

FOR SALE OR FOR LEASE

Chamblee Freestanding Office Building

(Approximately 5,300 sq ft)

3710 Longview Drive | Chamblee, GA 30341



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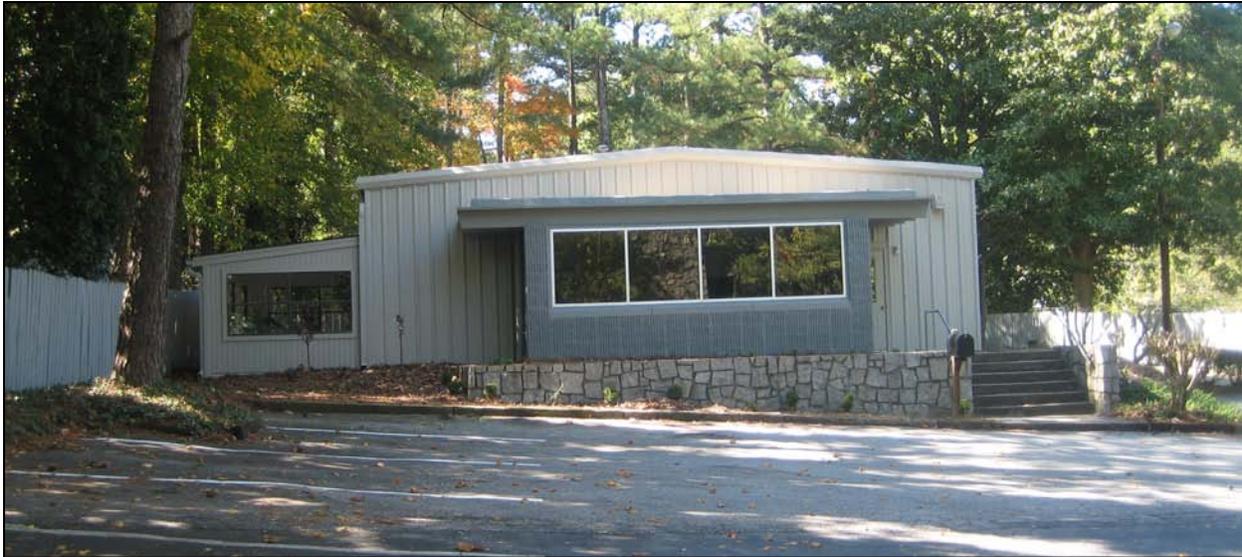


- ✓ Currently 100% private office build-out
- ✓ NC-1 Zoning (DeKalb County)
- ✓ Dock high garage
- ✓ Office/flex facility
- ✓ Formerly Dixon Medical Building
- ✓ No interior support columns to hinder reconfiguration plans
- ✓ Approximately 5,300 square feet
- ✓ Hard to find medium sized office building
- ✓ Located convenient to Chamblee Plaza Redevelopment site near Peachtree Parkway and I-285

Offered for sale at \$319,000 or for lease at \$2,950/month.



Bull Realty is proud to present an opportunity to acquire a prime building in a dynamic and growing redevelopment district in Chamblee, Georgia.



3710 Longview Drive Chamblee, GA 30341
\$319,000
\$60.19 PSF
For Lease @ \$2,950/month

Located inside I-285 just off one of the busiest corridors leading into metro Atlanta, this commercial building is perfect for a user/investor. Professionals such as an attorney, CPA, insurance agents, architect or engineer, graphic design or web firm or marketing and technology firms would all be well suited for this location.

This one level building can be subdivided into space for tenants who afford an owner to have a major portion of his investment paid through rental income.

There is easy drive up parking and this location is also on a MARTA bus line.

Strategically located contiguous to Chamblee Plaza, a 19.45 acres property which is being marketed as a significant redevelopment opportunity, 3710 Longview Drive carries the same NC-1 zoning and is poised to be included in any potential redevelopment.



