

# Ground Lease or Sale

## HIGH EXPOSURE HARD CORNER OUTPARCEL



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www.CREshow.com

### 5000 Peachtree Boulevard, Chamblee, GA 30341

- Pad ready location for single tenant retailer or fast food
- Property is available for ground lease at \$90,000 annually
- .568 Acre of Land Available
- High Exposure Infill Corner Outparcel
- In Lowes Home Improvement Center
- Located at the intersection of Peachtree Industrial and Johnson Ferry Road
- Surrounded by National retailers
- Two full access points at a lighted Intersection with drive through

DEMOGRAPHICS			
	1 mi	3 mi	5 mi
Population	8,616	113,019	290,001
Households	3,235	42,576	121,544
Median HH Income	\$62,681	\$69,063	\$73,482



# 5000 Peachtree Boulevard, Chamblee, GA 30341

SITE



Address	5000 Peachtree Industrial Boulevard
City/State	Chamblee, GA 30341
County	Dekalb
Nearest Cross Street	Johnson Ferry Road
Access	2 Access Points at Lighted Intersection
Type	Pad - Ready
Tenants	Lowes Home Improvement
Zoning	CC
Parcel Size	0.568 acres
Building Size	Current Structure +/- 715 sq ft
Parcel Number C.2	18-300-02-001
Land Lease	\$90,000 annually



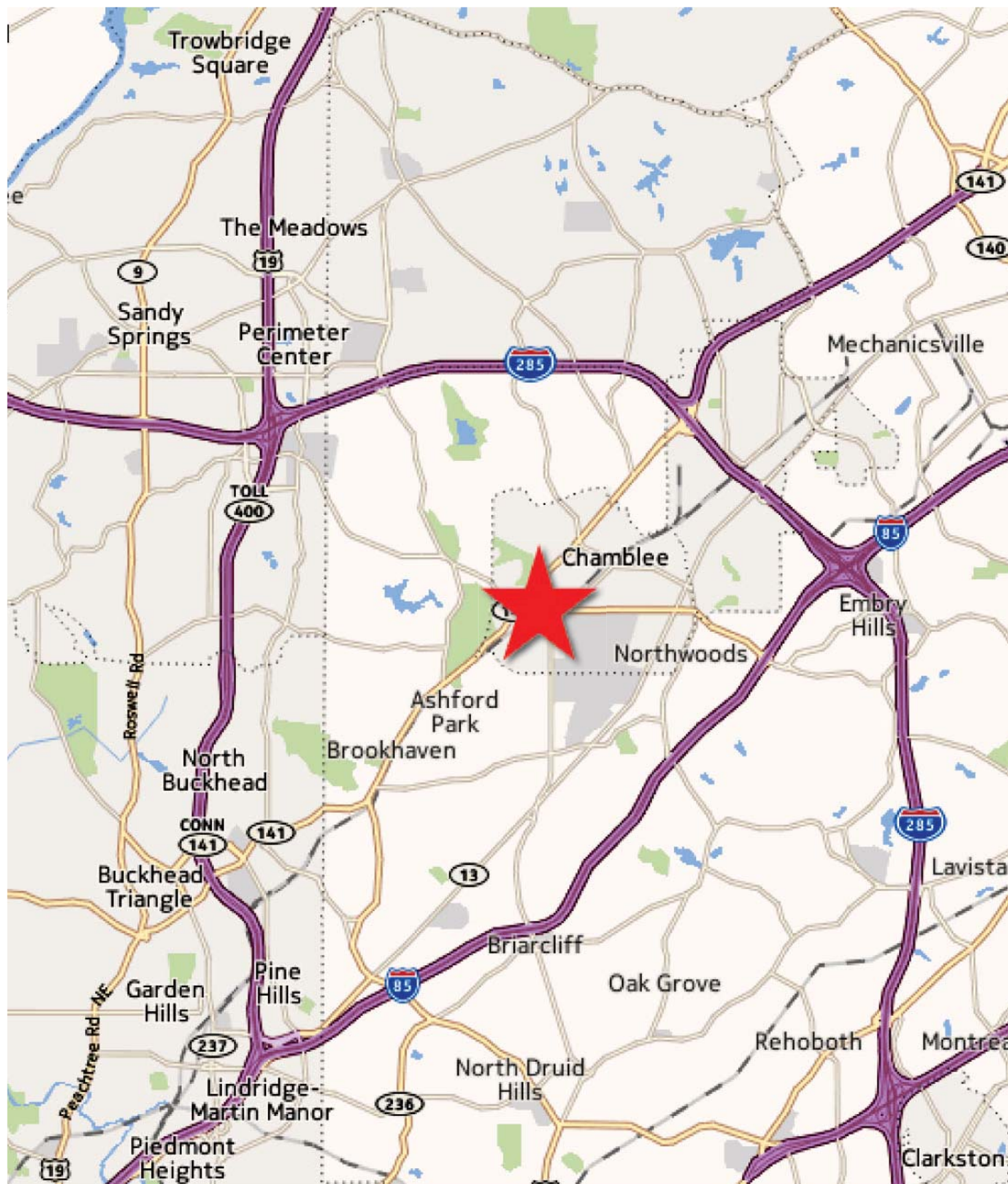
# 5000 Peachtree Boulevard, Chamblee, GA 30341

