

Exclusive Sale Offering in the Heart of Vibrant Chamblee

8,300 SF Chamblee / Brookhaven Office Building

3720 Longview Drive

Chamblee, GA 30341



JOEL & GRANOT
COMMERCIAL REAL ESTATE

CRFAC
International



3720 Longview Drive, Chamblee, GA

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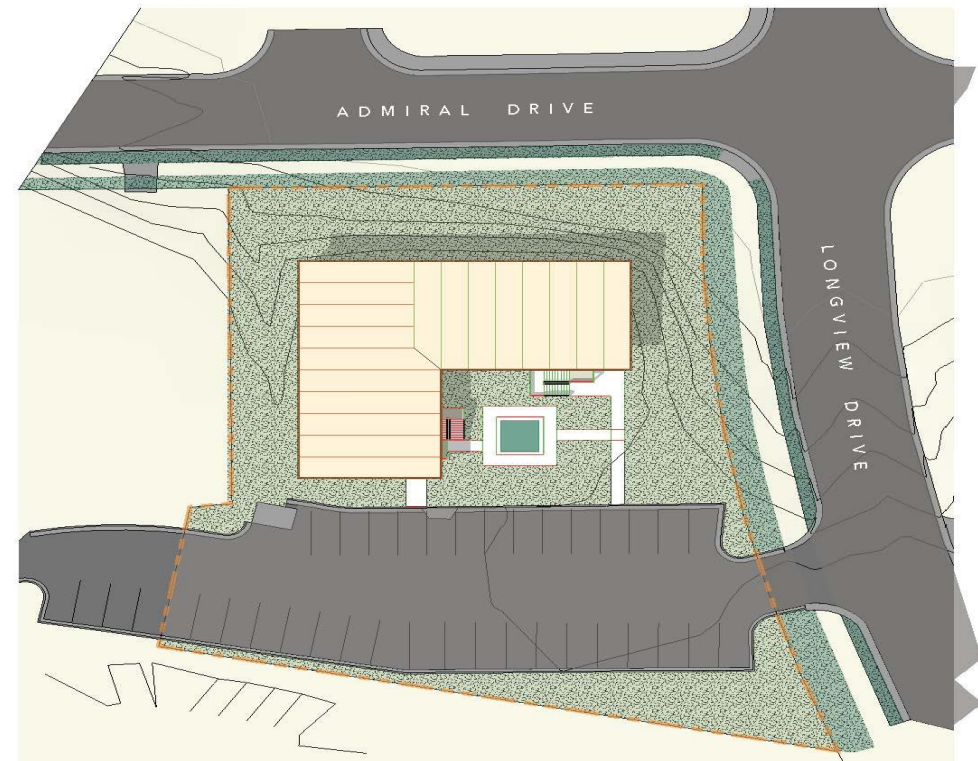
PROPERTY SUMMARY

PROPERTY ADDRESS	3720 Longview Drive Chamblee, GA 30341
ZONING	NC-1
PARCEL NUMBER	18-308-05-009
SUBMARKET	Brookhaven / Chamblee
BUILDING / LOT SIZE	8,300 SF / 0.637 Acres
PARKING	33 Surface Spaces (4.0/1,000 SF)
HVAC	6 units. 3 tons each. Warranty will be in place once HVAC installation/hookup is completed.
ROOF	20 Year Roof Warranty. New Roof completed in February 2020.
2020 TAXES	\$14,423.84
SALES PRICE	\$1,250,000.00

