



ATTIVA  
PEACHTREE

BY CORTLAND

***Retail and Restuarant Space for Lease  
in New Mixed Use Development***

- +/-1400 - 19,713 SF of Retail, Restuarant, and Office
- Over 1,000 New Residential units delivered or in development within 2 blocks
- Over 40,000 cars per day in heavily trafficked corridor
- 6.4/1,000 SF of Covered Parking
- Prime Location in dynamic Chamblee market
- Excellent Demographics
- Walk to Marta and Chamblee Rail Trail
- Great co-tenancy

***For More Information:***

Taylor Smith  
678.712.4922  
taylor@terminuscre.com



**5255 PEACHTREE BOULEVARD, CHAMBLEE, GA 30071**

**RESTUARANT / RETAIL / OFFICE SPACE**

# PROPERTY PHOTOS



# CHAMBLEE DEMOGRAPHICS

## POPULATION

	1 Mile	3 Mile	5 Mile
Estimated Population (2016)	11,439	107,763	295,682
Projected Population (2021)	12,688	114,880	314,570
Population Growth (2016-2021)	10.92%	6.60%	6.39%
Average Age	37	35	36

## HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Estimated Households (2016)	5,128	44,567	125,772
Projected Households (2021)	3,581	42,516	130,735
Census Households (2010)	2,973	38,422	113,571
Census Households (2000)	2,466	33,855	101,955

## AVERAGE HOUSEHOLD INCOME

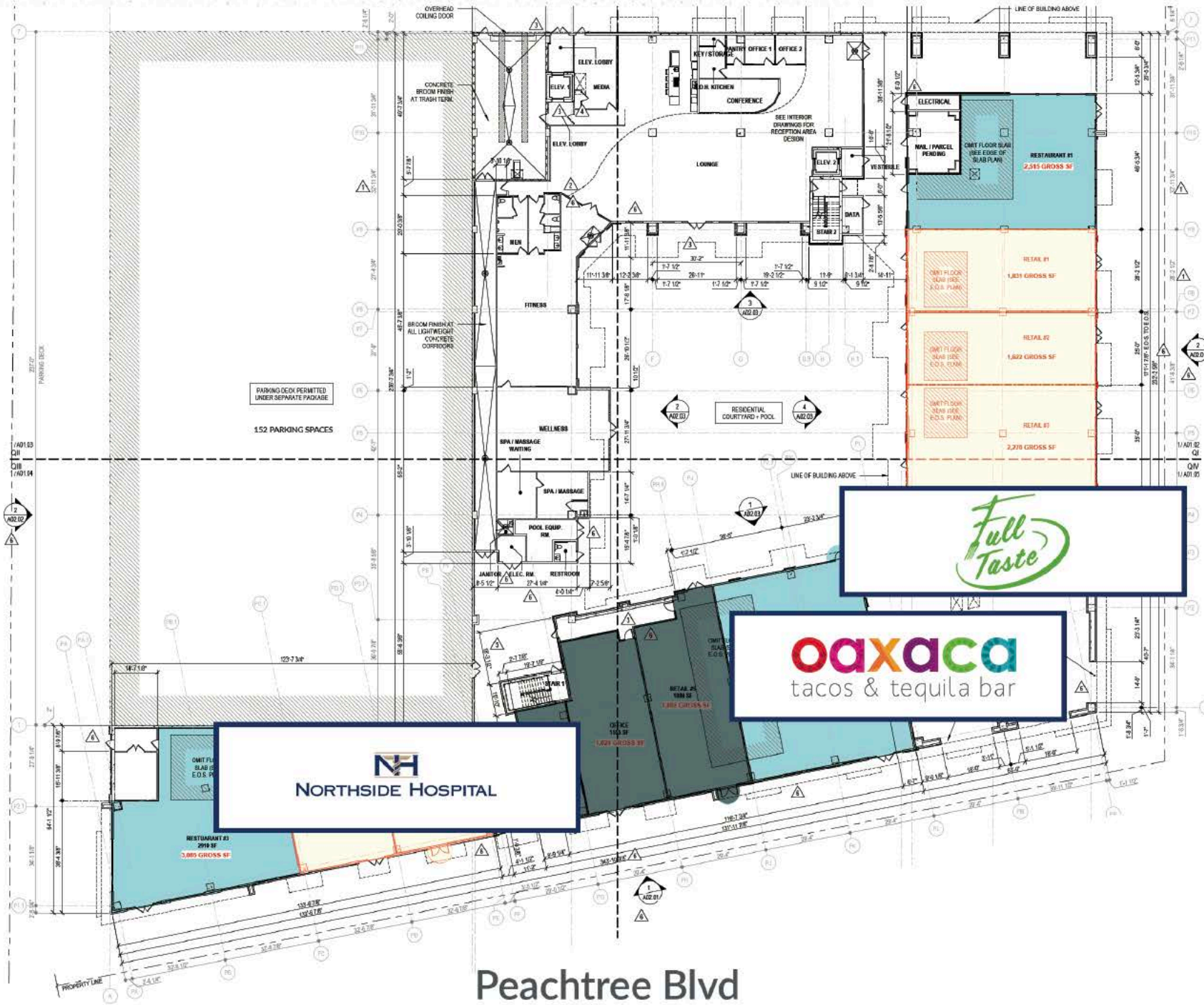
	1 Mile	3 Mile	5 Mile
Estimated Avg Household Income (2016)	\$84,807	\$96,017	\$106,681
Projected Avg Household Income (2021)	\$101,033	\$114,384	\$128,639
Census Avg Household Income (2010)	\$81,573	\$82,972	\$87,257
Census Avg Household Income (2000)	\$55,716	\$73,780	\$79,706