PHOTOS



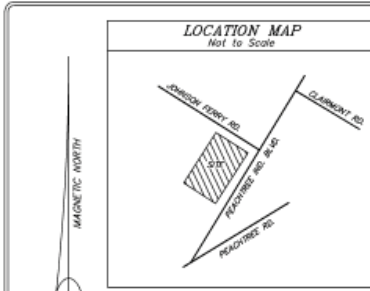
# 5000 Peachtree Boulevard, Chamblee, GA 30341

SITE MAP



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# 5000 Peachtree Boulevard, Chamblee, GA 30341



**Written Description-5000 Peachtree Industrial Boulevard**

An tract or parcel of land lying and being in Land Lots 278 & 300, 18th District, City of Chamblee, DeKalb County, Georgia, and being more particularly described as follows:

BEING the portion of a right-of-way of the intersection of the southeasterly right-of-way of Johnson Ferry Road (being an 80 foot right-of-way) with the northeasterly right-of-way of Peachtree Industrial Boulevard (being an 120 foot right-of-way) there along said right-of-way of Peachtree Industrial Boulevard is 247.50' in a distance of 106.30 feet to an iron pin set; thence bearing said right-of-way of Johnson Ferry Road is 174.81 feet to a 1" open iron pin found; thence bearing said right-of-way of Peachtree Industrial Boulevard is 174.81 feet to a 1" open iron pin found; thence along said right-of-way of Johnson Ferry Road (bearing along said right-of-way of Johnson Ferry Road) a distance of 121.14 feet to the POINT OF BEGINNING; said tract contains 24,745 square feet or 0.566 acres.

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILSURVEY, LLC  
1890 SANDY FLANKS RD. HWY. 101  
SUITE 104  
MARIETTA, GEORGIA 30066

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILSURVEY, LLC USING PASSIVE PRESENCE TECHNOLOGY. THIS TECHNOLOGY IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) WERE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED USING THIS TECHNOLOGY MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

**UNDERGROUND UTILITY LEGEND**

	GAS LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND POWER
	UNDERGROUND POWER FOR LIGHT POLES
	WATER LINE
	SANITARY SEWER

**LEGEND**

	1/2" REBAR FIN.
	1/2" REBAR SET
	RIGHT OF WAY
	SANITARY SEWER EASEMENT
	DRAINAGE EASEMENT
	LAND LOT LINE
	CENTERLINE
	CORNER TOP BARB
	CORNER BARB
	REINFORCED CONCRETE PIPE
	MANHOLE
	DROP INLET
	CATCH BASIN
	BENCHMARK
	POWER POLE
	FIRE HYDRANT
	CONCRETE MONUMENT PIN
	EDGE OF CURB
	EDGE OF PAVEMENT
	FENCE
	OVERHEAD ELEC. SERVICE LINE
	EXISTING LINE
	UNDERGROUND POWER LINE



AREA = 24,745 SQ. FT.  
0.566 ACRE

**GENERAL NOTES ~**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 8.5 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 31,148. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-2LS.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 974,655.

