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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

Ground Lease

+/- 1.4Acres

5621 Peachtree
Boulevard

Chamblee



+/- 1.4 Acres

Strategically located on Automative Road in Chamblee inside I-285, between GA 400 and I-85

Permitted Uses

Desirable Corridor Commercial Zoning

Current structure (Wendy's Restaurant) may remain or be removed



Aerial View



Corridor Commercial Zoning

Retail/Wholesale Auto Parts & Tire Stores

Hotels

Medical Facilities

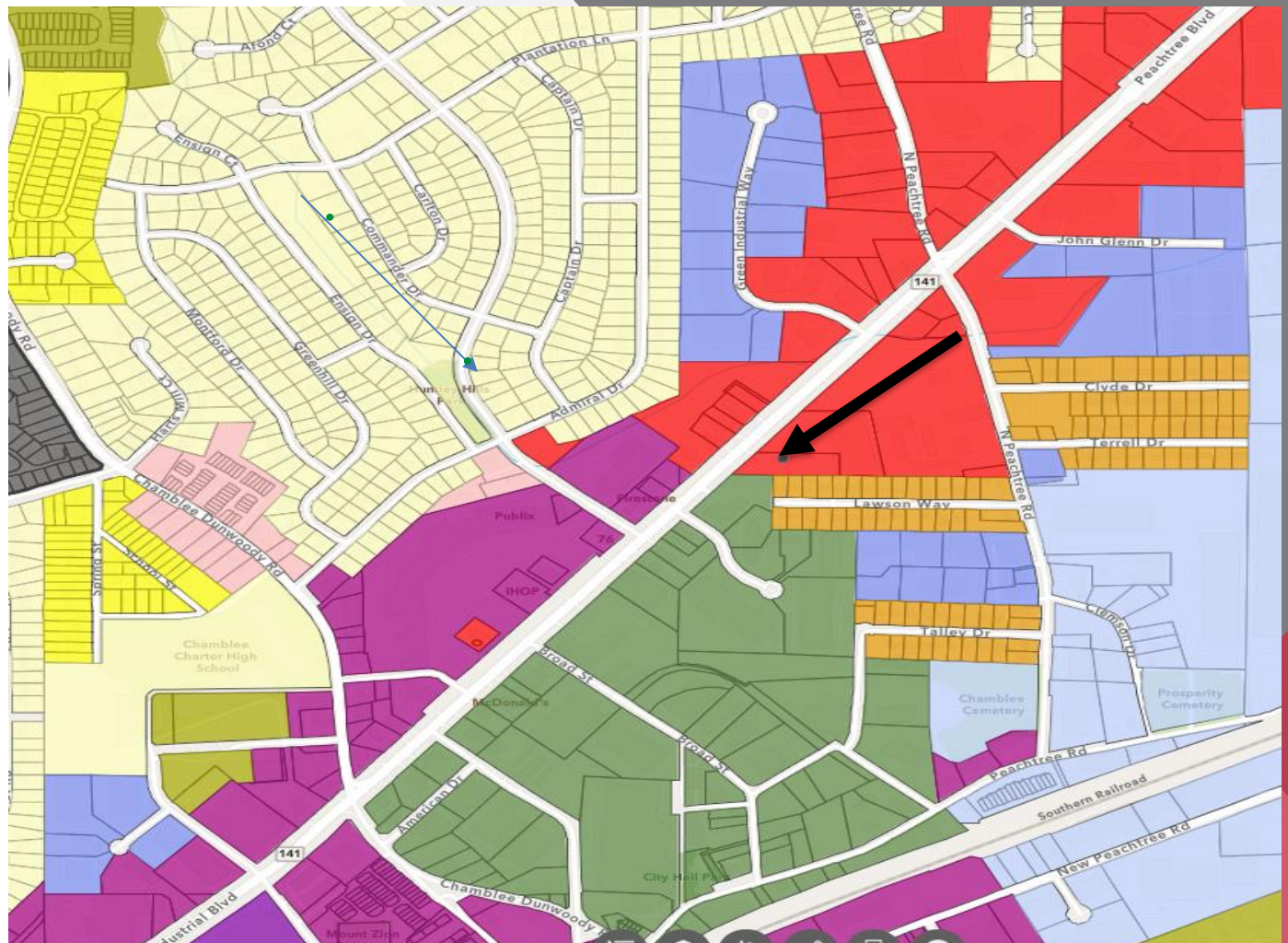
Food & Grocery Retail

Eating Establishments

Fitness Establishments

Event Centers

Trade Schools



Single Station Annualized Statistics - 089-3174

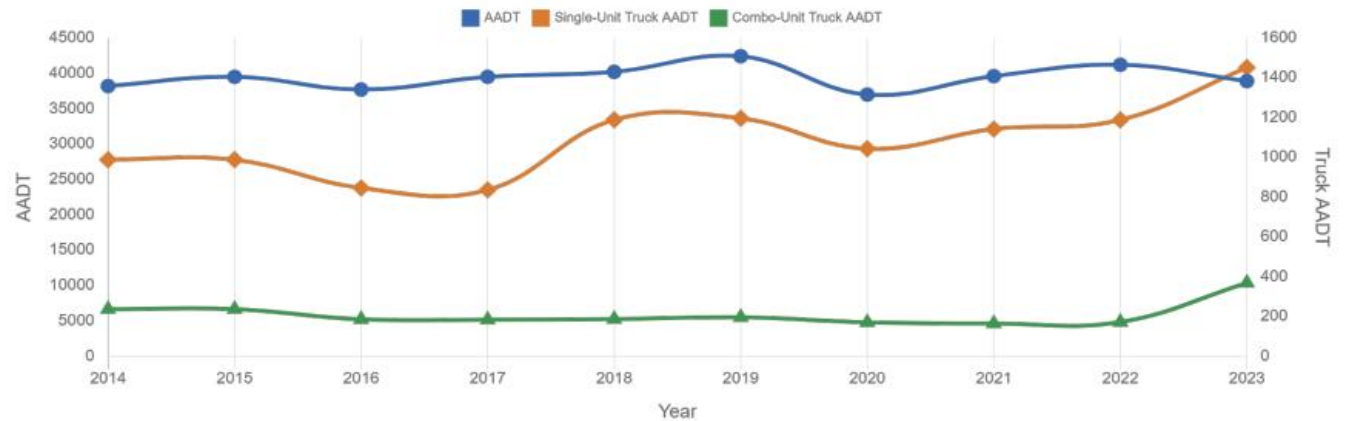
Site Name 089-3174 Site ID 0000089_3174 Description Peachtree Ind Blvd S of N P'tree Rd