Building with ample parking



Front client waiting area



Front administrative work area



Employee break area



Kitchen



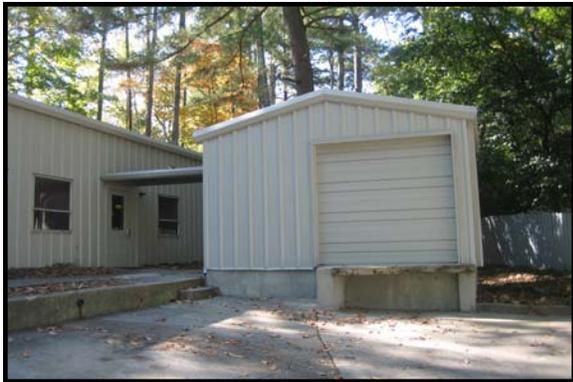
Side entrance lobby



Main lobby



Office space



Out building with dock



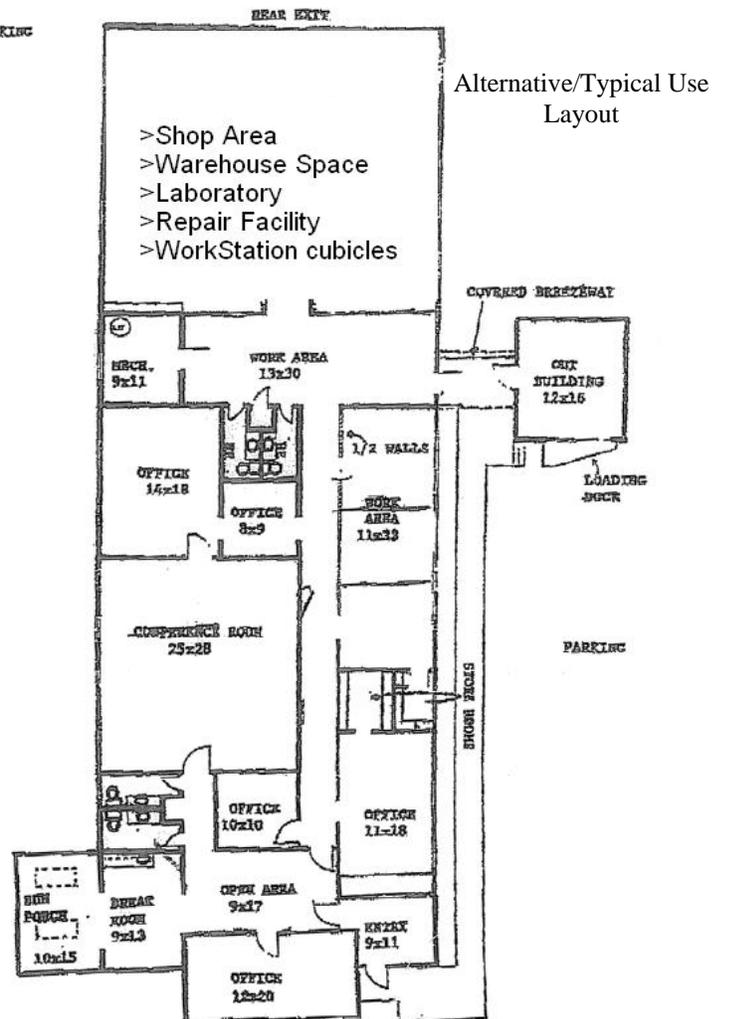
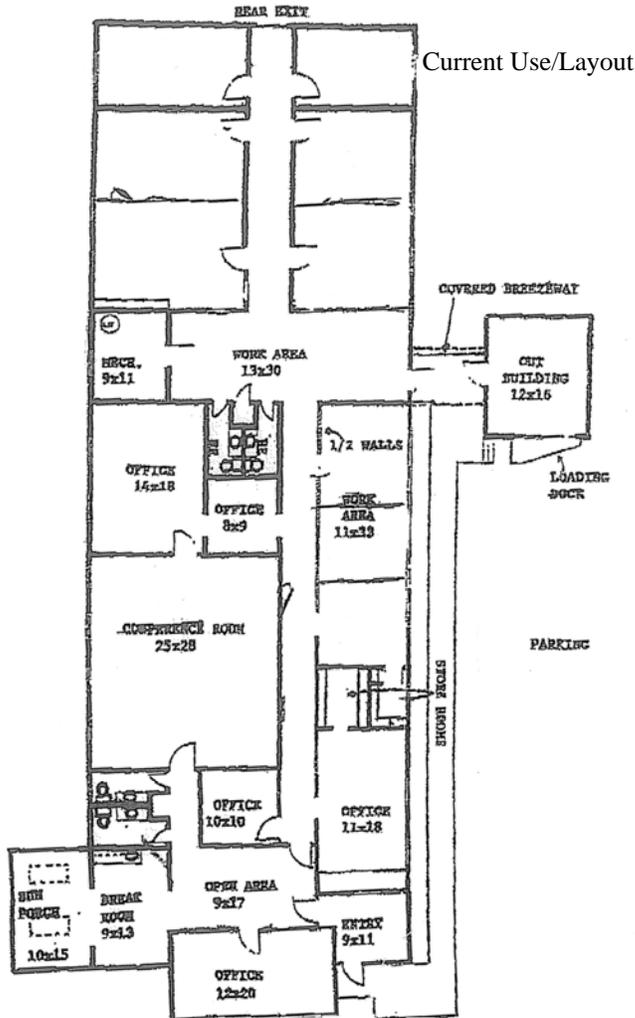
Office space



