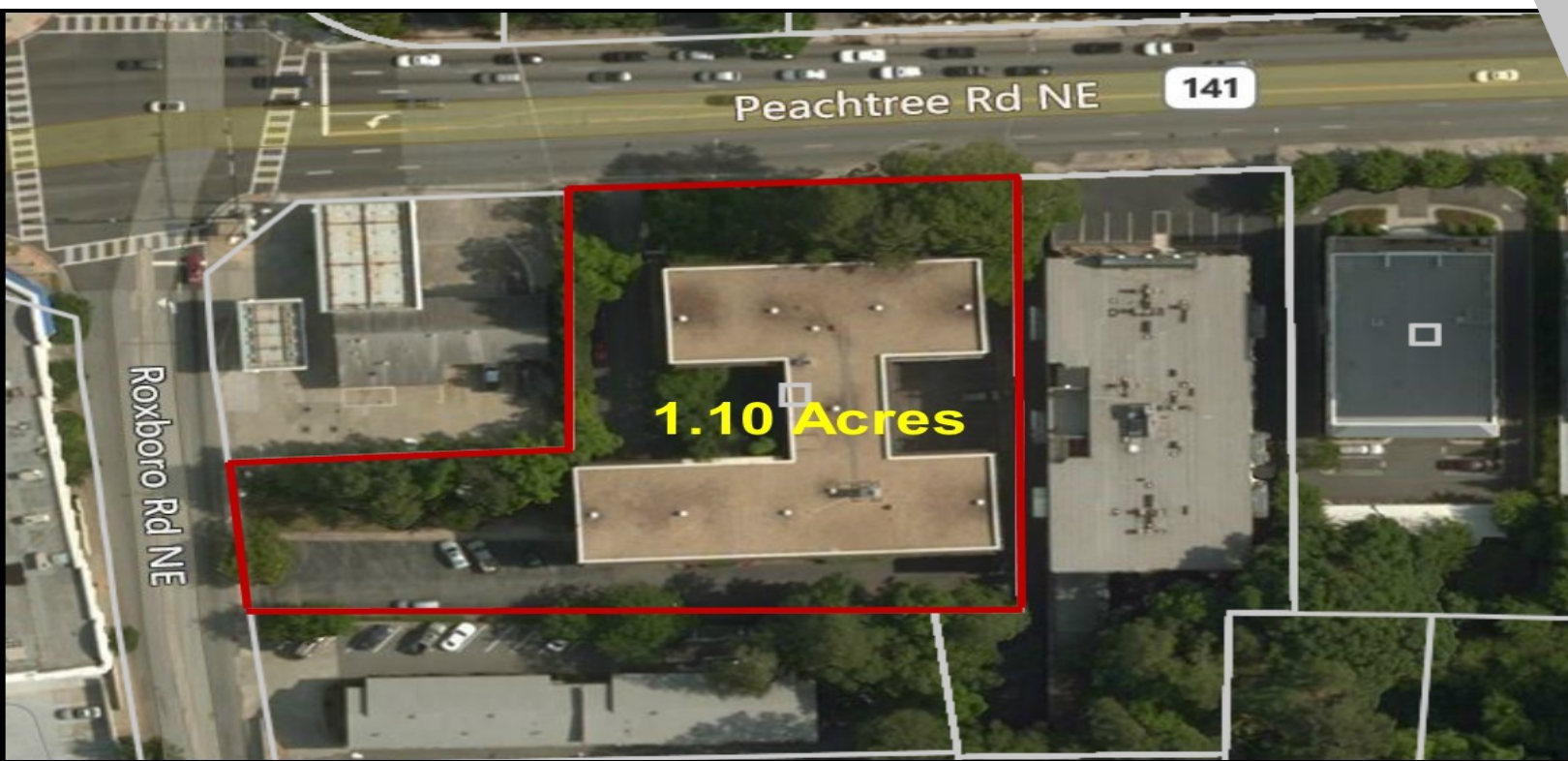


LAND FOR SALE

PEACHTREE ROAD MULTI-FAMILY

3645 Peachtree Road NE, Atlanta, GA 30319



COUNTY:	Fulton
LOCATION:	Located At The NE Corner Of Peachtree Road And Roxboro Road
SUBTYPE:	Multifamily
SUBMARKET:	Buckhead
ZONING:	RG3
LOT SIZE:	1.10 Ac
SALE PRICE:	Subject To Offer

PROPERTY OVERVIEW

41 Total Units:

- (1) Studio unit +/- 600 s.f.
- (6) 1BR/1BA units +/- 840 s.f.
- (13) 1BR/1BA units +/- 897 s.f.
- (15) 1BR/1BA units +/- 945 s.f.
- (6) 2BR/2BA units +/- 1,173 s.f.

