





5485 PIB - Market Study

18-Dec-24

	Address	Property	GLA	Major Tenants	Shop Tenants	Quoted Shop Rent	CTI Fees	Occupancy	Available SF	Leasing Contact	Notes
1	<b>Subject Property</b> 5485 Peachtree Industrial Blvd Atlanta, GA 30341	5485 PIB	4,225	AT&T	Pizza Hut, uBreakiFix	\$ 35.00	\$ 16.89	100%		Evan Staley Hendon Properties estaley@hendonproperties.com	100% Leased
2	4046 Peachtree St NE Atlanta, GA 30319	Brookhaven Station	44,821	Chick-Fil-A, Mellow Mushroom, Fox Brothers BBQ, CHOPT	Nail City, George's Cleaners, Palm Beach Tan, Mathnasium, Wingstop, Brookhaven Home, Brookhaven Dental Group, Complete Spine Solutions, Dragon Express, The UPS Store, Relax Center Massage, Northside Urgent Care	\$ 50.00	\$ 11.00	100%	-	Site Centers	100 % Leased
3	3855 Peachtree Rd NE Atlanta, GA 30319	Cherokee Plaza	102,864	Kroger	Dutch Cleaners, Salon Lofts, Willy's, Chin Chin, Buckhead Nail & Spa, Red's 2 spirits & Fine Wine, Jersey Mikes	\$ 45.00	\$ 9.68	100%	-	Lisa Graham Brand Properties 678-469-4504 lgrham@brandproperties.com	100% Leased Updated
4	3930 Peachtree Rd Brookhaven, GA	Porter on Peachtree	17,000	C & S Steak and Seafood	Sucre, Sugar Polish Nail Bar, Egg Harbor Café, Body20, Art of Aesthetics Cosmetics Dent., Highland Yoga	\$ 45.00	\$ 10.00	100%	-	Kelly Wilson Ackerman & Co 770-913-3912 - Direct kwilson@ACKERMANCO.NET	17k SF retail frontage peachtree. 283 unit apartments going on top of and behind the retail. 2.25/SF for Mult Family, 18 Million Dollar land purchase Price
5	4330 Peachtree Rd Brookhaven, GA 30319	Town Brookhaven	460,000	Costco, Marshalls, Publix, CineBistro, LA Fitness	Bank of the Ozarks, Moe's, Brookhaven Animal Hospital, Vida-Flo, Tanaka Ramen, AT&T, Red Pepper, Tropical Smoothie, Bua, Big Peach Running, Olde Blind Doh, Vestique, Brookhaven Convention Bureau, Julian's Cosmetics, Flying Bisquit, Marble Slab, Boogaloo's, Benchmark PT, Intown Pediatrics, Emory Healthcare, HobNob, Salon Red, Yogurtland, Salon Red Kids, FBC Mortgage, Newks, Reflections Eyewear, European Wax Center, 18/8 Salon, Redefind Home, Massage Heights, The Joint, Nail TALK & Tan, Vein Clinic, Dress Up, There Gastropub, Town Cleaners, GNC, Lucky's, UBIF, Saks Salon, Brookhaven Alterations, Brookhaven Orthodontics, Town Dentistry, Keller Williams Realty	\$ 37.00	\$ 10.32	94%	25,540	Whitney Spangler Colliers International 404-574-1046 whitney.spangler@colliers.com	12 Vacancies ranging in size from 1,200 SF to 2,500 SF
6	3974 Peachtree St NE Atlanta, GA 30319	Brookhaven Plaza	68,878	Total Wine, Planet Fitness	Esquire Cleaners, Sport Clips, Polished Nail Spa, Bank of America, Mattress Firm	25-40	\$ 11.00	98%	60,238	Tina Harris Avison Young 404-865-3663	New Lease with Planet Fitness opening Q4 2022.
7	2546 Caldwell Rd Brookhaven, GA 30319	Parkside on Dresden	30,000	Mirae	El Valle, Clean Juice, Con Fab, Café Bendome, Honeysuckle Gelato, F45	\$50-\$55	\$11.00	Outparcel Restaurant Pad	-	Mindy Elms Lavista & Associates 770-729-2813 melms@lavista.com	Outparcel Development Opportunity for Restaurant with Rooftop
8	5446 Peachtree Industrial Blvd Chamblee, GA 30341	Chamblee Plaza	161,969	Publix, Crunch, TJ Maxx, Ace Hardware	Wellstreet by Piedmont, Team Rehab Physical Therapy, Your CBD Store, The UPS Store, Bye Bye Brazilian Wax, Won's Kitchen, Buff City Soap, HomeGoods, Five Below, Rack Room, Lush Nails, Porter Paint, WNB Wings, CityVet, Georgia United Credit Union, Einstein Bro Bagels, Chick-fil- A, IHOP, Dunkin Donuts/Baskin Robbins, Gas station			100%	-	Shannon Shuman Martin Retail Leasing Advisors 404.312.4305 shannon@retailleasingadvisors.net	100% Leased Updated
9	1441 Dresden Drive NE Atlanta, GA 30319	Village Park at Brookhaven	20,692	Haven, Valenza	Vero Pizza, Pure Barre, Salon Briggs, Imagine Communications, Time To Escape, Restoration Dental, Strategic Prevention Education Compliance Group, Results Physiotherapy	\$ 30.00	\$ 11.21	100%	-	Evan Staley Hendon Properties estaley@hendonproperties.com	100% Leased
Averages			111,220			\$ 42.40	\$ 11.41	99%	42,889		