

SINGLE-TENANT OFFICE/RETAIL BUILDING

4154 Clairmont Rd | Chamblee, GA 30341



**ATLANTA LEASING
& INVESTMENT**

High Traffic & Visibility on Clairmont Road



SINGLE-TENANT OFFICE/ RETAIL BUILDING

High Traffic & Visibility on Clairmont Road

OFFERING PRICE *please inquire*

ADDRESS 4154 Clairmont Road
Chamblee, GA 30341

SQUARE FEET ±988 SF

BUILT 1948

ZONING NC-1, City of Chamblee:
Zoning allow for a qid variety of
retail, office, and residential uses

EXECUTIVE SUMMARY

Atlanta Leasing Investment is pleased to present 4154 Clairmont Rd, a ±988 SF office/retail building on 0.25 acres in Chamblee. Featuring 21,000+ VPD and walkable MARTA access, the NC-1 zoning allows flexible uses including office, boutique retail, medical, or owner-occupied space – an excellent investment with strong demographics and repositioning potential in this growing corridor.

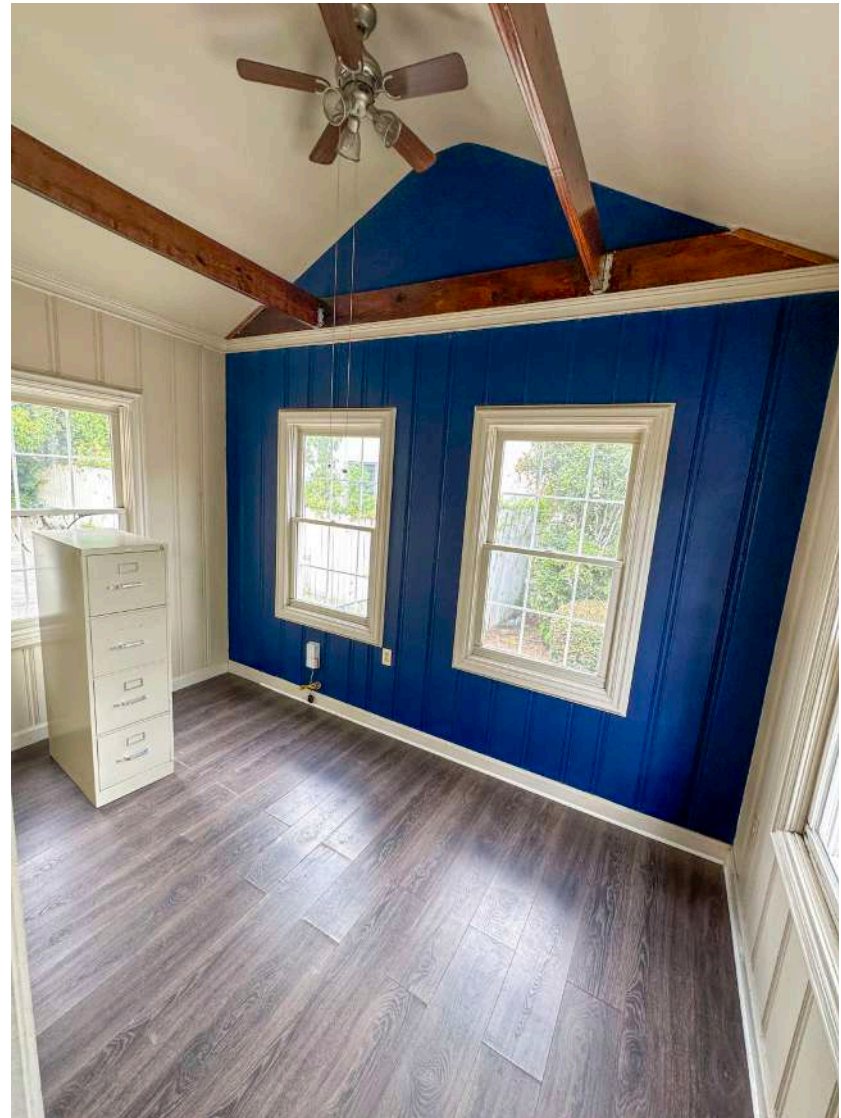


PROPERTY OVERVIEW

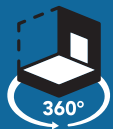
4154 Clairmont Rd is a stand alone building and offers 8 surface spaces and benefits from an infill urban location in the Chamblee/Doraville/North Druid Hills submarket. The surrounding area supports long-term demand, with more than 109,000 residents within 3 miles, median household incomes exceeding \$131,000, and projected population growth. The property is strategically positioned near I-85, I-285, major employment centers, and Atlanta's expanding Chamblee corridor, which continues to attract development activity. Together, these attributes make 4154 Clairmont Rd a well-located, income-producing investment with both stability and upside potential.



