

RETAIL AND FLEX SPACES

6037 New Peachtree Rd | Doraville, GA 30340



**ATLANTA LEASING
& INVESTMENT**

±14,938 Total Bldg SQ on .5 acres



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OFFERING PRICE	\$11.76/NNN (<i>flex</i>) and \$15.28/NNN (<i>retail</i>)
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PARCEL ID	18 321 04 002
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SQUARE FEET	±1,649 SF Retail Suite: 6037 New Peachtree Rd ±1,224 SF Flex Suite: 2654 Church Dr
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ADDRESS	6037 New Peachtree Rd Doraville, GA 30340
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ZONING	City of Doraville, T-6 Urban Core
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LEASE HIGHLIGHTS

- Located directly across the road from Marta Station
- Great exposure on high traffic road
- High foot traffic/Sidewalks present
- Close proximity to I-285
- TT pays electric, water, cable, internet, property tax/insurance pass-throughs (NNN)
- Trash included; LL pays property taxes/property insurance
- Existing tenants: Braiding Salon, Hair Salon, Convenience Store: OWNER WILL NOT LEASE TO ANY OF THESE USES
- Ample parking with 49 total parking spaces

EXECUTIVE SUMMARY

Charming multi-tenant retail building with great exposure on N Peachtree Rd and directly across from the Doraville Marta station. Most recently utilized as a barber shop, the 1,649 SF suite is now available for lease. Space is currently configured as a multi room retail area with one restroom. Ample parking along with high visibility allow for a multitude of retail uses.

The separate flex suite includes 1 restroom, 1 roll-up door, and a separate room.

RETAIL SUITE - 6037 NEW PEACHTREE RD



6037 NEW PEACHTREE RD, DORAVILLE, GA 30340

► 803.760.3631

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FLEX SUITE - 2654 CHURCH DR



6037 NEW PEACHTREE RD, DORAVILLE, GA 30340

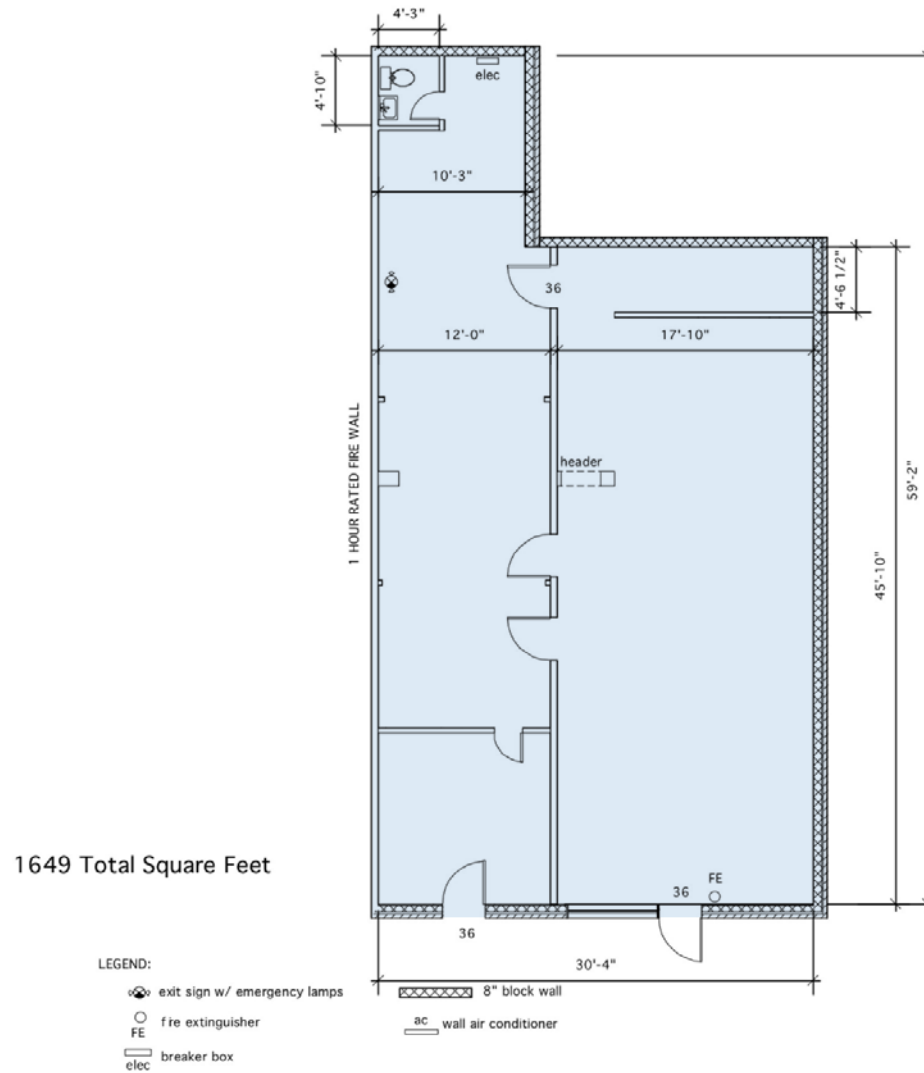
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FLOOR PLAN - 6037 NEW PEACHTREE RD