ALL L.P.'s ARE 1/2" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

ACCORDING TO THE CURRENT T.L.A. OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NO. 13067C-0005-F, DATED AUGUST 18, 1992, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

According to the Chicago Title Insurance Company Commitment for Title Insurance Commitment No. 2-18341, dated April 7, 2006, the following encumbrances may affect subject property but are blanket in nature and are not platable:

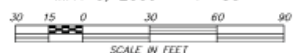
- 3(m) Easement from Thos. D. Stewart, Estate to Georgia Power Company, dated March 17, 1941, filed for record June 11, 1941 at 12:00 Noon, recorded in Deed Book 541, Page 515, Records of DeKalb County, Georgia.
- 3(n) Easement from Thos. D. Stewart, Estate to Georgia Power Company, dated March 17, 1941, filed for record June 11, 1941 at 12:00 Noon, recorded in Deed Book 541, Page 516, aforesaid records.
- 3(o) Easement from Thomas D. Stewart Estate to Georgia Power Company, a corporation, dated June 3, 1948, filed for record July 12, 1948 at 12:00 Noon, recorded in Deed Book 731, Page 576, aforesaid records.
- 3(p) Right-of-Way Easement from Martin O'Service, Inc. to Georgia Power Company, dated June 8, 1971, filed for record July 29, 1971 at 1:00 p.m., recorded in Deed Book 2676, Page 614, aforesaid records.

REFERENCE: DG 6957, PG. 83



**SURVEY FOR**  
**5000 PIB, LLC**  
**SUMMIT NATIONAL BANK**  
**& CHICAGO TITLE INSURANCE COMPANY**

LOCATED IN LAND LOTS 278 & 300  
18th DISTRICT, CITY OF CHAMBLEE  
DeKALB COUNTY, GEORGIA  
MAY 9, 2006 1"=30'



- MAY 31, 2006:
- REVISED NAME FOR PLAT.
  - REVISED WRITTEN DESCRIPTION.
  - IDENTIFIED POINT OF BEGINNING.
  - DIMENSIONED SIGN ENCROACHMENT.
- REVISED 5-16-06:  
CHANGED NAME FOR PLAT.

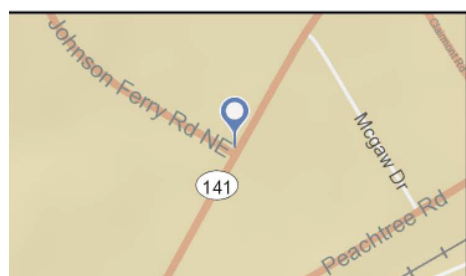
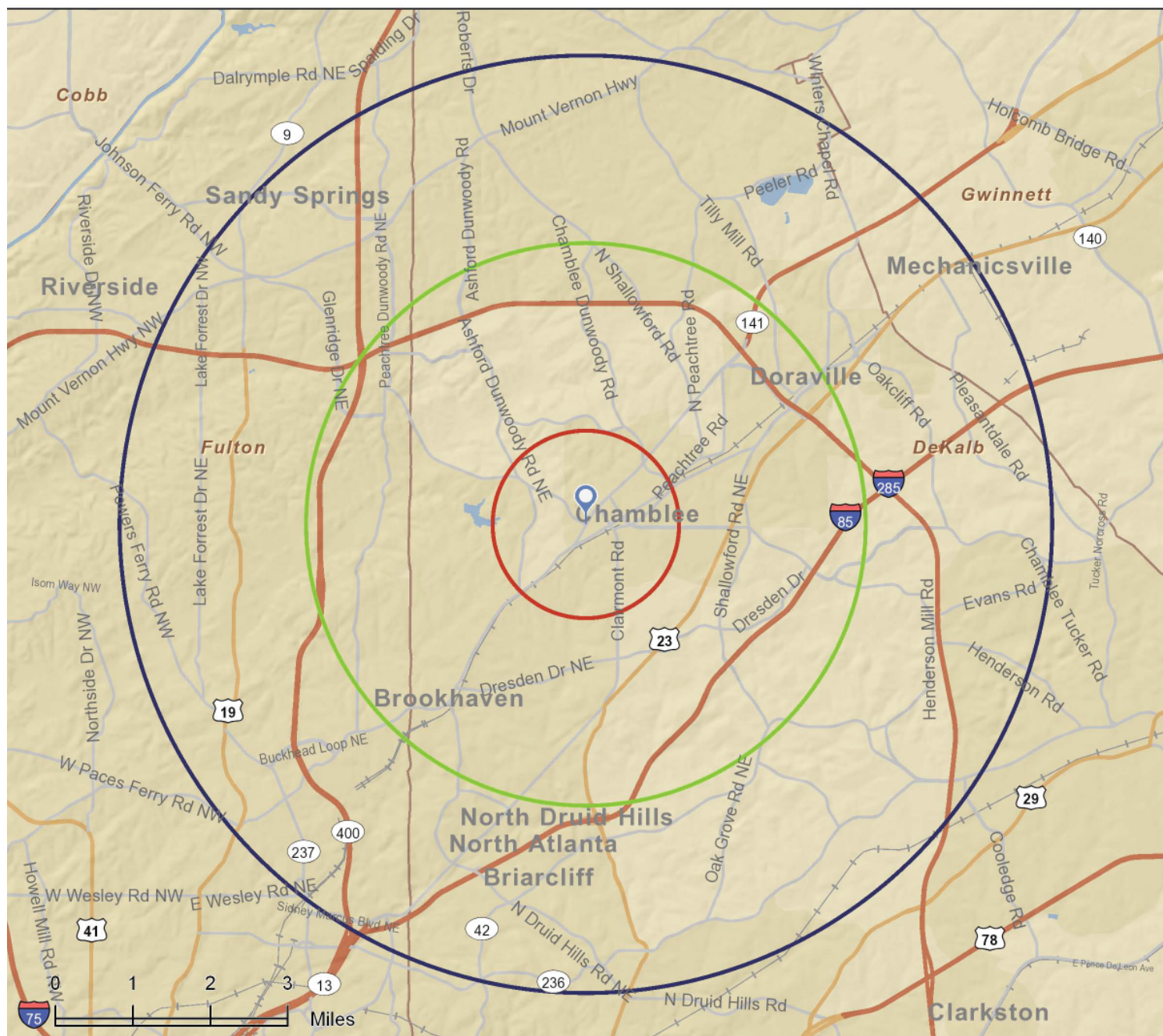
**BARTON SURVEYING, INC.**  
1500 PALM ROAD  
CANTON, GEORGIA 30115  
(770) 345-2810