INTERIOR PHOTOS



CLICK BELOW FOR INTERACTIVE VIEW



3D TOUR



WALKING TOUR

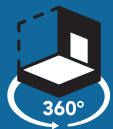


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EXTERIOR PHOTOS



CLICK BELOW FOR INTERACTIVE VIEW



3D TOUR

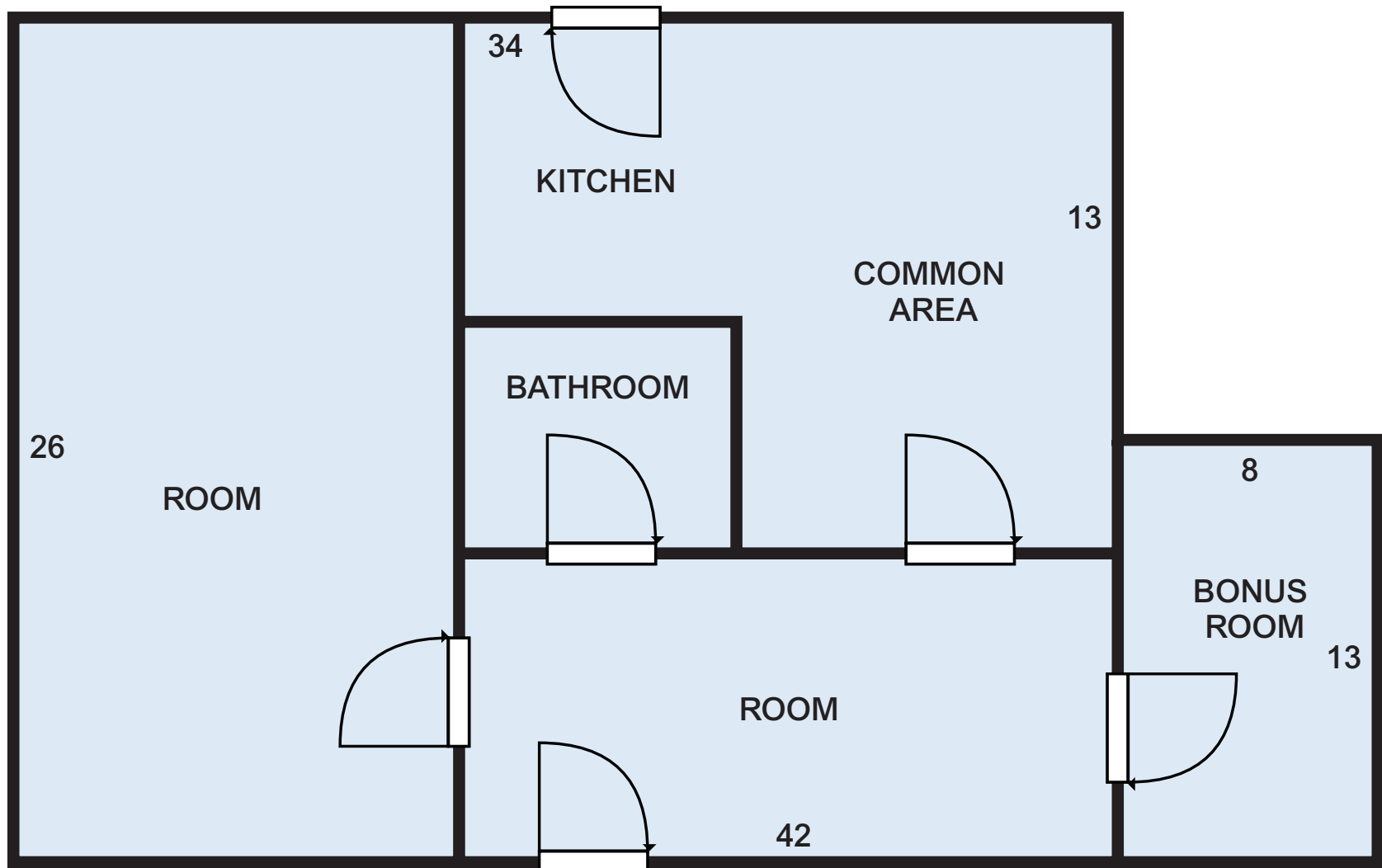


WALKING TOUR



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FLOOR PLAN



4154 CLAIMONT RD, CHAMBLEE, GA 30341

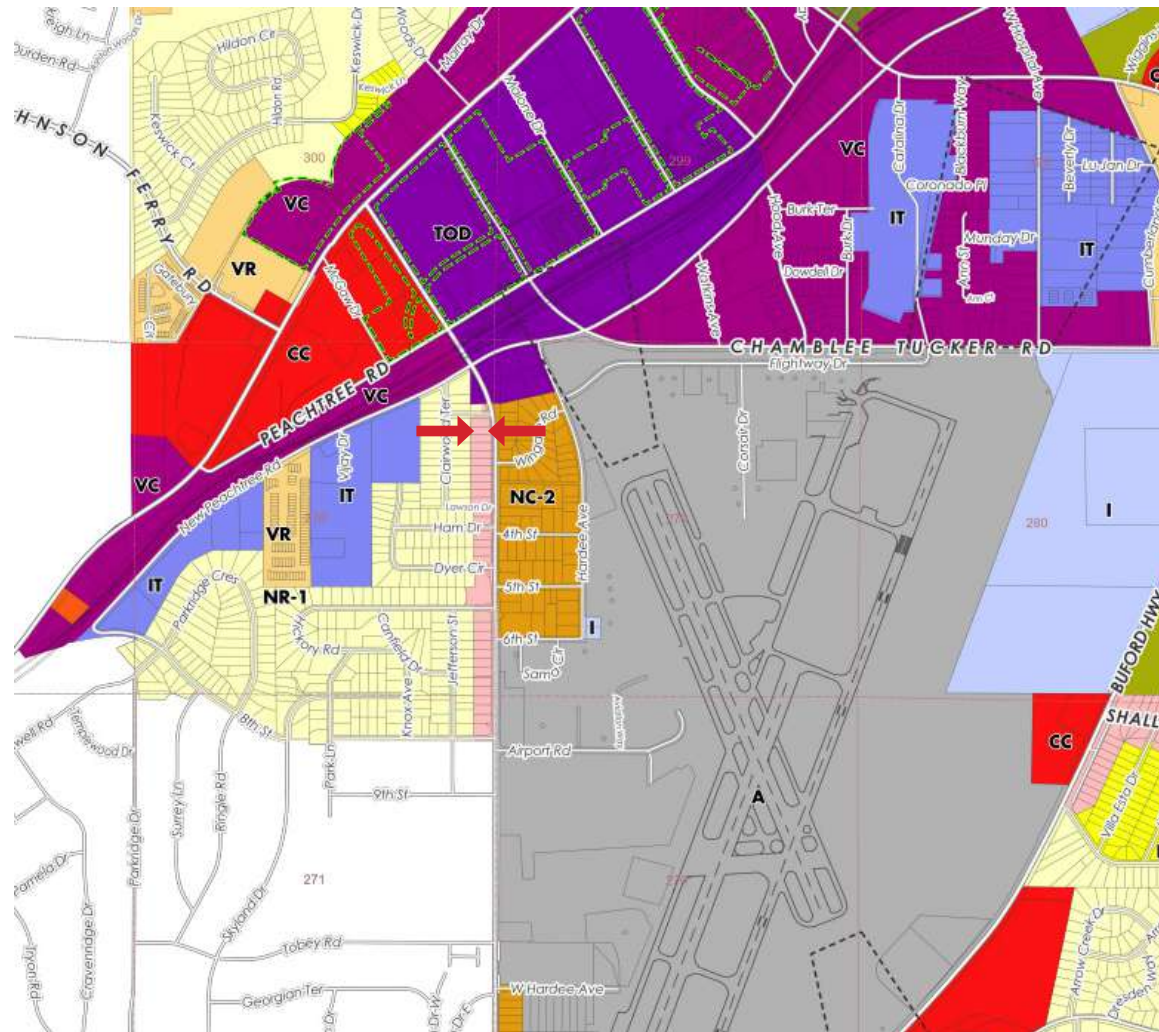
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ZONING MAP



Zoning Districts

A	Airport
CC	Corridor Commercial
CVC	Corridor Village Commercial
I	Light Industrial
IT	Industrial Transitional
MU-BC	Mixed Use - Business Center
NC-1	Low-Density Neighborhood Commercial
NC-2	Medium-Density Neighborhood Commercial
NR-1	Neighborhood Residential 1
NR-2	Neighborhood Residential 2
NR-3	Neighborhood Infill
PUD	Planned Unit Development
TOD	Transit-Oriented Development
VC	Village Commercial
VR	Village Residential
(dashed black line)	Runway Protection Zones (Location approximate, based upon CAD data)
(dashed green line)	Rail Trail Overlay