6037 NEW PEACHTREE RD, DORAVILLE, GA 30340

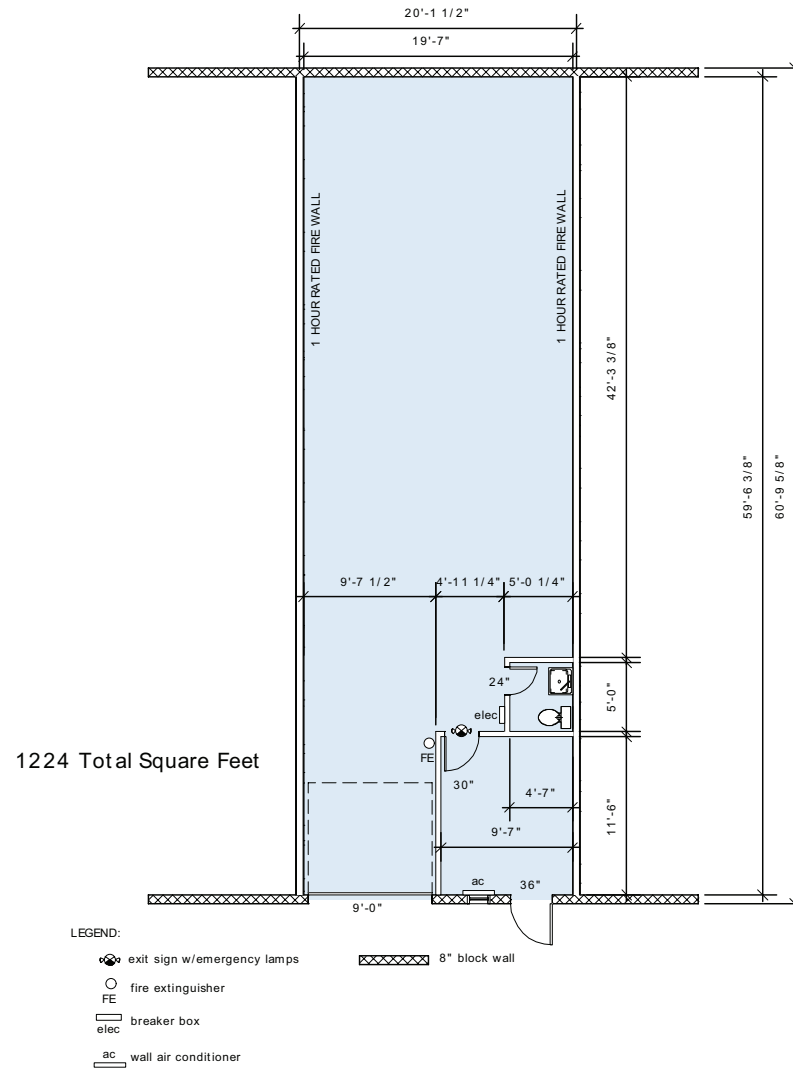
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POPULATION

Radius	2-Mile	5-Mile	10-Mile
2020 Population	42,059	275,768	1,032,361
2024 Population	43,192	273,632	1,021,939
2029 Population Projection	43,414	275,765	1,039,013

INCOME

Radius	2-Mile	5-Mile	10-Mile
Avg Household Income	\$82,350	\$114,778	\$117,732
Median Household Income	\$57,536	\$79,620	\$83,684

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ZONING

18 321 04 002

Table Zoom to

ZDistID:	T-6 Urban Core
ZDistNm:	URBAN CORE
Parcel ID:	18 321 04 002
Street Address:	2646 Church Drive Doraville, GA 30340
City:	Doraville
Acreage:	0.550000
Class:	
Frontage:	0.000000
Land Value	0.000000
Owner:	DIVERSIFIED DEVELOPMENT NEW PEACHREE
Subdivision:	0
Ordinance Link	

