENOVATED	Small Building 2003
# OF PARCELS	1
ZONING TYPE	I (Light Industrial)
TOPOGRAPHY	The subject site is at street grade relative to North Peachtree Road and possesses a gently sloping topography for the majority of the site. The site predominantly slopes toward the southern portion of the site, which provides for good drainage.
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	Approximately 40
PARKING RATIO	3.78/1,000

## MECHANICAL

HVAC	Central HVAC with ground-mounted compressors for both buildings
FIRE SPRINKLERS	Not sprinklered
ELECTRICAL / POWER	adequate capacity with a sufficient number of outlets and fixtures
LIGHTING	Fluorescent and incandescent lighting in both buildings

## CONSTRUCTION

FOUNDATION	Main Building - Concrete poured on grade with concrete footings around perimeter. Smaller Building (300) – Wood Frame Construction
EXTERIOR	Main Building - Masonry with stucco exterior. Smaller Building – Wood frame with stucco exterior
PARKING SURFACE	Asphalt
ROOF	Main Building - Flat and Pitched; Built-up membrane. Smaller Building – Asphalt Shingles
WINDOWS	Main Building - Glass in Aluminum Frames. Double Pane. Smaller Building – Double Hung. Single Pane.
FLOOR COVERING	Wood Laminate and carpet

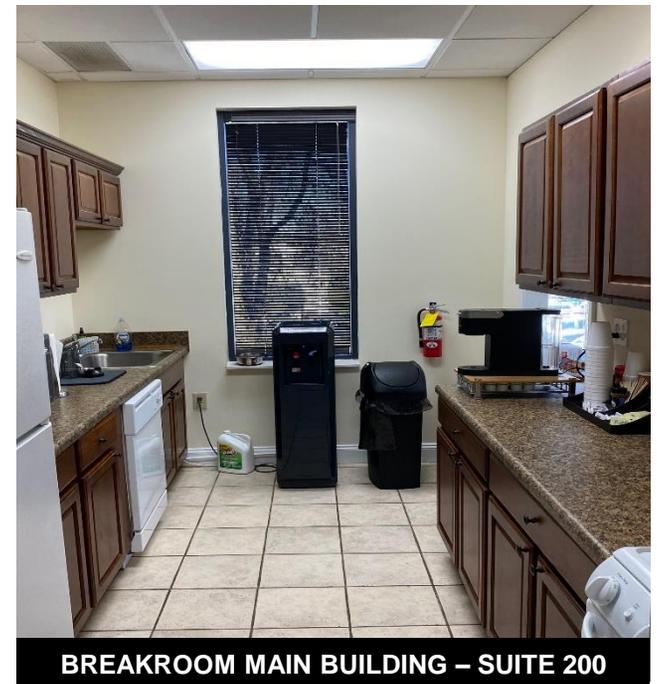
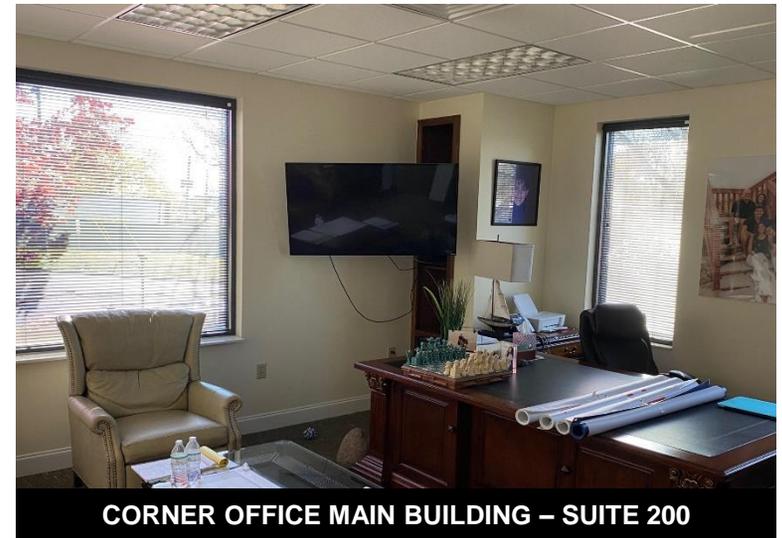
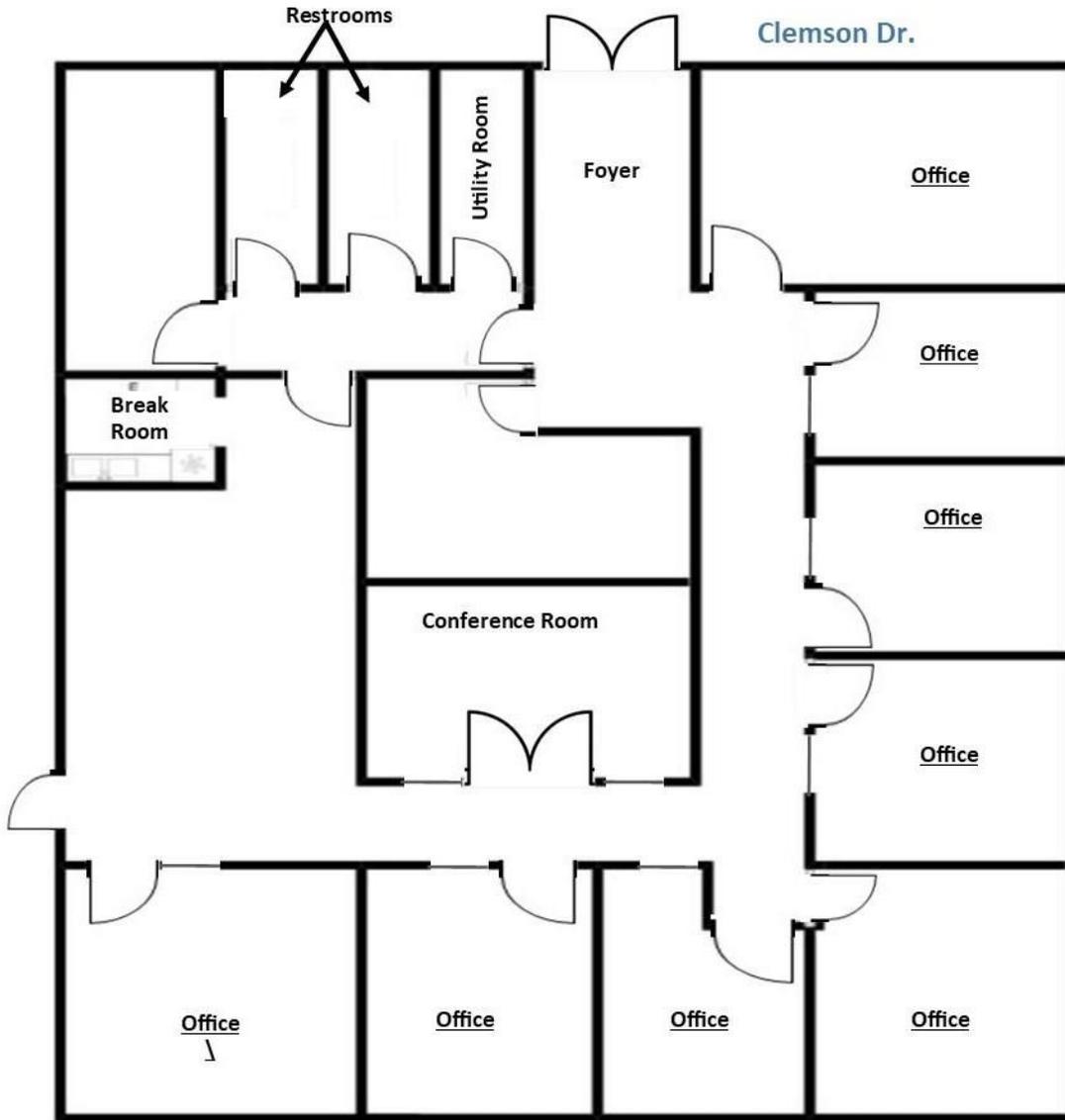