## MEDIAN HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Estimated Med. Household Income (2016)	\$63,586	\$71,735	\$77,956
Projected Med. Household Income (2021)	\$70,511	\$79,676	\$86,619
Census Med. Household Income (2010)	\$53,912	\$60,197	\$63,350
Census Med. Household Income (2000)	\$42,751	\$58,235	\$62,310



# FLOOR PLAN

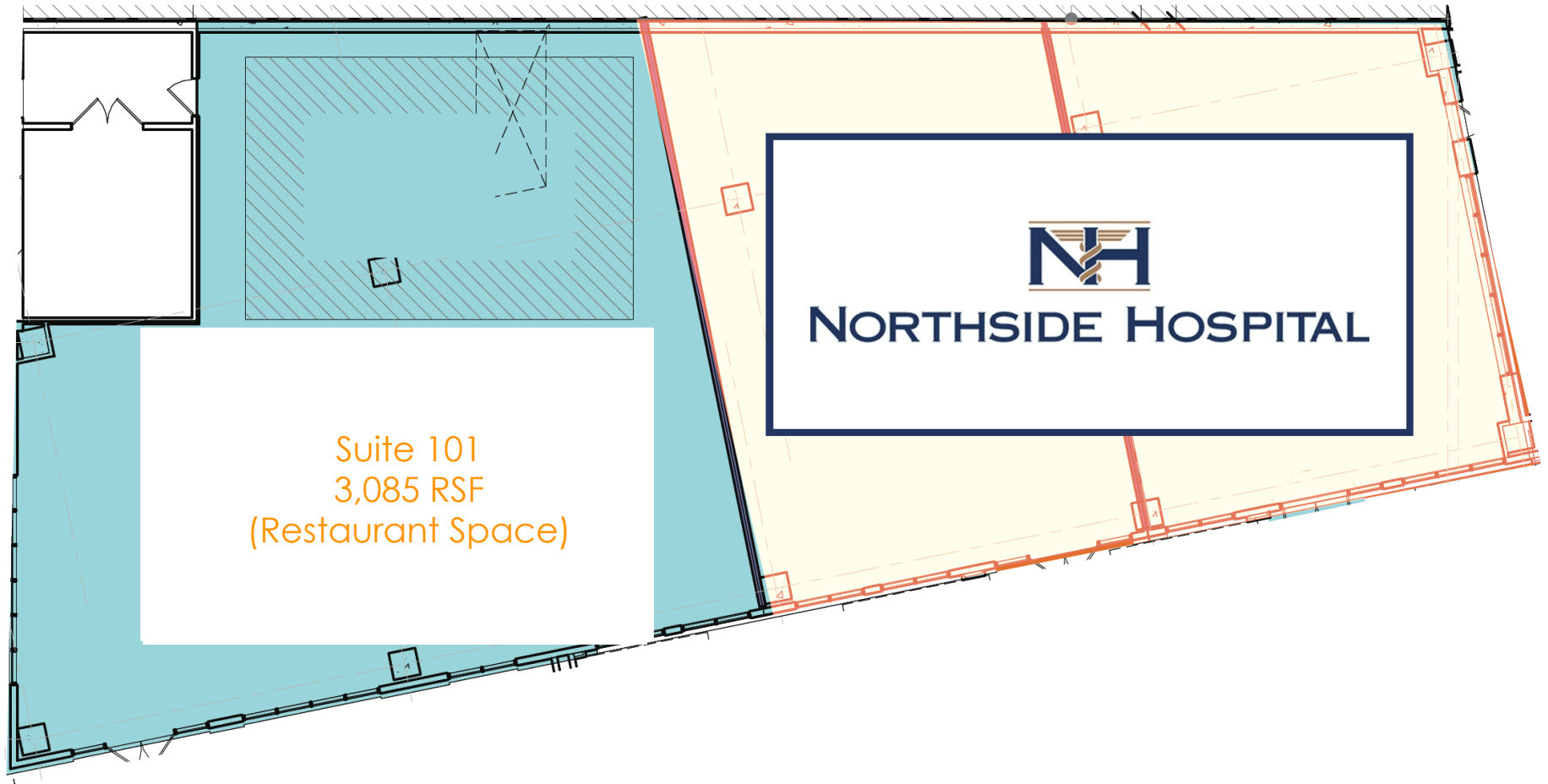


RESTAURANT AVAILABILITIES

Malone Dr

Peachtree Blvd

# FLOOR PLAN



Peachtree Blvd

# FLOOR PLAN



SUITE 103  
2,581 SF

**oaxaca**  
tacos & tequila bar

**greenpicks**  
MARKET

SLAB LEAVE OUT  
FOR STUB UP PLUMBING  
FOR KITCHEN AND  
RESTROOMS  
25' 4"

PLAZA

Malone Dr

Peachtree Blvd

# FLOOR PLAN



Malone Dr

# AMENITY MAP

For More Information:

Taylor Smith  
678.712.4922

taylor@terminuscre.com



## EATERIES

- 1 WHOLE FOODS
- 2 TAQUERIA DEL SOL
- 3 HOPSTIX
- 4 BLUETOP
- 5 SOUTHBOUND
- 6 VINTAGE PIZZERIA
- 7 FROSTY CABOOSE

## MIXED USE DEVELOPMENTS

- 8 TRACKSIDE CHAMBLEE  
(90,000 SF CLASS A OFFICE)
- 9 THE OLMSTED  
(272 RESIDENTIAL UNITS)
- 10 CITY CENTER  
(20,000 SF OFFICE, 60,000 SF RETAIL,  
500 RESIDENTIAL UNITS)

