

CHAMBLEE PROFESSIONAL BUILDING

3652 Chamblee Dunwoody Rd, Chamblee, GA 30341



AVAILABLE SF:	2,800 SF
LEASE RATE:	\$12.00 SF/Yr (Full Service)
LOT SIZE:	0.8 Acres
BUILDING SIZE:	9,500 SF
BUILDING CLASS:	B
YEAR BUILT:	1965
ZONING:	Commercial
MARKET:	Atlanta
SUB MARKET:	Central Perimeter
CROSS STREETS:	Mendenhall St SE
TRAFFIC COUNT:	18,344

PROPERTY OVERVIEW

This 2,800 sq ft office space is available for lease. It is a perfect fit for any type of medical or healthcare profession. The property's current layout has a waiting room, receptionist room, 5 offices, a clinic space, and space for break room/kitchen. The possibilities are endless to make this property your dream medical office space.

PROPERTY FEATURES

- 2,800 Sq ft
- \$2,800 monthly lease
- Ideal for Medical or Healthcare Professional Office
- Great location- inside the perimeter, just north of Peachtree Rd.
- Bring Your Best Contractor, or Use Ours

KW COMMERCIAL
804 Town Blvd.,
Ste. A2040
Atlanta, GA 30319

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

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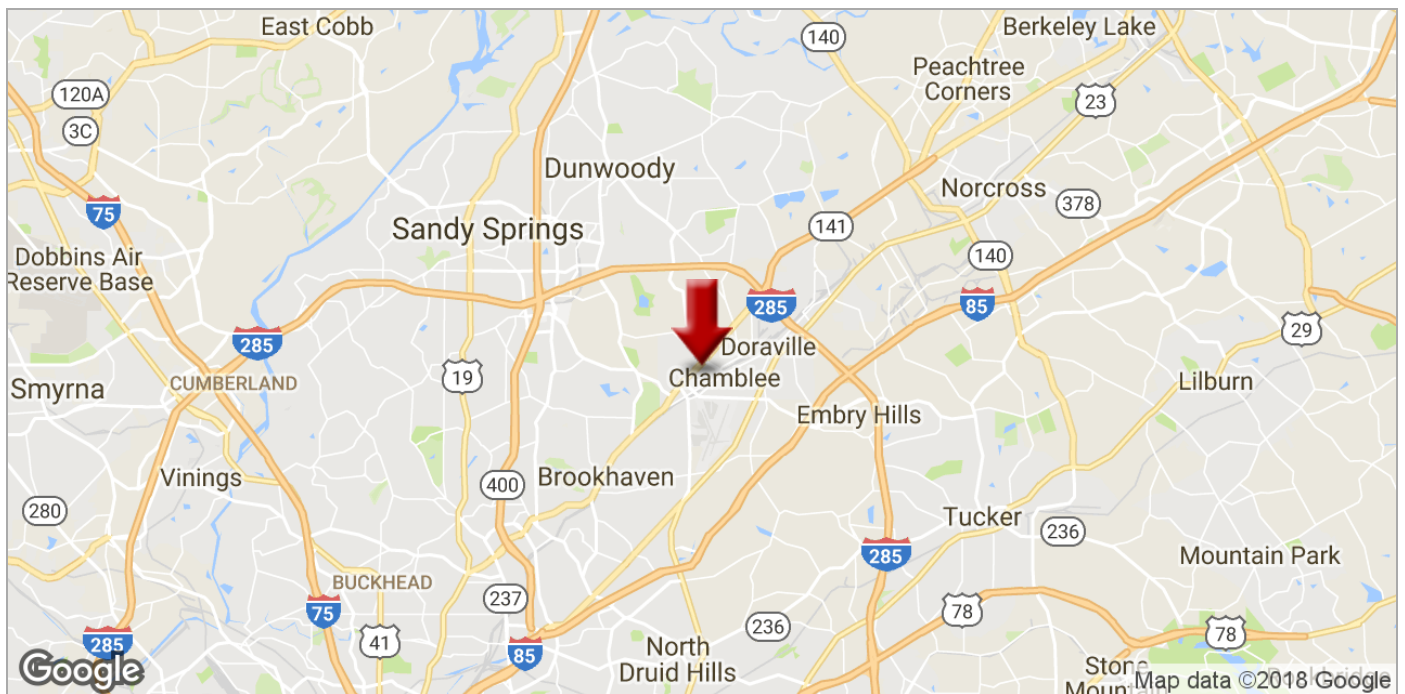
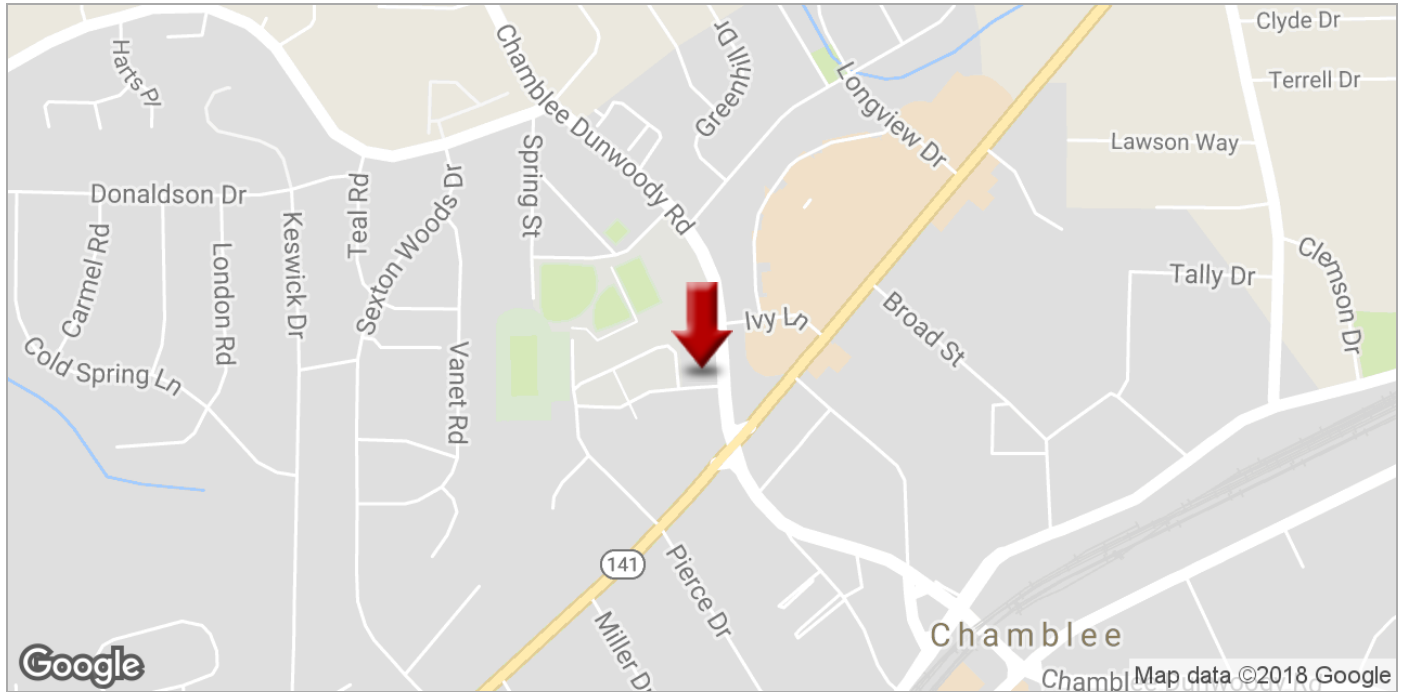
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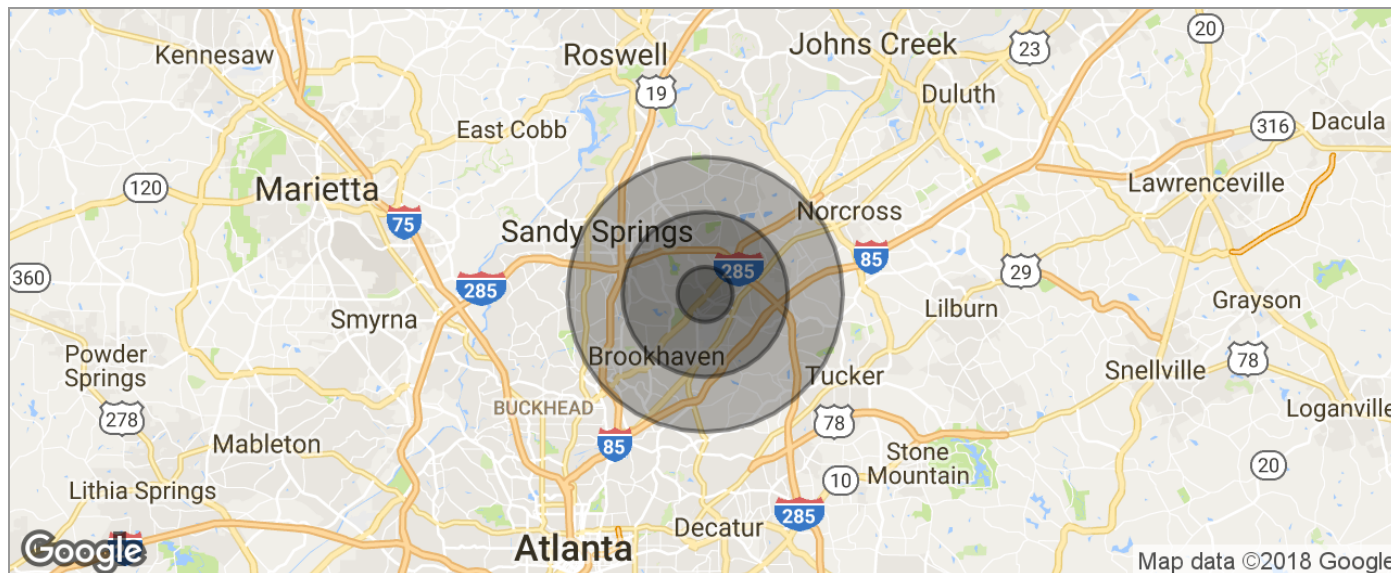
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,284	86,789	250,121
MEDIAN AGE	35.3	33.7	34.7
MEDIAN AGE (MALE)	34.3	33.4	34.3
MEDIAN AGE (FEMALE)	36.7	33.7	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,135	35,706	103,544
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$86,684	\$85,689	\$93,352
AVERAGE HOUSE VALUE	\$299,671	\$312,389	\$378,202
RACE	1 MILE	3 MILES	5 MILES
% WHITE	67.8%	64.6%	65.7%
% BLACK	7.3%	11.7%	13.1%
% ASIAN	9.7%	10.5%	8.6%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.4%	0.4%	0.3%
% OTHER	13.0%	11.5%	11.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	28.1%	26.0%	23.6%