MAIN RECEPTION, MAIN BUILDING SUITE 200

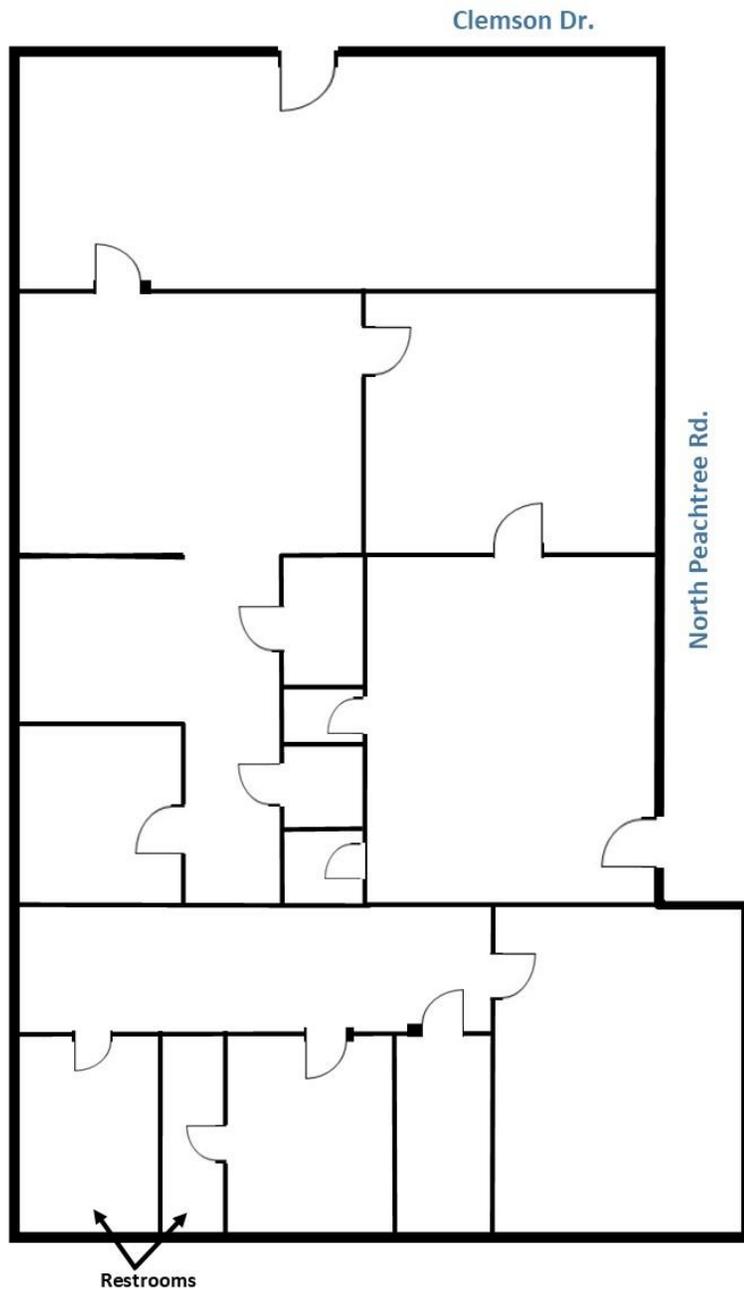
LARGE BUILDING, SUITE 100  
Approximately 4,226 RSF

