

# 5485

5485 Peachtree Industrial Blvd, Atlanta, GA 30341  
DeKalb County



## HIGHLIGHTS

For Lease  
County: DeKalb  
Type: Retail  
Total SF: 4,225  
Parking Spaces: 25  
Year Built: 2017  
Market: Atlanta MSA

*5485 is located in the Chamblee area of the Atlanta MSA with national retailers AT&T and Pizza Hut. Positioned across from Chamblee Plaza and Chamblee Charter High School on the busy Peachtree Industrial Boulevard, 5485 is uniquely positioned to take advantage of the high employee and commuter traffic levels in the area.*

## CONTACT

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## RETAILERS INCLUDE

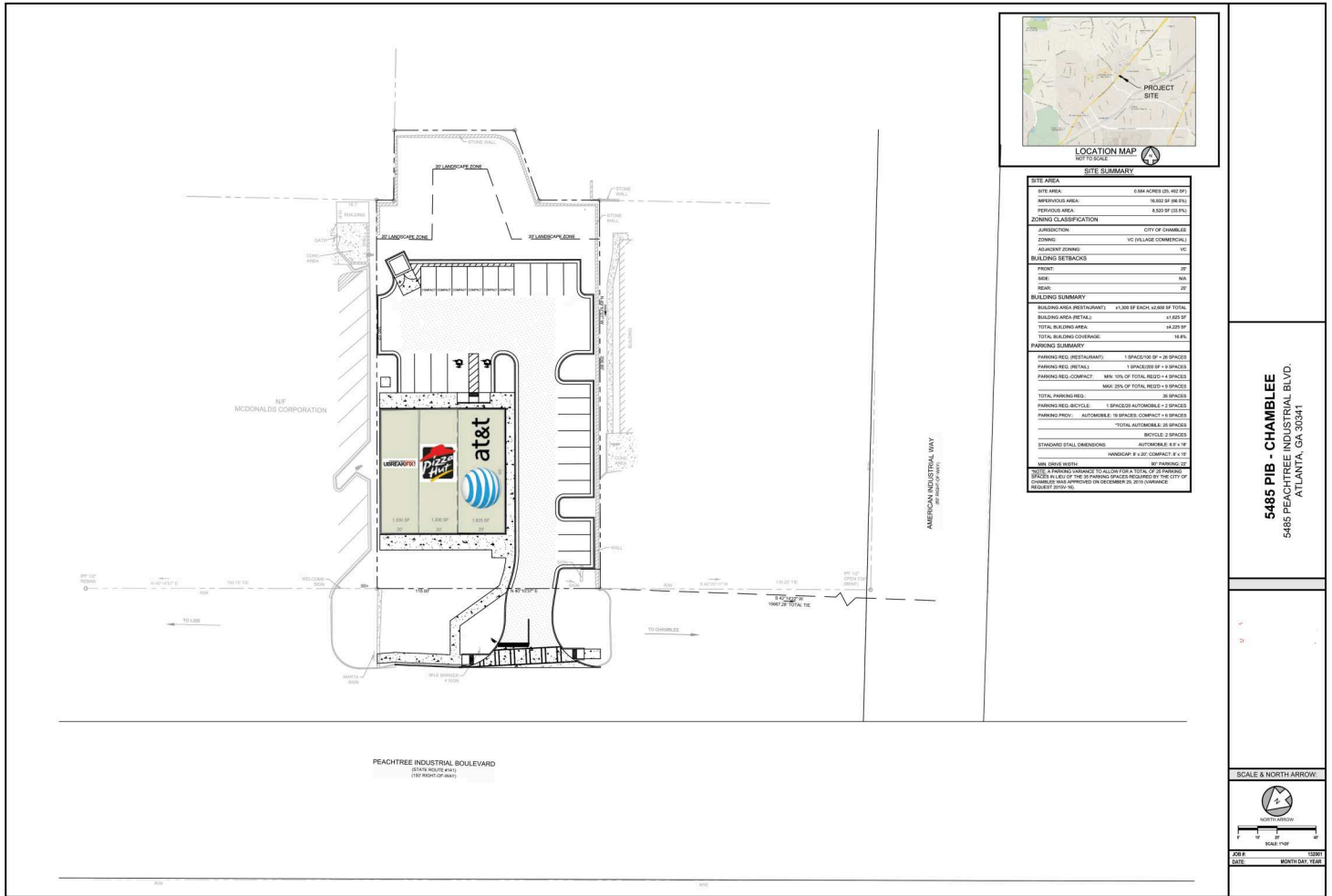


## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	108,441	310,485	560,918
Daytime Population	83,303	242,069	423,018
Households	45,587	133,458	243,558
Average Household Income (\$)	135,643	145,785	142,269
Median Household Income (\$)	86,897	91,423	89,220
Median Age	39	39	39

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SITE SUMMARY	
<b>SITE AREA</b>	0.884 ACRES (251,482 SQ FT)
<b>NEIGHBORHOOD AREA</b>	1,000 SQ FT (0.023 AC)
<b>PERVIOUS AREA</b>	6,630 SQ FT (0.151 AC)
<b>ZONING CLASSIFICATION</b>	CITY OF COMMERCE
<b>ZONING</b>	VC (VILLAGE COMMERCIAL)
<b>ADJACENT ZONING</b>	VC
<b>BUILDING RETRACKS</b>	
<b>FRONT</b>	25'
<b>SIDE</b>	N/A
<b>BACK</b>	25'