EXECUTIVE SUMMARY

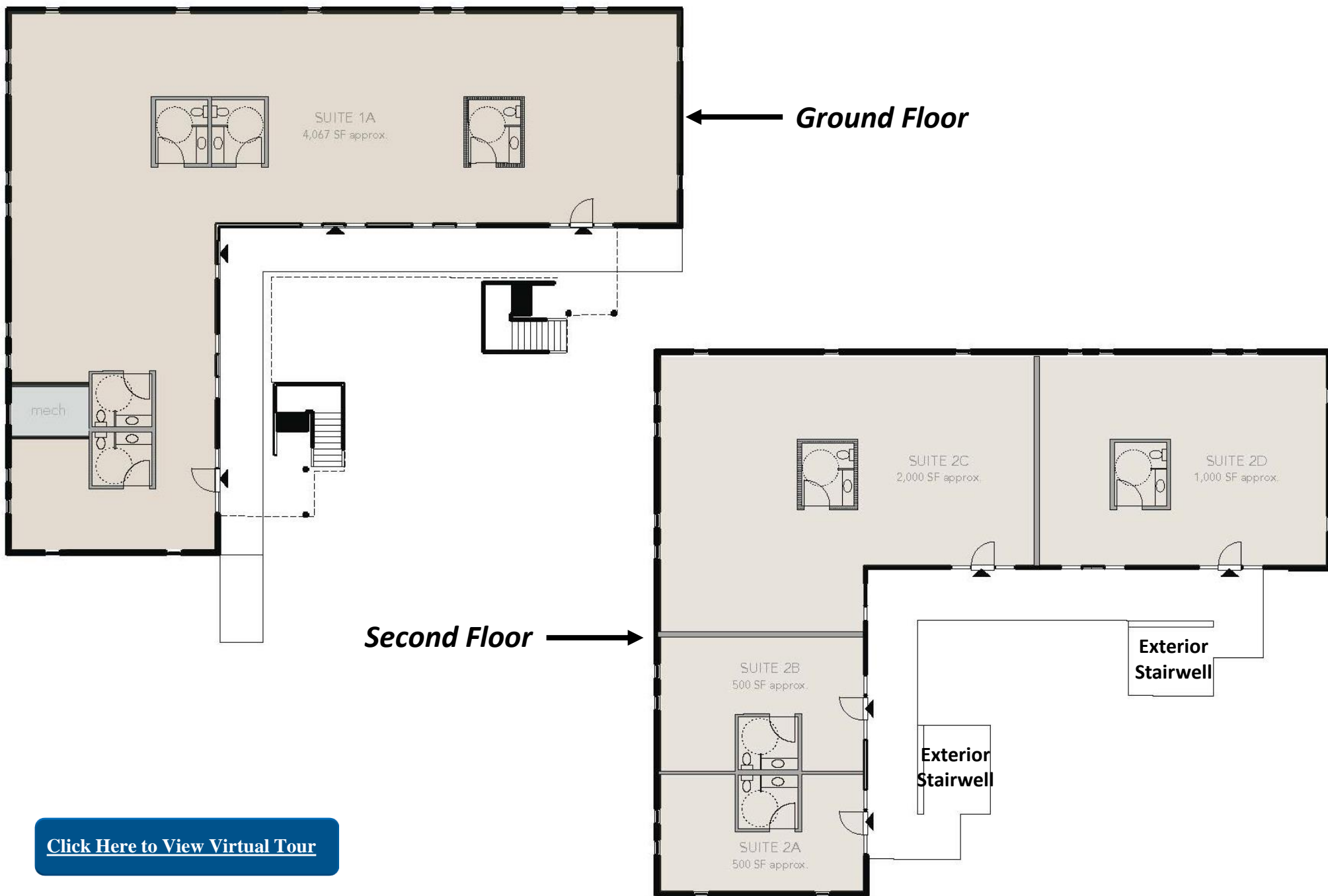
Joel & Granot Real Estate is pleased to present this 8,300 SF office building located in Chamblee. The property is ideally located one block from Peachtree Road with easy access from both Longview and Admiral Drives at a signalized intersection. The property is in shell condition and ready for an owner/user to build out to their specifications or an investor to bring in their own tenant. Situated across from Huntley Hills Park, this peaceful setting lies between a residential area, commercial and offices.

The property comes with 33 surface parking spaces and has great signage possibilities.