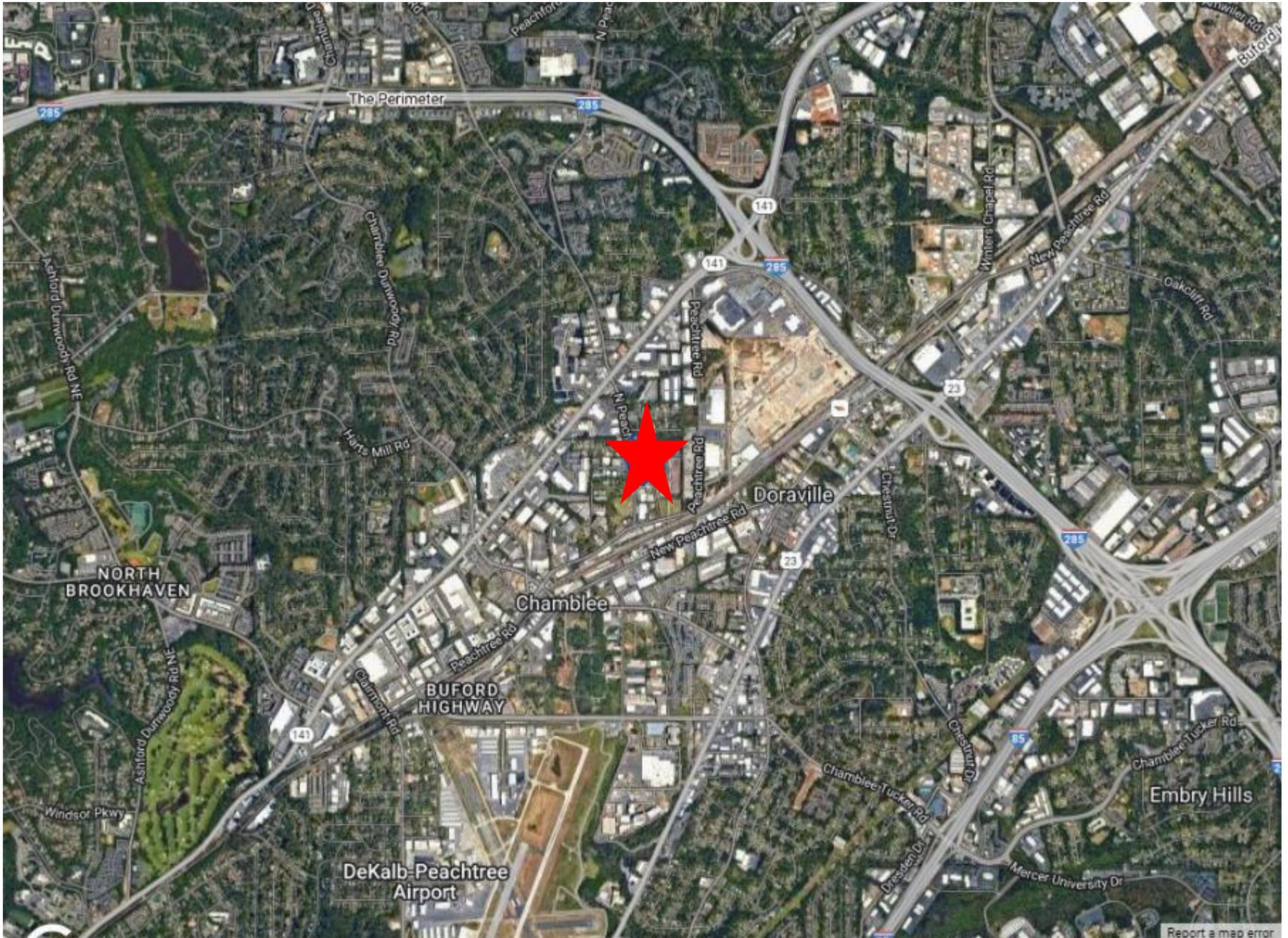


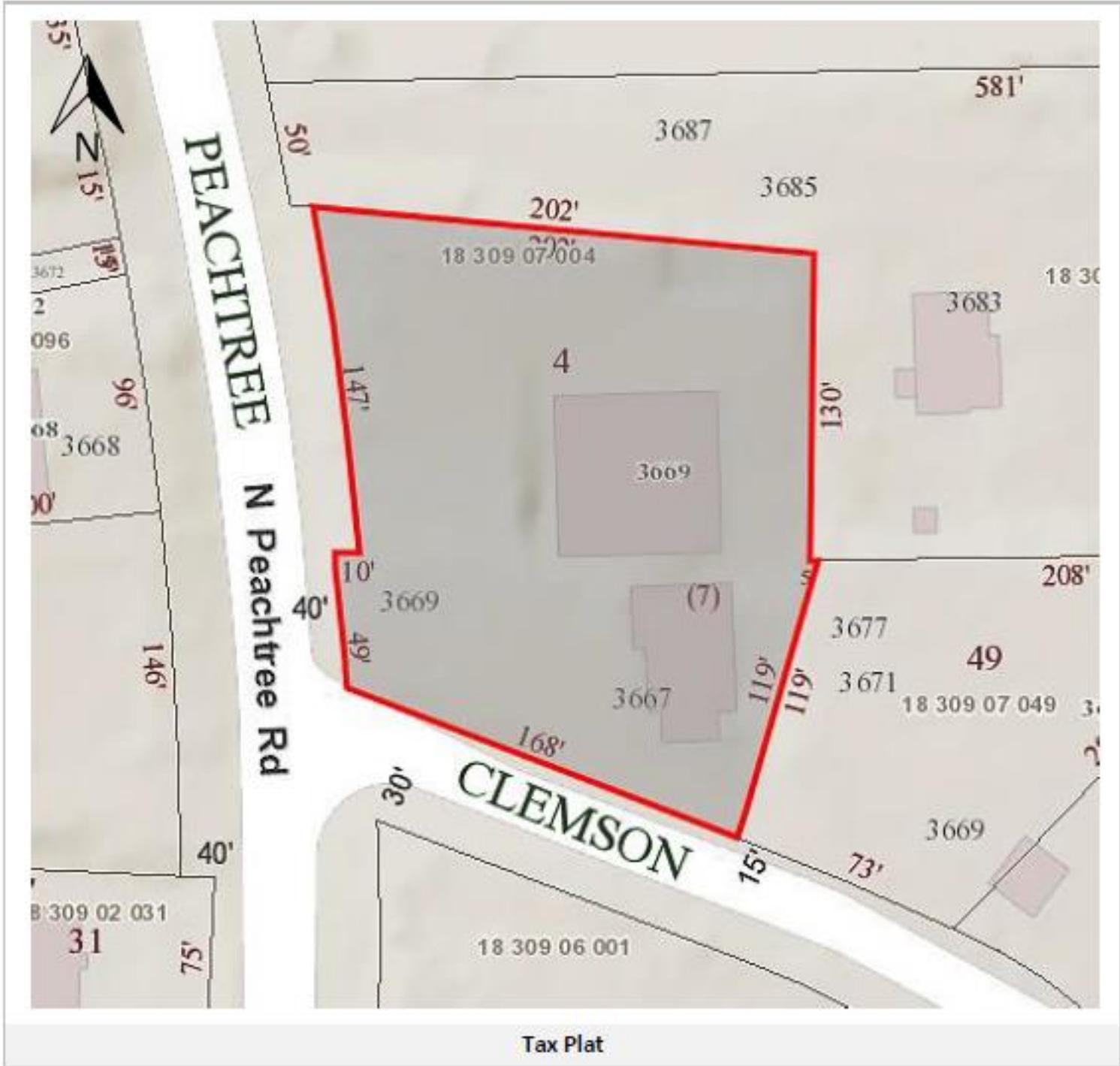
LARGE BUILDING, SUITE 200  
Approximately 4,226 RSF