# 5000 Peachtree Boulevard, Chamblee, GA 30341

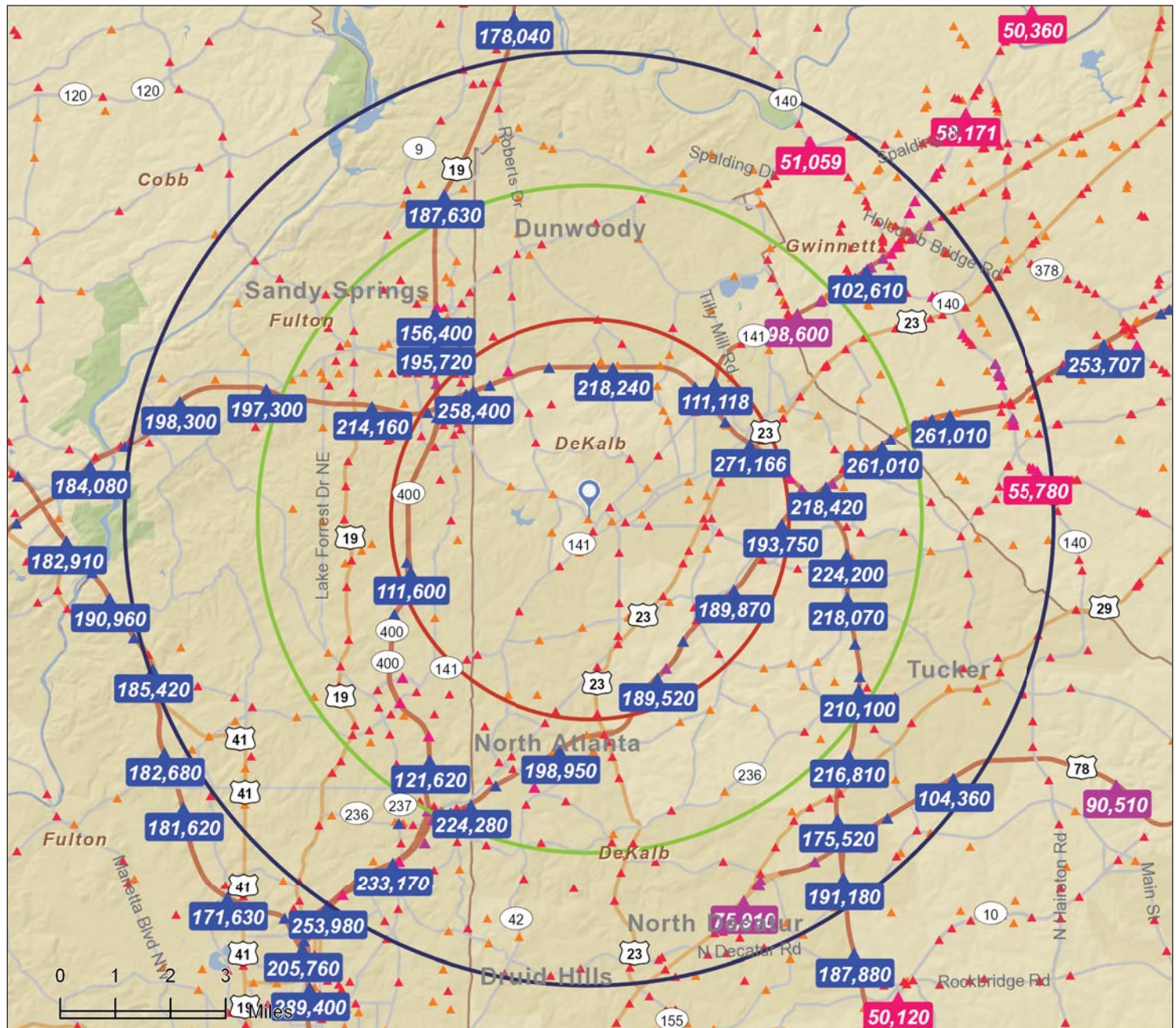
SITE MAP

## 1,3,5 mile radius



# 5000 Peachtree Boulevard, Chamblee, GA 30341

TRAFFIC COUNT



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



# 5000 Peachtree Boulevard, Chamblee, GA 30341

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	8,616	113,019	290,001
Male Population	51.4%	54.0%	52.0%
Female Population	48.6%	46.0%	48.0%
Median Age	35.7	33.8	34.7
<b>2010 Income</b>			
Median HH Income	\$62,681	\$69,063	\$73,482
Per Capita Income	\$31,105	\$35,884	\$42,445
Average HH Income	\$77,076	\$94,971	\$101,005
<b>2010 Households</b>			
Total Households	3,235	42,576	121,544
Average Household Size	2.54	2.60	2.35
<b>2010 Housing</b>			
Owner Occupied Housing Units	42.3%	38.3%	39.7%
Renter Occupied Housing Units	47.2%	50.1%	47.3%
Vacant Housing Units	10.5%	11.6%	13.0%
<b>Population</b>			
1990 Population	5,373	73,210	188,694
2000 Population	6,917	93,953	243,487
2010 Population	8,616	113,019	290,001
2015 Population	9,264	120,453	311,423
1990-2000 Annual Rate	2.56%	2.53%	2.58%
2000-2010 Annual Rate	2.17%	1.82%	1.72%
2010-2015 Annual Rate	1.46%	1.28%	1.44%

In the identified market area, the current year population is 290,001. In 2000, the Census count in the market area was 243,487. The rate of change since 2000 was 1.72 percent annually. The five-year projection for the population in the market area is 311,423, representing a change of 1.44 percent annually from 2010 to 2015. Currently, the population is 52.0 percent male and 48.0 percent female.

<b>Households</b>			
1990 Households	2,142	31,404	84,027
2000 Households	2,763	36,475	103,992
2010 Households	3,235	42,576	121,544
2015 Households	3,456	45,220	130,615
1990-2000 Annual Rate	2.58%	1.51%	2.15%
2000-2010 Annual Rate	1.55%	1.52%	1.53%
2010-2015 Annual Rate	1.33%	1.21%	1.45%

The household count in this market area has changed from 103,992 in 2000 to 121,544 in the current year, a change of 1.53 percent annually. The five-year projection of households is 130,615, a change of 1.45 percent annually from the current year total. Average household size is currently 2.35, compared to 2.31 in the year 2000. The number of families in the current year is 58,576 in the market area.

## Housing

Currently, 39.7 percent of the 139,716 housing units in the market area are owner occupied; 47.3 percent, renter occupied; and 13.0 percent are vacant. In 2000, there were 111,634 housing units - 45.3 percent owner occupied, 47.9 percent renter occupied and 6.8 percent vacant. The rate of change in housing units since 2000 is 2.21 percent. Median home value in the market area is \$239,944, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 0.17 percent annually to \$242,030. From 2000 to the current year, median home value changed by 0.27 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.