Three levels of living space, plus lower level common areas

Potential to develop rooftop deck and/or additional levels

Secured owner/tenant storage spaces

(52) spaces of surface and covered deck parking

On-site laundry facility, fitness area, community room

Gated entrances both on Peachtree Road and Roxboro Road

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

STEVE MASSELL, CCIM
Broker
O 404.419.3500
C 404.664.7615
realty@massell.com

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3645 Peachtree Road NE, Atlanta, GA 30319



PROPERTY HIGHLIGHTS

- Buckhead High Visibility Real Estate For Sale
- World-famous Peachtree Road address - almost 200 feet of frontage
- Prime development site of +/-1.10 acres
- High barriers to entry in-town opportunity
- Suitable for Mid-Rise development
- Dual road access on Peachtree and Roxboro Roads
- Currently zoned RG-3 (willing to sell "subject to re-zoning")
- Highest Demographics and Luxury Market Potential in the entire City of Atlanta
- Immediate Proximity to Lenox Square, Phipps Plaza, Buckhead Office District
- Equidistance to three Marta Rail Stations (Lenox, Buckhead and Brookhaven)
- Approximately 1/2 mile to Georgia 400 access points
- Approximately 3 miles to Interstate 85 and 4 miles to Interstate 285
- Approximately 3 miles to Peachtree Dekalb Airport and 19 miles to Hartsfield International Airport
- Cattycorner to The Ritz-Carlton Residences and Office Tower
- Highly rated Walk-score to top-tier shopping, world-class restaurants and businesses
- Potential to reposition as upscale luxury residential
- Acquisition terms advised upon contact with Broker