SMALL BUILDING, SUITE 300  
Approximately 2,440 RSF

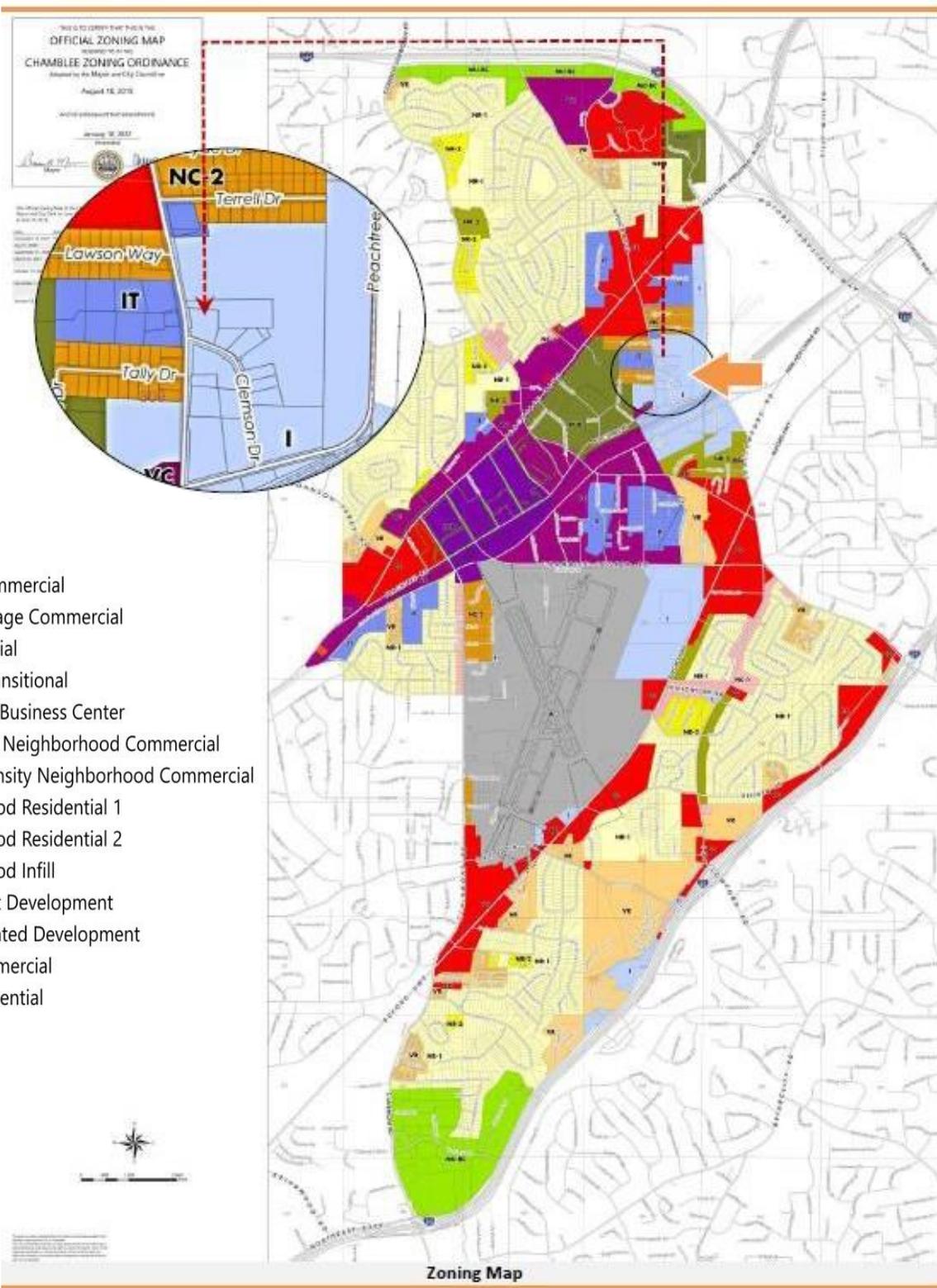




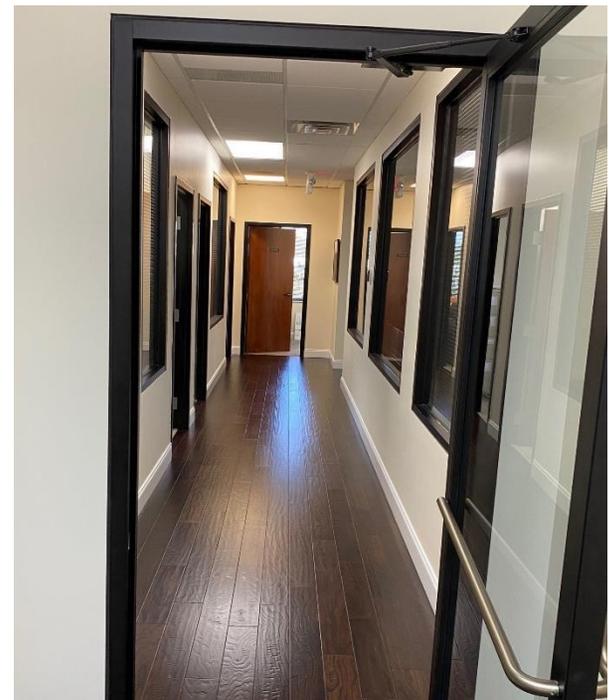




GIS Aerial



**SITE LOOKING NORTHWEST FROM CLEMSON DR.**



**MAIN CORRIDOR – SUITE 200**

							RENTAL RATES				
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	Annual	PSF	Lease Type	Options/Notes
100	Catholic Charities	4,226	33.94 %	04/01/17	06/30/24	CURRENT	\$3,676	\$44,112	\$10.44	MG	Landlord pays HVAC repair for anything over \$500.00 per year.
						01/01/2024	\$6,943	\$45,876	\$10.80		
200	Owner/Tenant	4,226	33.94 %	08/01/17	M-T-M	CURRENT	\$8,804	\$105,650	\$25.00	MG	Proforma Owner/Tenant occupies vacated space from Seller
300	Catholic Charities	2,440	19.60 %	03/03/23	06/30/24	CURRENT	\$2,806	\$33,672	\$13.80	MG	Landlord pays HVAC repair for anything over \$500 per year.
Basement Apt.	Simon Prater	500	4.02 %	04/01/21	M-T-M	CURRENT	\$400	\$4,800	\$9.60		Month to Month apartment lease.
Storage	Majestic Construction	800	6.42 %	08/01/17	M-T-M	CURRENT	\$0	\$0.00	\$0.00		Current owner's storage space. Month to month lease. Rent is part of Suite 200.
Totals		12,192					\$15,686	\$188,235			



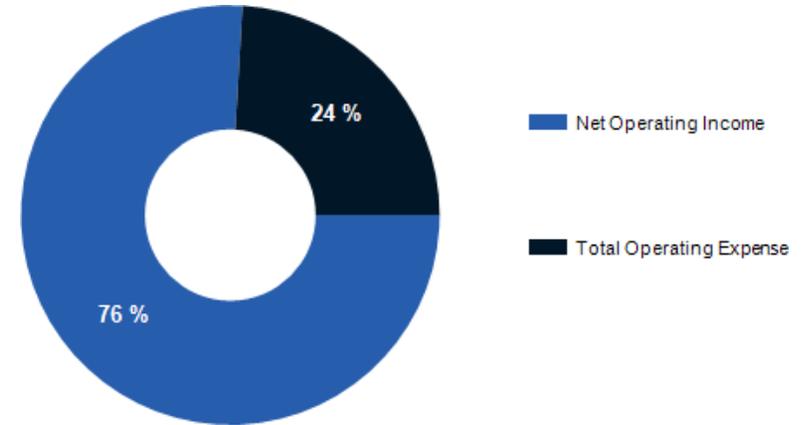
**LOOKING NORTHWEST FROM CLEMSON DRIVE**



**MAIN CONFERENCE ROOM – SUITE 200**

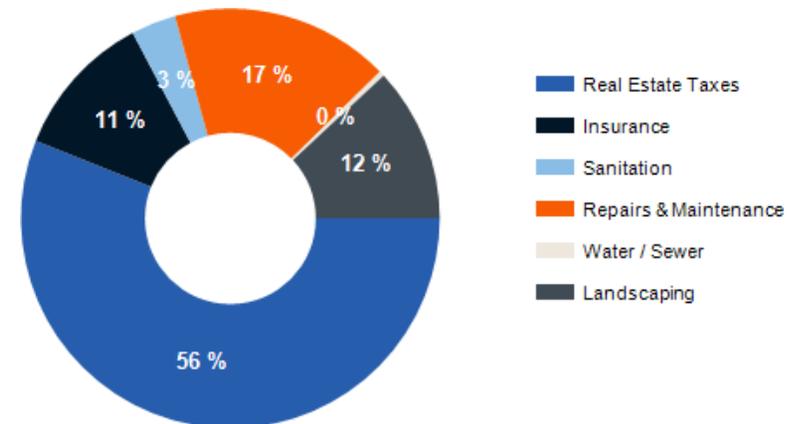
REVENUE ALLOCATION  
CURRENT

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$188,235	\$192,375
<b>Effective Gross Income</b>	<b>\$188,235</b>	<b>\$192,375</b>
Less Expenses	\$45,298	24.06 %
<b>Net Operating Income</b>	<b>\$142,937</b>	<b>\$192,375</b>