4154 CLAIMONT RD, CHAMBLEE, GA 30341

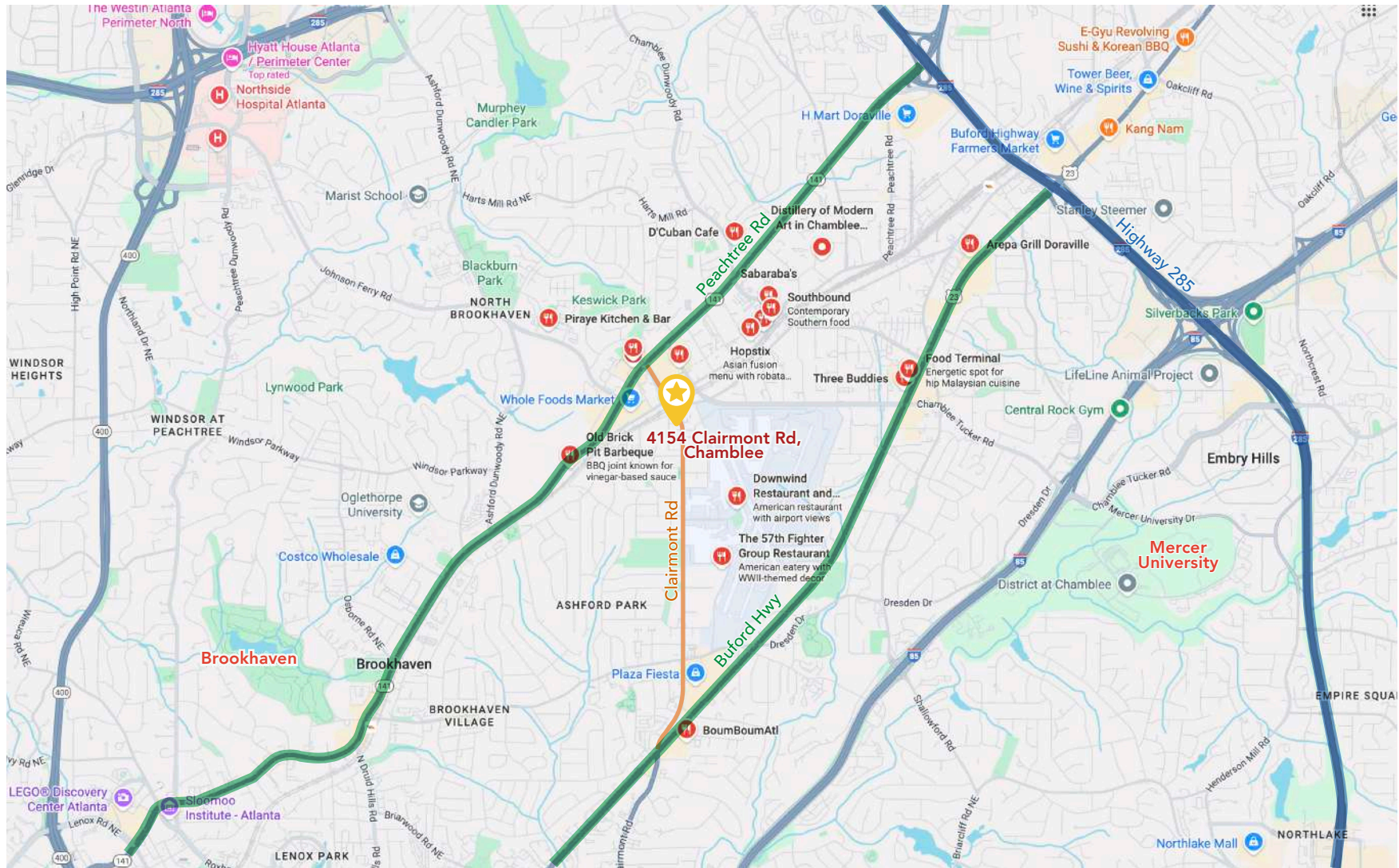
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AREA RETAIL MAP



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DEMOGRAPHIC OVERVIEW

Radius	2-Miles	5-Miles	10-Miles
2020 Population	48,251	310,731	1,121,024
2024 Population	47,239	312,329	1,123,116
2029 Population Projection	46,946	315,097	1,142,576
Annual Growth 2020-2024	-0.5%	0.1%	0%
Annual Growth 2024-2029	-0.1%	0.2%	0.3%
Median Age	35.4	36.4	36.2
Bachelor's Degree or Higher	54%	60%	56%
U.S. Armed Forces	43	167	965
INCOME			
Avg Household Income	\$131,341	\$127,613	\$120,329
Median Household Income	\$95,032	\$93,902	\$87,387
< \$25,000	2,270	15,169	60,765
\$25,000 - 50,000	3,144	21,116	78,586
\$50,000 - 75,000	2,641	20,493	74,053
\$75,000 - 100,000	2,086	16,781	58,499
\$100,000 - 125,000	1,685	12,889	44,027
\$125,000 - 150,000	1,612	11,176	36,625
\$150,000 - 200,000	1,600	13,314	44,905
\$200,000+	4,415	27,994	87,322