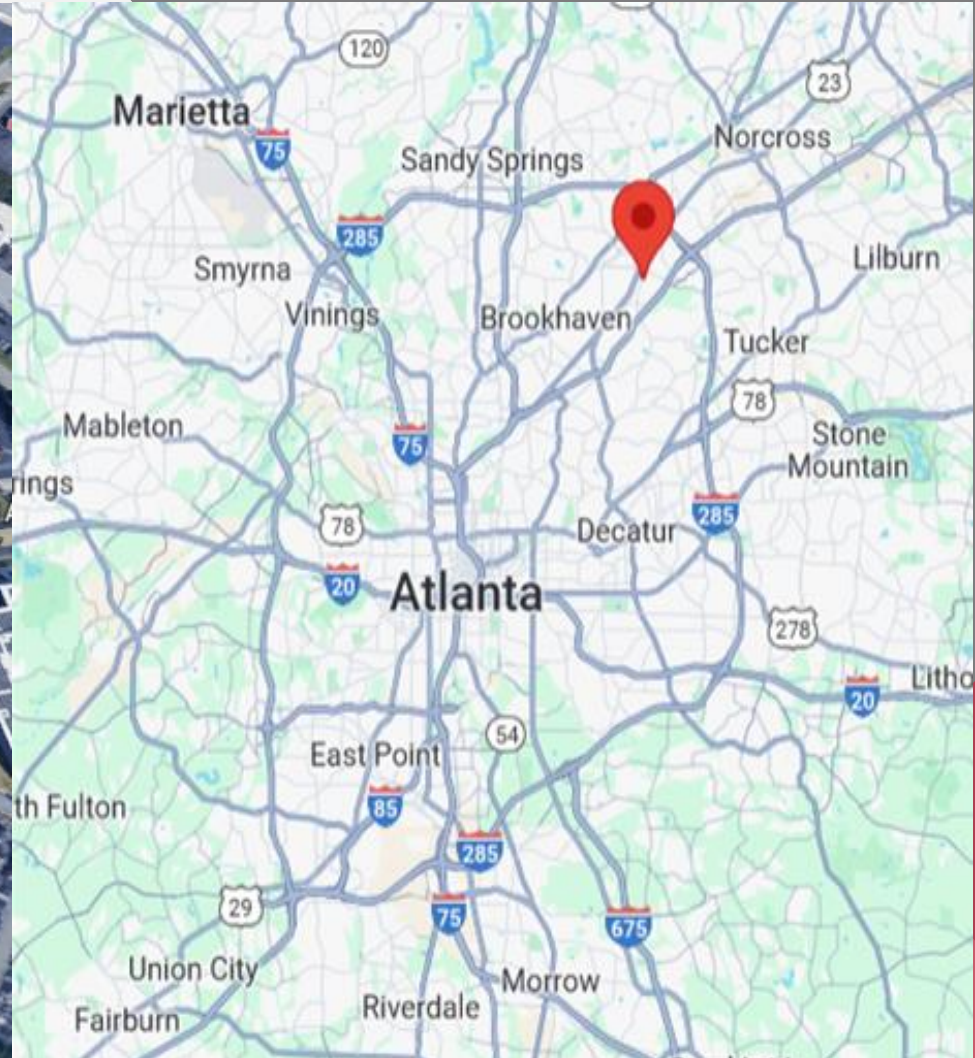
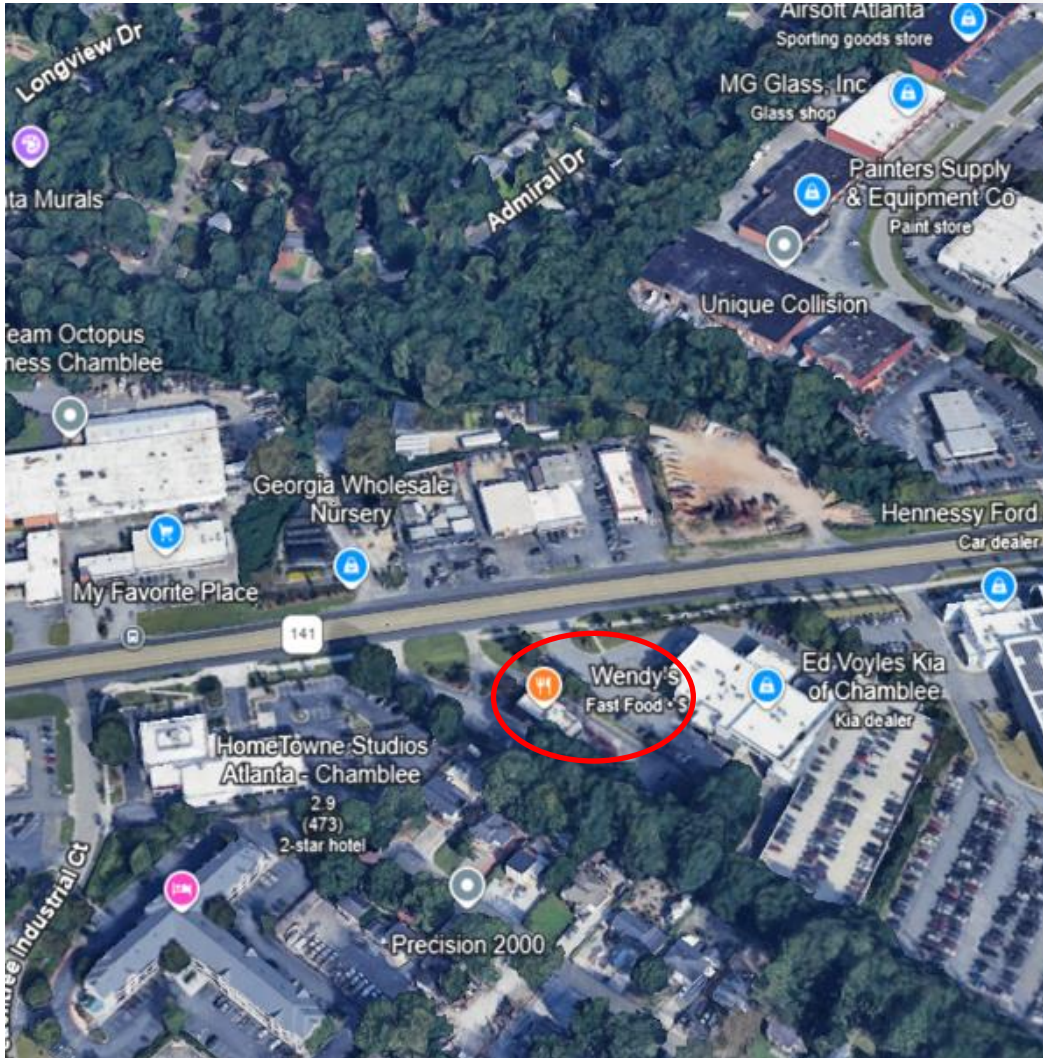
Average Daily Flow

12:00 am	42078
7am-7pm	-
6am-10pm	-
6am-12am	-
12am-12am	42078
am Peak	08:00 am
Peak Volume	2992
Peak Factor	0.926
pm Peak	05:00 pm
Peak Volume	3168
Peak Factor	0.935

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
AAADT	38200	39500	37700	39500	40200	42400	37000	39600	41200	38900
Single-Unit Truck AADT	988	988	846	836	1188	1196	1043	1142	1188	1451
Combo-Unit Truck AADT	237	237	186	184	187	196	171	165	172	369
Future AADT	-	-	52400	54000	51200	53400	53400	49900	51900	49000

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