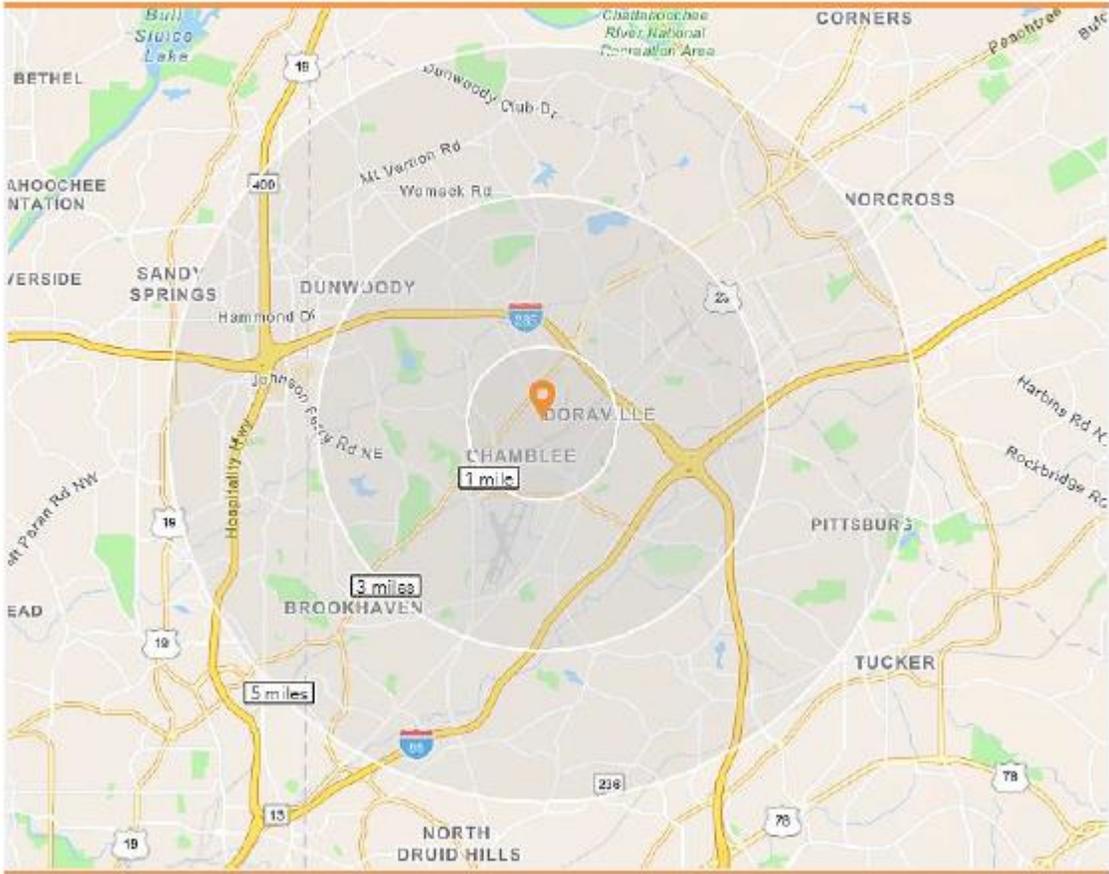


EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$25,384	
Insurance	\$5,090	
Sanitation	\$1,572	
Repairs & Maintenance	\$7,668	
Water / Sewer	\$184	
Landscaping	\$5,400	
<b>Total Operating Expense</b>	<b>\$45,298</b>	
Expense / SF	\$3.64	
% of EGI	24.06 %	

DISTRIBUTION OF EXPENSES  
CURRENT



# Neighborhood Overview



### Overview

The subject property is situated in Chamblee, DeKalb County, Georgia. The subject is located in northeastern metropolitan Atlanta in the northwestern portion of DeKalb County. The subject is located approximately 8 miles northeast of the Atlanta central business district. More specifically, the subject is situated along the east side of North Peachtree Road and north side of Clemson Drive. The subject neighborhood is generally encompassed by the following boundaries:

Direction	Boundary
North	<u>Delverton Drive</u>
East	<u>Pleasantdale Road</u>
South	<u>Peachwood Circle NE</u>
West	Johnson Ferry Road NE

**Chamblee Town Center** – The City of Chamblee has planned a more complete town center for the city that once complete will include new public spaces, amenities, public parking, and a mix of commercial and residential development. The development surrounds the existing government buildings primarily between Chamblee Dunwoody Road and Ingersoll Rand Drive, north of Peachtree Road. The master plan is included below:



**Assembly Yards** – Located just northeast of Chamblee in Doraville is the Assembly Yards mixed-use development, which is being constructed on the former General Motors Doraville Assembly Plant. This mixed-use development is currently under construction and will be comprised of 120,000 square feet of retail and entertainment space, 500,000 square feet of commercial and creative office space, more than 700 multifamily units, and \$54 million in new infrastructure as well as a three-mile paved multi-use trail. As of year-end 2020, the project has completed Third Rail Studios, which is a movie studio that includes 60,000 square feet of soundproof stages. Offices have been built for Serta Simmons and Asbury Automotive. A master plan of the development is included below:



**Peachtree Station** – This development opened in 2018 and is a 107,000 square foot shopping center anchored by Whole Foods. The center opened 100% pre-leased. Additional tenants include Verizon, Starbucks, Chipotle, and various restaurants and retailers. The site plan for the development is included below:



**Parkview on Peachtree** - This mixed-use development is located along the west side of Peachtree Industrial Boulevard at its intersection with Clairmont Road. The development was constructed by Connolly Investment and development as well as residential developer Terwilliger Pappas. Parkview on Peachtree opened in 2018 and contains 40,000 square feet of street front boutique retail shops, 14,000 square feet of loft office space, and 503 Class A apartment units. The site plan is included below:



**Office Development** - Office development in the area has been strong with many former industrial spaces being converted into creative loft/office space. A few of these are summarized below:

- **Parkside Chamblee** is a new loft/office development situated on Pierce Drive. The project includes 54,250 square feet situated in two former warehouse buildings which were converted to loft/office space and opened at 85% pre-leased.
- **Trackside** is a 76,000-square-foot, Class A office property contained in two buildings located at the intersection of Peachtree Road and Chamblee Tucker Road.
- **MercyCare** is a 60,000-square-foot medical office property located along Peachtree Road, just south of Chamblee Tucker Road.
- **Eastside Chamblee** (subject development) is a multi-use redevelopment located along the east side of Downtown Chamblee that is adjacent to the Chamblee MARTA station. The property is currently comprised of two former industrial buildings converted to loft/office space in 2018

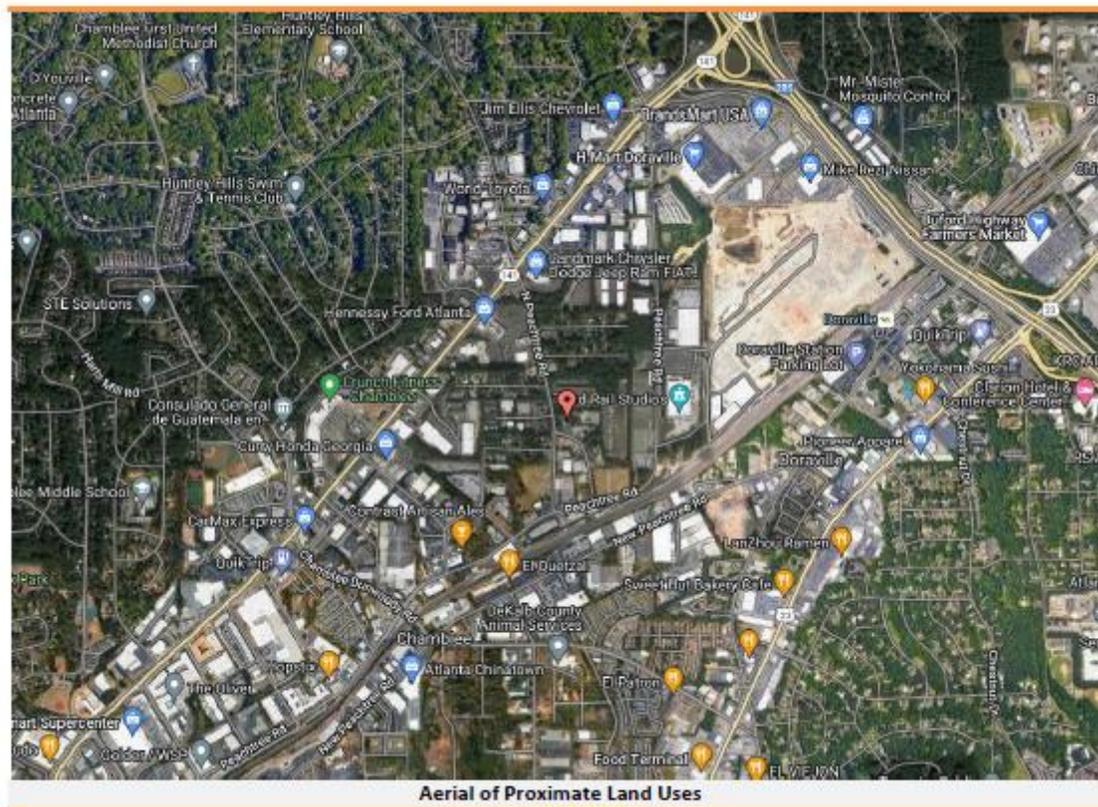
**Residential Development** – Residential construction and demand has been strong in the immediate market as this area is considered relatively affordable compared to the Buckhead areas just south of Chamblee. The area has seen significant multifamily development as well as many of the older ranch style homes demolished and new larger homes built on the properties. The area has seen an increase in both townhome and condominium development



**Surrounding Uses & Nearby Development**

Development in the area is characterized by a mix of industrial, office, residential, and retail uses. Primary commercial development is located along Peachtree Industrial Boulevard which includes numerous large anchored shopping centers, auto dealerships, offices, hotels, bank, C-stores and restaurant properties. Residential and multi-family developments are located along the area’s secondary roadways.