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## Housing

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# 5000 Peachtree Boulevard, Chamblee, GA 30341

	1 mile radius	3 miles radius	5 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$31,500	\$35,570	\$39,918
2000 Median HH Income	\$43,865	\$52,727	\$57,265
2010 Median HH Income	\$62,681	\$69,063	\$73,482
2015 Median HH Income	\$75,292	\$81,471	\$87,885
1990-2000 Annual Rate	3.37%	4.01%	3.67%
2000-2010 Annual Rate	3.54%	2.67%	2.46%
2010-2015 Annual Rate	3.73%	3.36%	3.64%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$15,791	\$20,666	\$24,656
2000 Per Capita Income	\$23,285	\$29,494	\$34,700
2010 Per Capita Income	\$31,105	\$35,884	\$42,445
2015 Per Capita Income	\$36,461	\$41,603	\$49,958
1990-2000 Annual Rate	3.96%	3.62%	3.48%
2000-2010 Annual Rate	2.87%	1.93%	1.98%
2010-2015 Annual Rate	3.23%	3%	3.31%
<b>Average Household Income</b>			
1990 Average Household Income	\$38,915	\$47,641	\$55,249
2000 Average Household Income	\$58,266	\$75,107	\$80,511
2010 Average HH Income	\$77,076	\$94,971	\$101,005
2015 Average HH Income	\$90,641	\$110,370	\$118,880
1990-2000 Annual Rate	4.12%	4.66%	3.84%
2000-2010 Annual Rate	2.77%	2.32%	2.24%
2010-2015 Annual Rate	3.3%	3.05%	3.31%

## Households by Income

Current median household income is \$73,482 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$87,885 in five years. In 2000, median household income was \$57,265, compared to \$39,918 in 1990.

Current average household income is \$101,005 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$118,880 in five years. In 2000, average household income was \$80,511, compared to \$55,249 in 1990.

Current per capita income is \$42,445 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$49,958 in five years. In 2000, the per capita income was \$34,700, compared to \$24,656 in 1990.

## Population by Employment

Total Businesses	531	6,328	20,598
Total Employees	4,995	80,326	257,438

Currently, 90.3 percent of the civilian labor force in the identified market area is employed and 9.7 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.3 percent of the civilian labor force, and unemployment will be 7.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 72.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 72.5 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 14.4 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 13.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 69.7 percent of the market area population drove alone to work, and 4.4 percent worked at home. The average travel time to work in 2000 was 25.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

## Population by Education

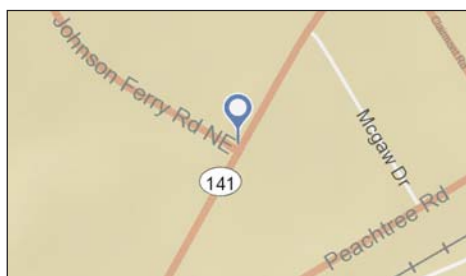
In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 11.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 14.0 percent were high school graduates only (29.6 percent in the U.S.)
- 4.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 33.9 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 21.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



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TRAFFIC COUNT



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- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
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## **THERESA JOHNSON**

Vice President  
Retail Investments

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Atlanta, GA 30328  
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404.876.1640 x 109  
Theresa@BullRealty.com

## **THERESA JOHNSON**

Theresa Johnson is Vice President of Retail Investments at Bull Realty. Ms. Johnson has extensive hands on experience in the acquisition, sales, asset management and operations of retail investment properties. Her focus is to help clients buy and sell retail investment properties with a focus on grocery anchored centers. Her professional relationships extend nationwide to include the largest REITs, funds, and investment companies within the retail sector.

Theresa is an active member of the International Council of Shopping Centers and Certified Commercial Investment Member (CCIM). In addition to having her own real estate company for over ten years as a principal, she continuously increases her knowledge with attending nationwide conferences and seminars.

Ms. Johnson graduated from Georgia State University with a BA in Marketing and has held a Real Estate license since 1989. She lives in Atlanta with her husband Bruce and daughter Josephine. She enjoys working in the community and has served on several non profit boards and on the Executive Board of the Oglethorpe Museum.

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Bull Realty is a commercial real estate brokerage firm providing marketing and acquisition services across the country for institutional and private equity investors, lenders, institutions and users of commercial real estate. The firm is well known for their successful marketing platform and leading edge use of technology.

- Specific broker teams specialize in retail, office, industrial, apartments, land, medical, hospitality, and special asset services.
- Bull Realty provides marketing and other services for 74 lenders and servicers.
- Google chooses BullRealty.com as the number one website for the most often used search phrase for "Commercial Real Estate Georgia".
- Bull Realty marketing services includes videos of appropriate properties.
- The firm hosts the Commercial Real Estate Show, a talk radio show which airs at 10AM EST every Saturday on air at biz1190AM and on-line at [www.CommercialRealEstateShow.com](http://www.CommercialRealEstateShow.com).