Large lot with room for delivery trucks



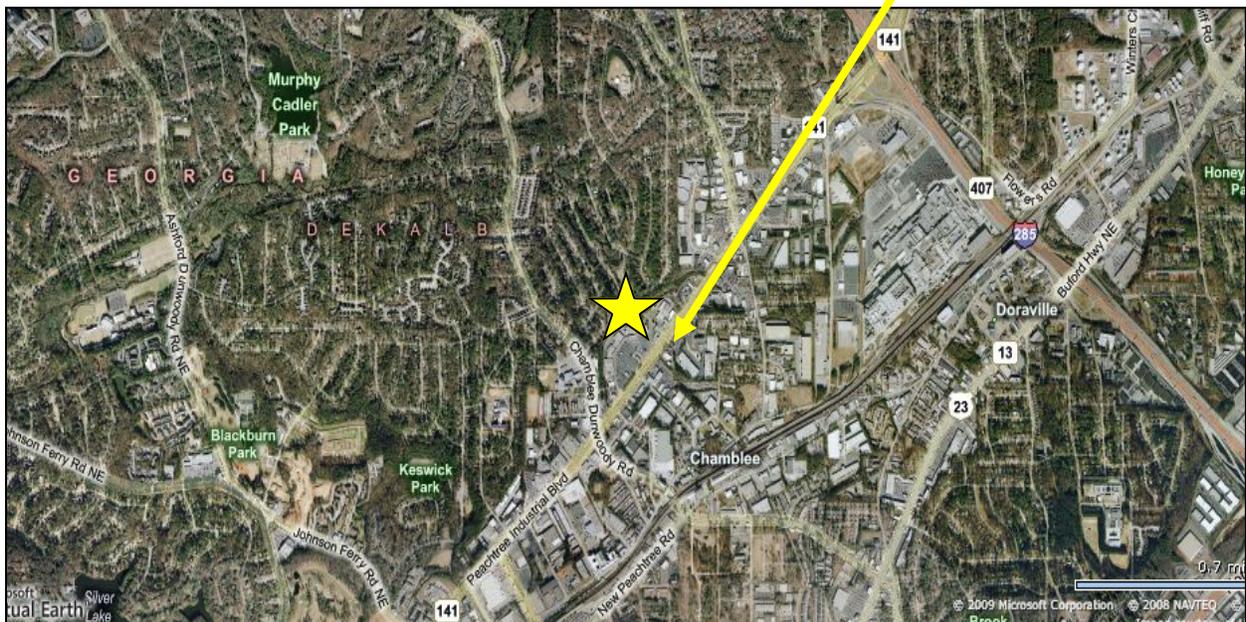
Easy drive up parking



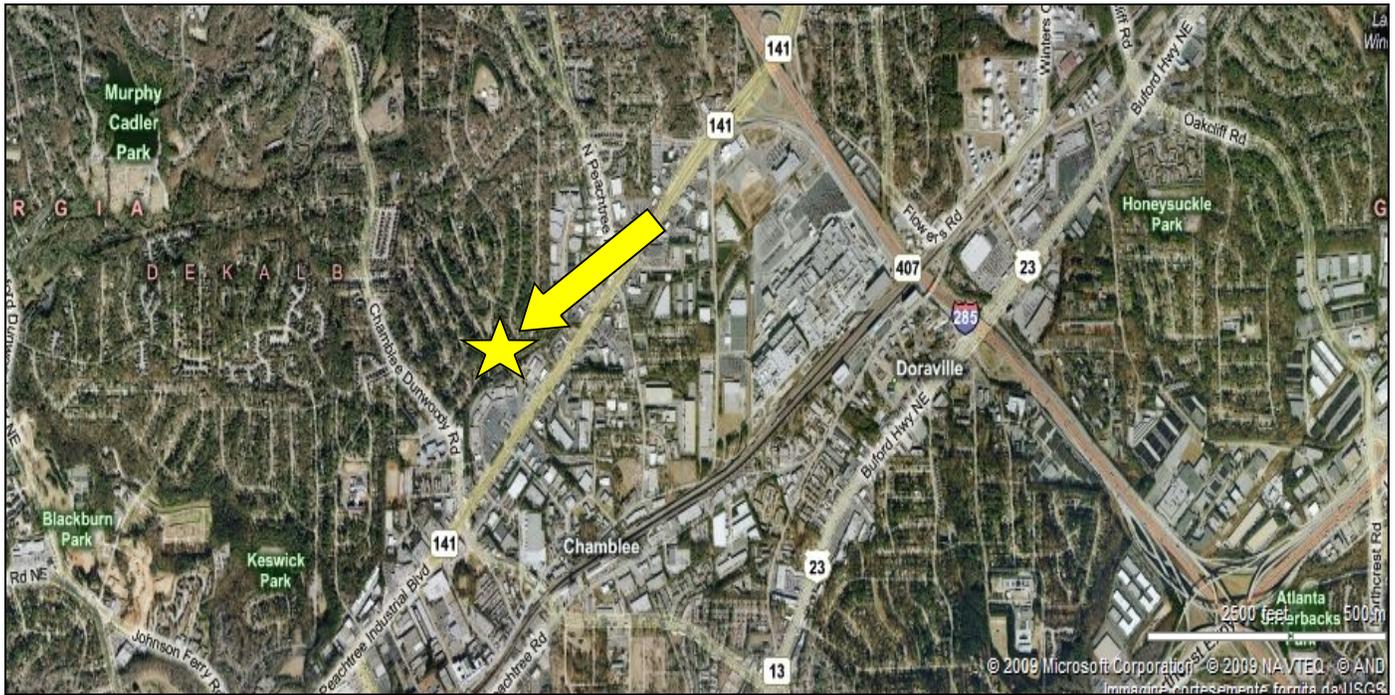
Drawing is for illustration purposes only. Exact measurements should be independently confirmed within applicable due diligence period.