Direction	Boundary
North	Delverton Drive
East	Pleasantdale Road
South	Peachwood Circle NE
West	Johnson Ferry Road NE



Both residential and commercial development in the immediate area have been strong over the past few years with the Chamblee market being considered one of the strongest markets for redevelopment in Atlanta. Many new projects have been built, are currently under construction, or are proposed.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,259	86,166	247,411
2010 Population	8,701	90,551	263,212
2022 Population	8,674	103,056	302,261
2027 Population	8,560	105,793	307,517
2022 African American	555	15,518	48,755
2022 American Indian	412	1,823	3,920
2022 Asian	659	11,553	32,214
2022 Hispanic	4,938	32,981	79,934
2022 Other Race	3,244	20,465	47,202
2022 White	2,591	42,261	138,390
2022 Multiracial	1,211	11,383	31,638
2022-2027: Population: Growth Rate	-1.30 %	2.65 %	1.75 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	204	2,301	5,741
\$15,000-\$24,999	412	2,831	7,511
\$25,000-\$34,999	339	3,126	8,854
\$35,000-\$49,999	328	5,134	13,422
\$50,000-\$74,999	475	6,419	19,667
\$75,000-\$99,999	339	5,583	15,573
\$100,000-\$149,999	421	6,726	20,137
\$150,000-\$199,999	215	3,693	12,088
\$200,000 or greater	255	6,123	23,403
Median HH Income	\$58,913	\$79,093	\$86,182
Average HH Income	\$93,281	\$122,417	\$139,113

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,549	34,317	105,302
2010 Total Households	2,563	36,204	106,859
2022 Total Households	2,988	41,936	126,396
2027 Total Households	2,959	43,003	128,472
2022 Average Household Size	2.89	2.43	2.37
2000 Owner Occupied Housing	830	14,951	47,310
2000 Renter Occupied Housing	1,648	17,941	52,045
2022 Owner Occupied Housing	1,030	19,620	60,639
2022 Renter Occupied Housing	1,957	22,315	65,757
2022 Vacant Housing	427	3,284	10,281
2022 Total Housing	3,415	45,220	136,677
2027 Owner Occupied Housing	1,049	20,156	61,818
2027 Renter Occupied Housing	1,910	22,847	66,654
2027 Vacant Housing	490	3,952	12,304
2027 Total Housing	3,449	46,955	140,776
2022-2027: Households: Growth Rate	-0.95 %	2.50 %	1.65 %



Source: esri

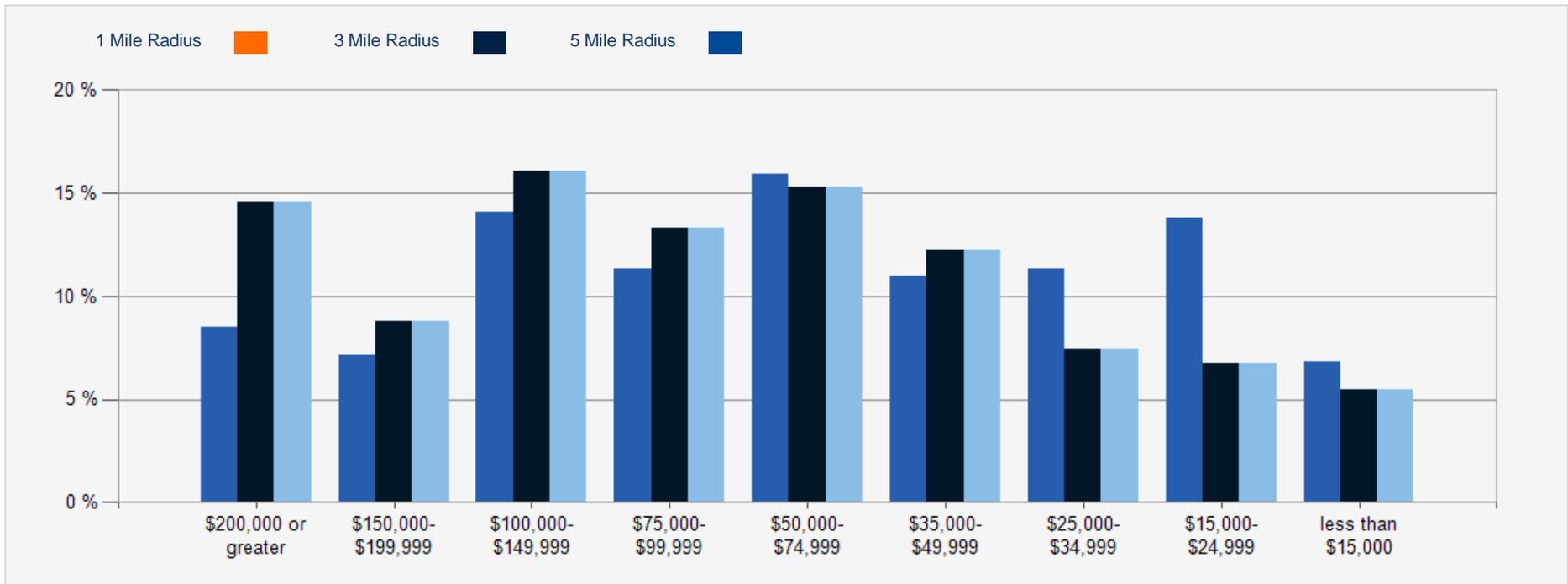
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,010	9,483	26,647
2022 Population Age 35-39	847	9,326	25,854
2022 Population Age 40-44	596	7,737	21,898
2022 Population Age 45-49	456	6,489	19,165
2022 Population Age 50-54	405	5,690	17,051
2022 Population Age 55-59	327	5,118	15,603
2022 Population Age 60-64	274	4,527	14,252
2022 Population Age 65-69	237	3,733	11,738
2022 Population Age 70-74	158	3,128	10,099
2022 Population Age 75-79	114	2,220	7,125
2022 Population Age 80-84	67	1,409	4,786
2022 Population Age 85+	66	1,564	5,654
2022 Population Age 18+	6,999	80,320	234,478
2022 Median Age	31	35	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,230	\$72,345	\$75,189
Average Household Income 25-34	\$76,983	\$102,034	\$109,054
Median Household Income 35-44	\$75,628	\$89,485	\$94,129
Average Household Income 35-44	\$108,618	\$135,067	\$146,528
Median Household Income 45-54	\$87,935	\$103,275	\$115,395
Average Household Income 45-54	\$122,369	\$151,863	\$175,098
Median Household Income 55-64	\$76,967	\$94,580	\$114,831
Average Household Income 55-64	\$115,041	\$145,140	\$177,510
Median Household Income 65-74	\$59,753	\$76,933	\$88,794
Average Household Income 65-74	\$89,864	\$121,299	\$142,950
Average Household Income 75+	\$60,478	\$90,142	\$108,995