141 / Peachtree Blvd.





[Click Here to View Virtual Tour](#)

KEY FACTS

301,215

Population



Median Age



Average Household Size

\$81,557

Median Household Income

EDUCATION



No High School Diploma



14%

High School Graduate



16%

Some College



60%

Bachelor's/Grad/Pr of Degree

BUSINESS



16,107

Total Businesses



208,860

Total Employees

EMPLOYMENT



73%

White Collar



15%

Blue Collar



12%

Services



Unemployment Rate

INCOME



\$81,557

Median Household Income



\$52,518

Per Capita Income



\$70,888

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (16.7%)

The smallest group: <\$15,000 (5.7%)

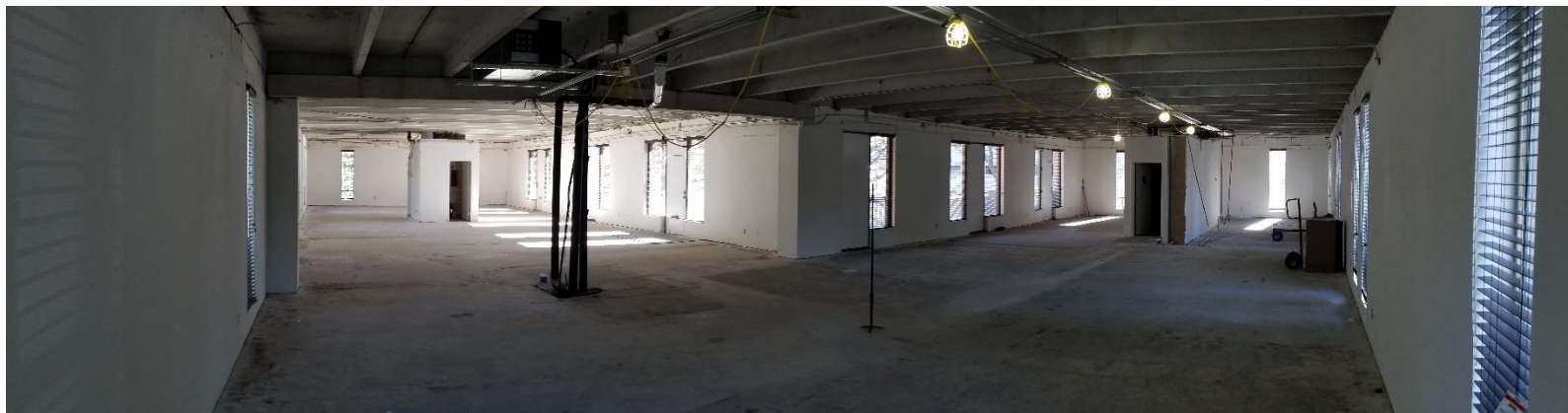
Indicator ▲	Value	Diff	
<\$15,000	5.7%	-2.7%	
\$15,000 - \$24,999	6.1%	-1.8%	
\$25,000 - \$34,999	7.2%	-1.5%	
\$35,000 - \$49,999	11.1%	-1.5%	
\$50,000 - \$74,999	16.1%	-1%	
\$75,000 - \$99,999	12.1%	-0.4%	
\$100,000 - \$149,999	16.7%	+0.9%	
\$150,000 - \$199,999	9%	+1.9%	
\$200,000+	16.1%	+6.4%	

Bars show deviation from DeKalb County

Section 210-6. - NC-1, Neighborhood Commercial 2 district.

Purpose and intent. This zoning district is intended primarily for a mixture of residential and nonresidential development and related accessory uses at a low density and neighborhood scale. This district provides a location for residences and convenient goods and services directly adjacent to single-family neighborhoods that will satisfy the common and frequent needs of the residents of nearby residential neighborhoods. Design standards and design parameters encourage a pedestrian-friendly traditional urban form, oriented to pedestrians, which limits the conflicts between vehicles and pedestrians.







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