* Demographic data derived from 2010 US Census

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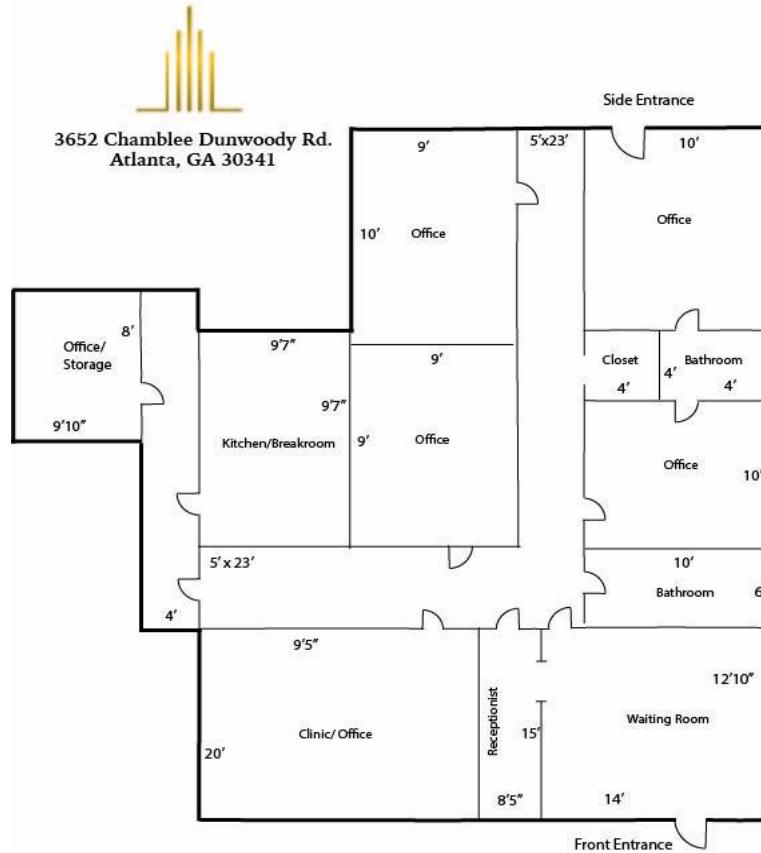
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
3652 Chamblee Dunwoody Rd.	Medical	\$12.00 SF/YR	Full Service	2,800 SF	VACANT

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