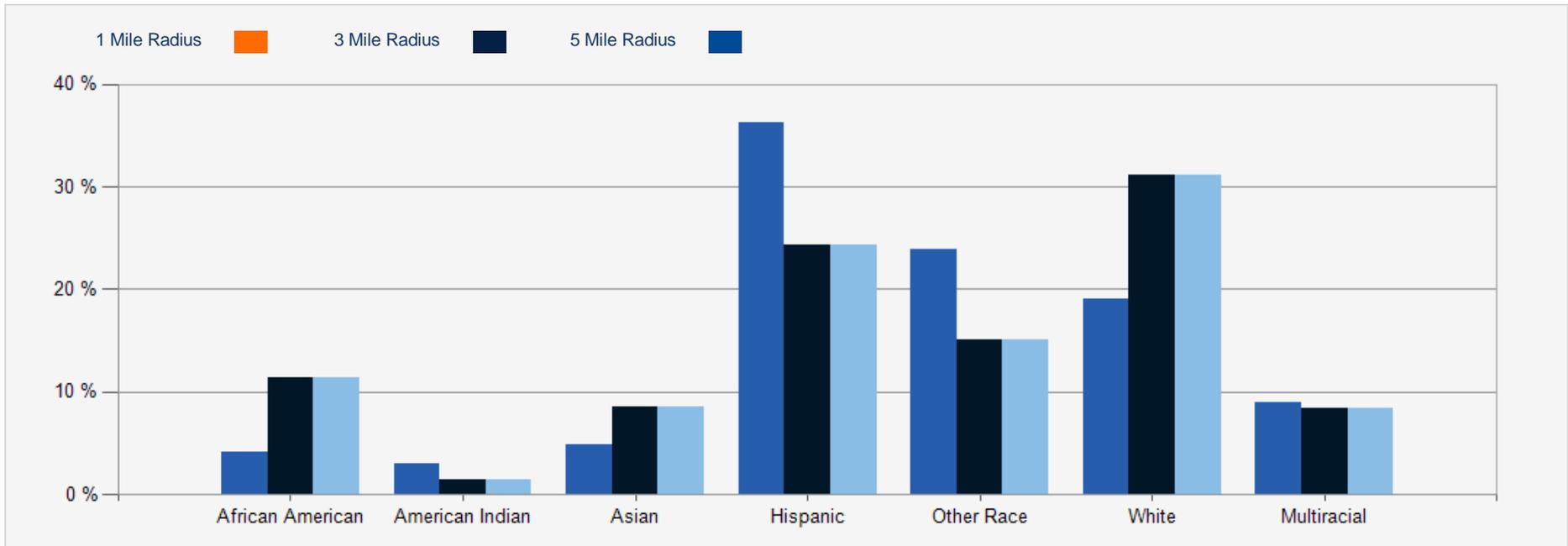
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	946	8,581	25,151
2027 Population Age 35-39	795	8,376	23,791
2027 Population Age 40-44	622	8,139	22,531
2027 Population Age 45-49	461	6,995	19,819
2027 Population Age 50-54	390	5,949	17,493
2027 Population Age 55-59	337	5,236	15,547
2027 Population Age 60-64	260	4,548	13,933
2027 Population Age 65-69	241	4,066	12,657
2027 Population Age 70-74	183	3,376	10,625
2027 Population Age 75-79	128	2,714	8,707
2027 Population Age 80-84	85	1,783	5,908
2027 Population Age 85+	68	1,710	6,158
2027 Population Age 18+	6,942	83,079	240,764
2027 Median Age	31	35	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,633	\$86,406	\$89,439
Average Household Income 25-34	\$94,592	\$123,676	\$131,927
Median Household Income 35-44	\$84,961	\$105,554	\$110,191
Average Household Income 35-44	\$125,088	\$157,421	\$169,557
Median Household Income 45-54	\$104,142	\$118,658	\$129,848
Average Household Income 45-54	\$147,547	\$176,378	\$194,754
Median Household Income 55-64	\$101,098	\$114,426	\$135,878
Average Household Income 55-64	\$141,397	\$172,703	\$202,762
Median Household Income 65-74	\$73,233	\$94,431	\$108,987
Average Household Income 65-74	\$114,200	\$150,133	\$173,303
Average Household Income 75+	\$81,527	\$120,413	\$144,685