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TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Clairmont Road	Dyer Cir S	21,737	2025	0.19 mi
Peachtree Road	Clairmont Rd SW	8,741	2025	0.19 mi
Peachtree Rd	Clairmont Rd SW	8,630	2024	0.19 mi
Clairmont Rd	Dyer Cir S	21,689	2024	0.20 mi
Peachtree Rd	McGaw Dr NE	6,444	2025	0.21 mi
Clairmont Rd	Peachtree Rd SE	21,211	2024	0.22 mi
Chamblee Tucker Rd	New Peachtree Rd SE	17,273	2025	0.22 mi
Clairmont Road	Peachtree Rd SE	18,965	2025	0.25 mi
Clairmont Rd	Hickory Rd S	17,901	2025	0.27 mi
McGaw Dr	Peachtree Rd SE	741	2025	0.27 mi

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**ATLANTA LEASING
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CHAMBLEE AREA REVITALIZATION PROJECTS

ASSEMBLY ATLANTA

Assembly Atlanta is a \$1 billion, 135-acre mixed-use film and entertainment campus transforming the former GM plant site in Doraville, just minutes from Clairmont Road. Anchored by NBCUniversal studios and supported by soundstages, offices, retail, dining, and green space, the project is driving substantial job creation and regional investment. As one of metro Atlanta's largest redevelopment efforts, Assembly Atlanta is positioning Chamblee and Doraville as a hub for media, technology, and creative industries.



CHAMBLEE MARTA STATION REDEVELOPMENT

The Chamblee MARTA station, located less than a mile from 4154 Clairmont Rd, is the centerpiece of a planned transit-oriented development (TOD). The project envisions new multifamily housing, office, and retail uses surrounding the existing rail station, creating a walkable, mixed-use destination. By enhancing connectivity and attracting private investment, the redevelopment is set to increase property values and solidify Chamblee's role as a vibrant, accessible urban center.

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ATLANTA: BUSINESS & EDUCATION

A THRIVING BUSINESS ENVIRONMENT

Atlanta is one of the fastest-growing metro areas in the U.S., attracting over 5.9 million residents and thousands of new businesses. The city's low corporate tax rate, pro-business policies, and affordable operating costs have helped establish it as a major national hub for commerce and innovation.

EDUCATIONAL ECOSYSTEM

Atlanta's academic landscape includes a diverse mix of top-tier universities, HBCUs, and technical colleges. The metro area contributes over 130,000 jobs from its education sector and consistently ranks among the nation's leaders in research funding and graduate output. Notable institutions include Georgia Tech, Emory University, Georgia State University, Morehouse, Spelman, and Clark Atlanta University.

METRO HIGHLIGHTS



**WORLD'S BUSIEST AIRPORT
(HARTSFIELD-JACKSON)**



**TOP 10 U.S. METRO FOR
DEGREES AWARDED AND
RESEARCH INVESTMENT**

**FORTUNE
500**

**13 FORTUNE 500
HEADQUARTERS**



**OVER \$270B IN METRO
ATLANTA GDP**

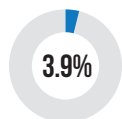


**TOP U.S. METRO FOR LOW
COST OF DOING BUSINESS**

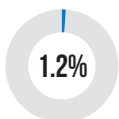
ECONOMIC GROWTH & WORKFORCE TRENDS

CORPORATE PRESENCE & HQS

With one of the highest concentrations of Fortune 1000 companies in the nation, Atlanta is home to powerhouses like Coca-Cola, UPS, Delta Air Lines, The Home Depot, NCR, and Honeywell. This makes it a prime destination for corporate relocations and business expansion.



Unemployment Rate



5-Year Population Growth Forecast
(ESRI)

STEADY POPULATION & JOB GROWTH

4TH
Fastest Growing Metro
(Freddie Mac)

8TH
Largest U.S. Metro
(U.S. Census Bureau)

34% Millennial Population



46% Gen Z Population

within 1 mile of Downtown

MAJOR EMPLOYERS

Google

Coca-Cola



DELTA



NCR

Honeywell



Microsoft

OFFERING MEMORANDUM

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