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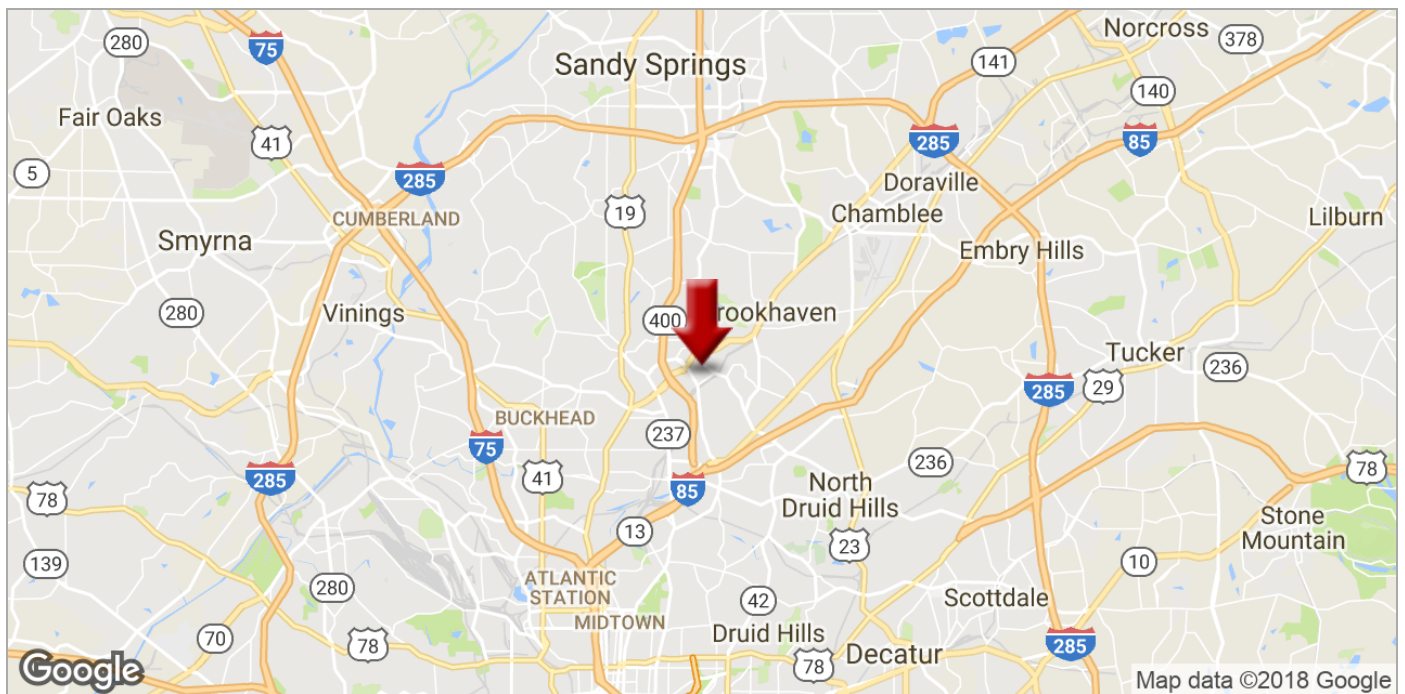
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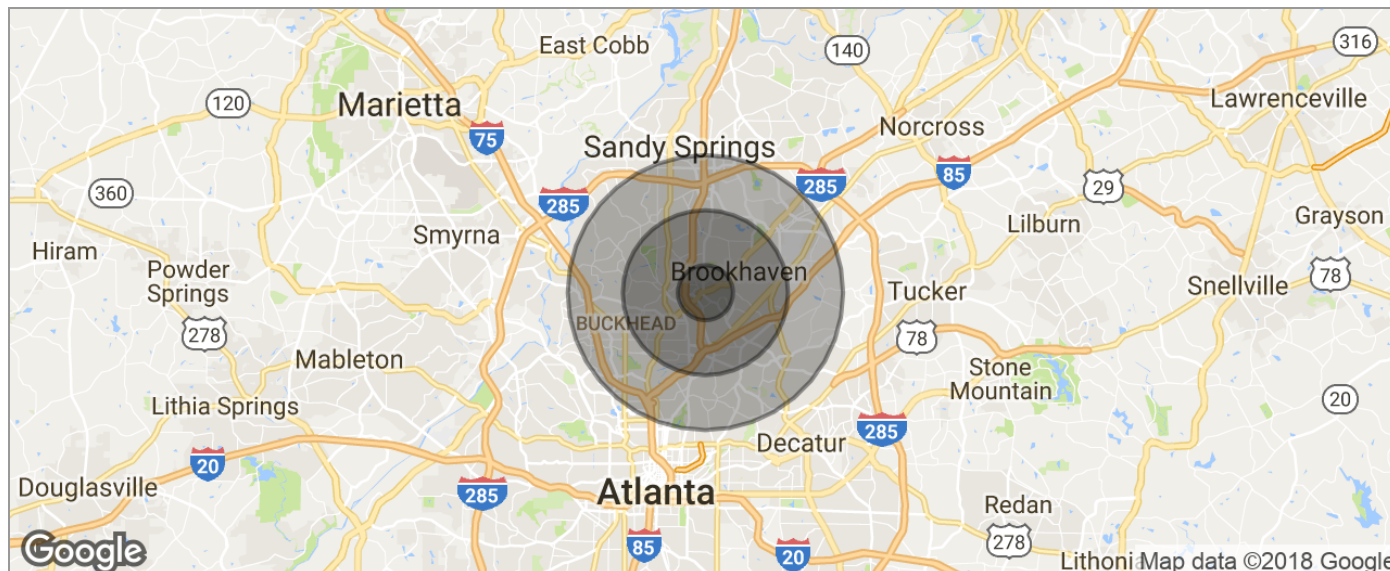
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,478	113,877	265,034
MEDIAN AGE	37.6	34.8	35.5
MEDIAN AGE (MALE)	36.6	35.0	35.6
MEDIAN AGE (FEMALE)	38.3	35.0	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,868	54,734	122,579
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$130,640	\$105,420	\$114,278
AVERAGE HOUSE VALUE	\$436,009	\$461,436	\$488,610
RACE	1 MILE	3 MILES	5 MILES
% WHITE	79.4%	70.6%	74.0%
% BLACK	11.1%	12.2%	10.5%
% ASIAN	5.4%	5.0%	5.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.2%	0.2%
% OTHER	2.3%	10.8%	8.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.4%	20.0%	17.5%

* Demographic data derived from 2010 US Census

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