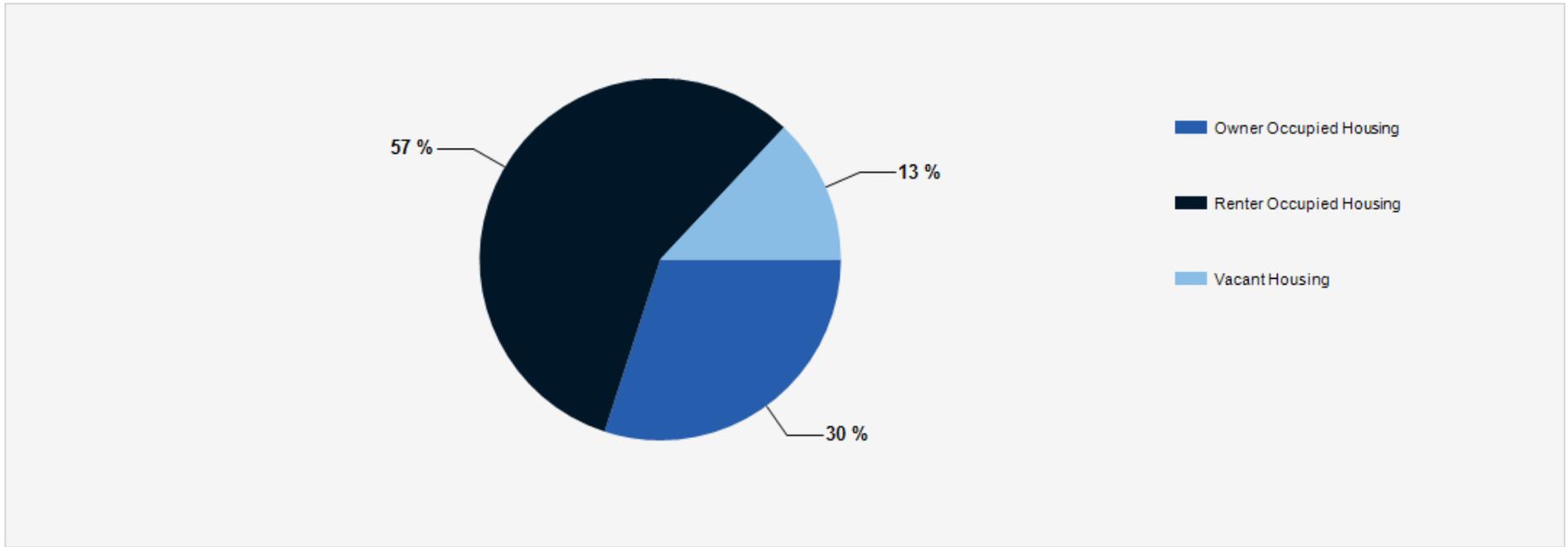
## 2022 Household Income



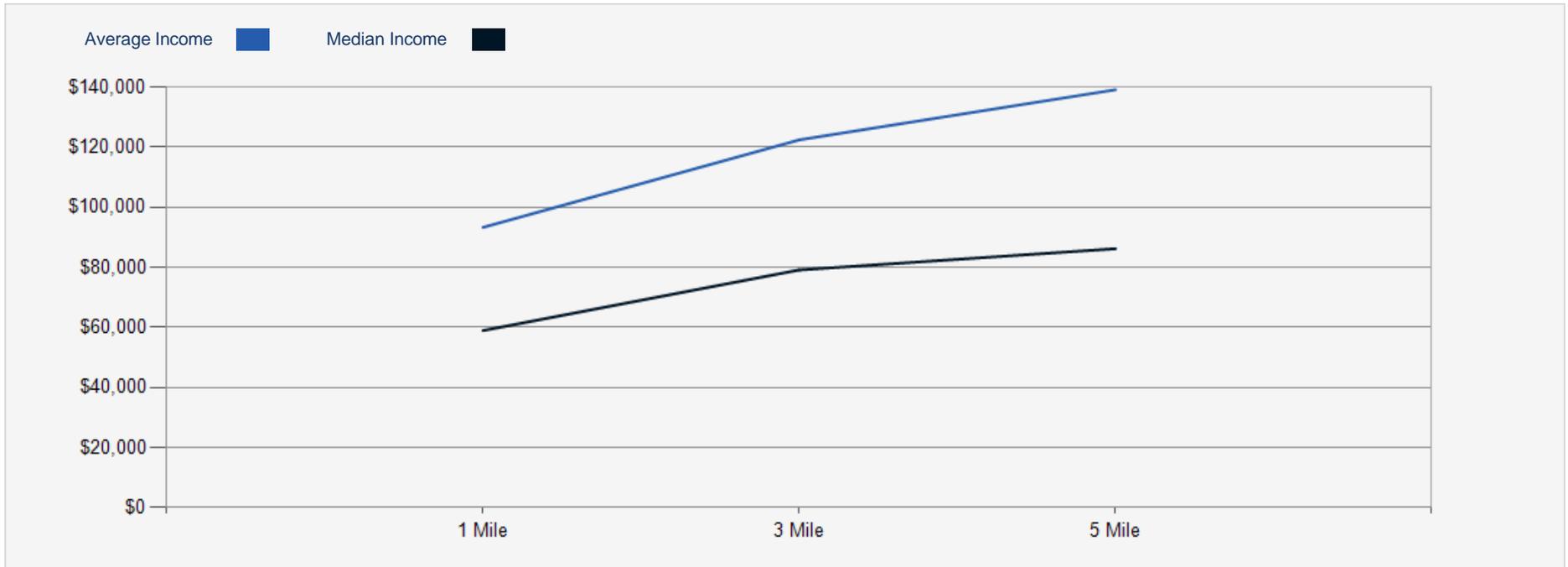
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median





Alan Joel  
Principal

Alan Joel, Principal, has specialized in commercial real estate leasing and investment sales since graduating from college. He is a native of Atlanta whose family has been in the real estate business for over 50 years. Prior to starting Joel & Granot Real Estate, Alan was the top producing broker for five consecutive years at a large national commercial real estate company in Atlanta and had his own firm for over 10 years.

In 2020, Alan was president of CORFAC International, a global network comprised of privately held entrepreneurial commercial real estate firms with expertise in office, industrial and retail brokerage, tenant and landlord representation, investment sales, multifamily, self-storage, acquisitions and dispositions, property management and corporate services.

Alan attended the University of Georgia for his undergraduate degree and Georgia State University for his graduate degree.

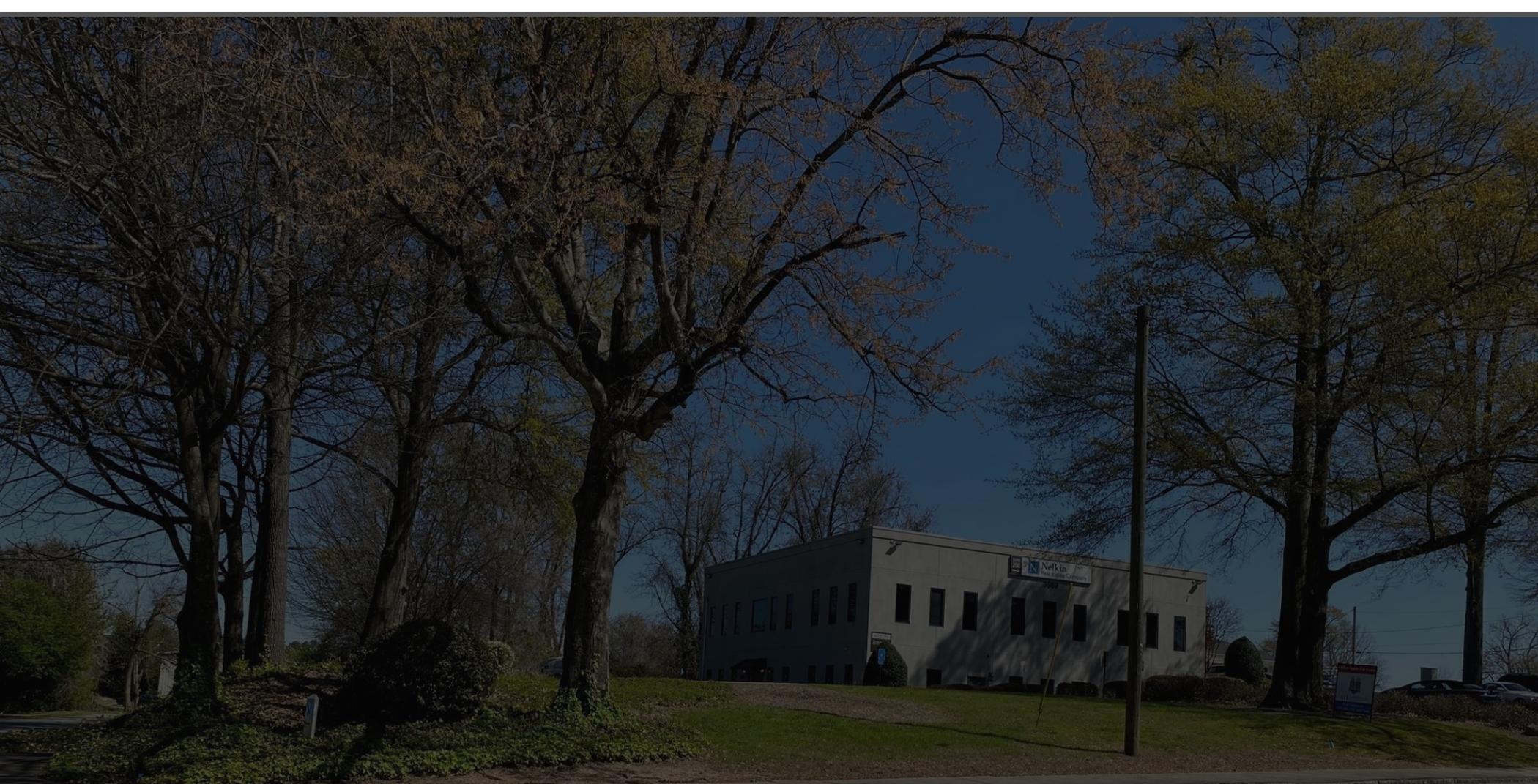


Dan Granot  
Principal

Dan Granot, Principal began his career in the commercial real estate industry in 1989, concentrating on tenant representation throughout Atlanta. Dan has had the privilege of representing both large international corporations in addition to local companies. Dan's specialties are assisting professional services firms as well as technology firms in structuring the most beneficial lease or sale for their needs. This includes restructures, acquisitions, dispositions and any other needs his clients may have.

Dan's skills go beyond commercial real estate and onto the tennis court. As a junior, Dan ranked in the Top 10 in the United States Tennis circuit on numerous occasions. He played varsity tennis at the University of Georgia under the famous Dan Magill as well as the University of Arkansas. He also won the Atlanta City Open doubles title six times. Dan's most recent passion is Pickleball where he is currently ranked in the top 10 Senior Open Pro Players in the United States.

Dan received his Bachelor of Arts & Science at the University of Arkansas and Undergraduate Studies at the University of Georgi



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