<b>BUILDING SUMMARY</b>	
<b>BUILDING AREA (RESTAURANT)</b>	61,300 SF EACH (10,889 SF TOTAL)
<b>BUILDING AREA (RETAIL)</b>	14,000 SF
<b>TOTAL BUILDING AREA</b>	75,300 SF
<b>TOTAL BUILDING COVERAGE</b>	18.8%
<b>PARKING SUMMARY</b>	
<b>PARKING REQ. (RESTAURANT)</b>	1 SPACE/100 SF = 28 SPACES
<b>PARKING REQ. (RETAIL)</b>	1 SPACE/50 SF = 8 SPACES
<b>PARKING REQ. (COMPACT)</b>	MAX. 10% OF TOTAL REQ. = 4 SPACES
<b>MAX. 20% OF TOTAL REQ.</b>	13 SPACES
<b>TOTAL PARKING REQ.</b>	38 SPACES
<b>PARKING REQ. (RETAIL)</b>	1 SPACE/50 AUTOMOBILE = 2 SPACES
<b>PARKING PROV. - AUTOMOBILE</b>	16 SPACES
<b>TOTAL AUTOMOBILE &amp; 20 SPACES</b>	22 SPACES
<b>STANDARD STALL DIMENSIONS</b>	AUTOMOBILE: 8' x 18'
	HANDICAP: 8' x 12'
<b>MIN. DRIVE WIDTH</b>	30' PARKING ISLE
<b>NOTE:</b>	1. PARKING PROVIDED TO ALLOW FOR A TOTAL OF 38 PARKING SPACES. 2. 10% OF THE 38 PARKING SPACES REQUIRED BY THE CITY OF ATLANTA TO BE PROVIDED ON DECEMBER 20, 2010 COMPLIANCE. 3. 20% OF THE 38 PARKING SPACES REQUIRED BY THE CITY OF ATLANTA TO BE PROVIDED ON DECEMBER 20, 2010 COMPLIANCE.

**5485 PIB - CHAMBLEE**  
5485 PEACHTREE INDUSTRIAL BLVD.  
ATLANTA, GA 30341

SCALE & NORTH ARROW

JOB # \_\_\_\_\_  
DATE: \_\_\_\_\_ MONTH DAY YEAR

- 100 uBreakiFix
  - 1,300 SF
  - 300 AT&T
  - 1,625 SF
- 200 Pizza Hut
  - 1,300 SF
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