Zoning Districts

Properties

- R-2 General Residential
- R-3 Multi-Family Apartments
- R-3-C Multi-Family Apartments Conditional
- R-4 Multi-Family Condos & Households
- R-CH Single-Family Cluster Residential
- RSFA Single-Family Attached Residential
- RSFA-C Single-Family Attached Residential Conditional
- SD-1 Special District: Motors
- SD-2 Special District: Carver Hills
- SD-3 Special District: Assembly
- T-3 Sub-Urban
- T-4 General Urban
- T-5 Urban Center
- T-5-C Urban Center Conditional
- T-6 Urban Core
- T-6-C Urban Core Conditional

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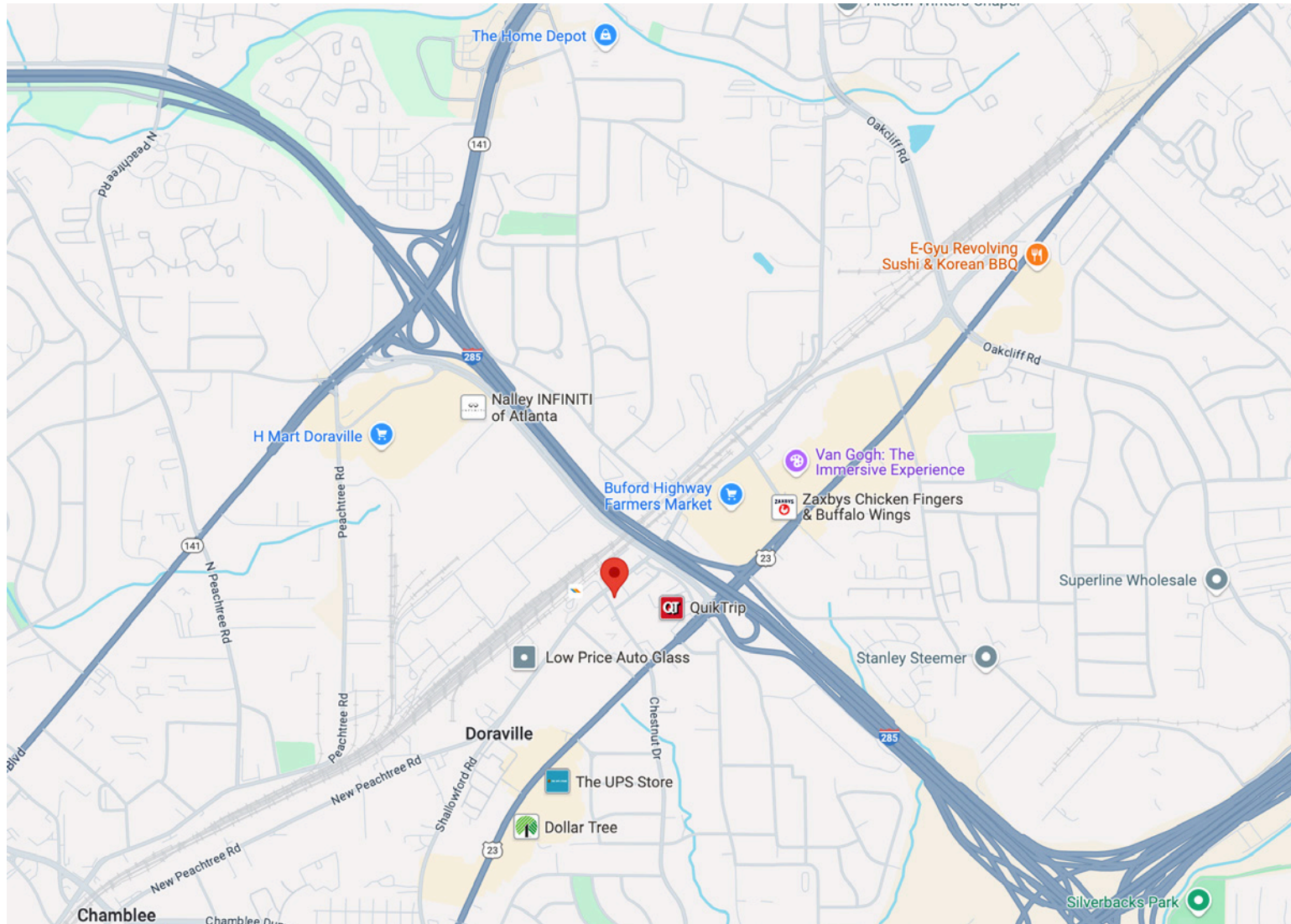
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**ATLANTA LEASING
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AREA RETAIL MAP



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