**Future Redevelopment Site with
NC-1 Zoning**

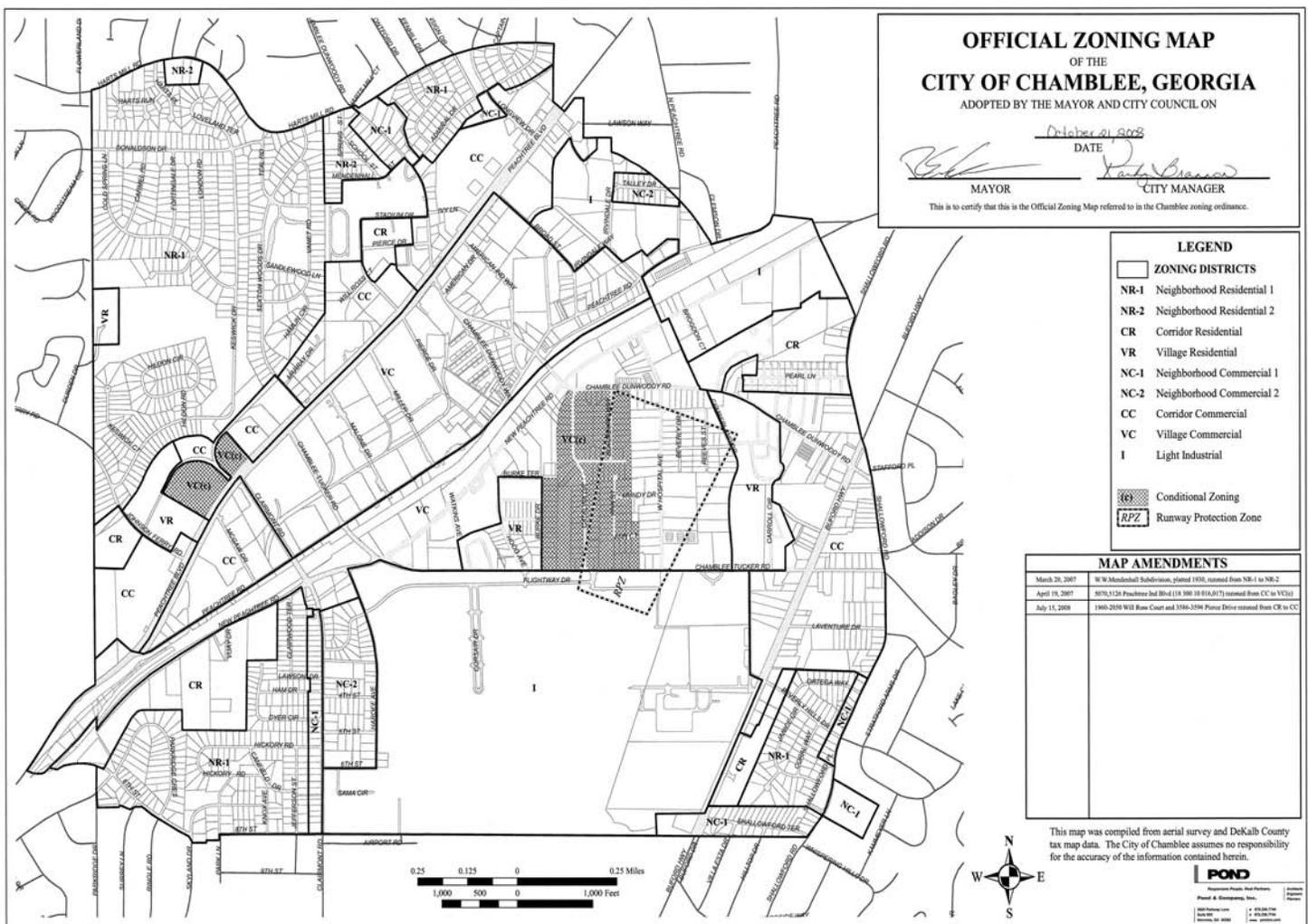


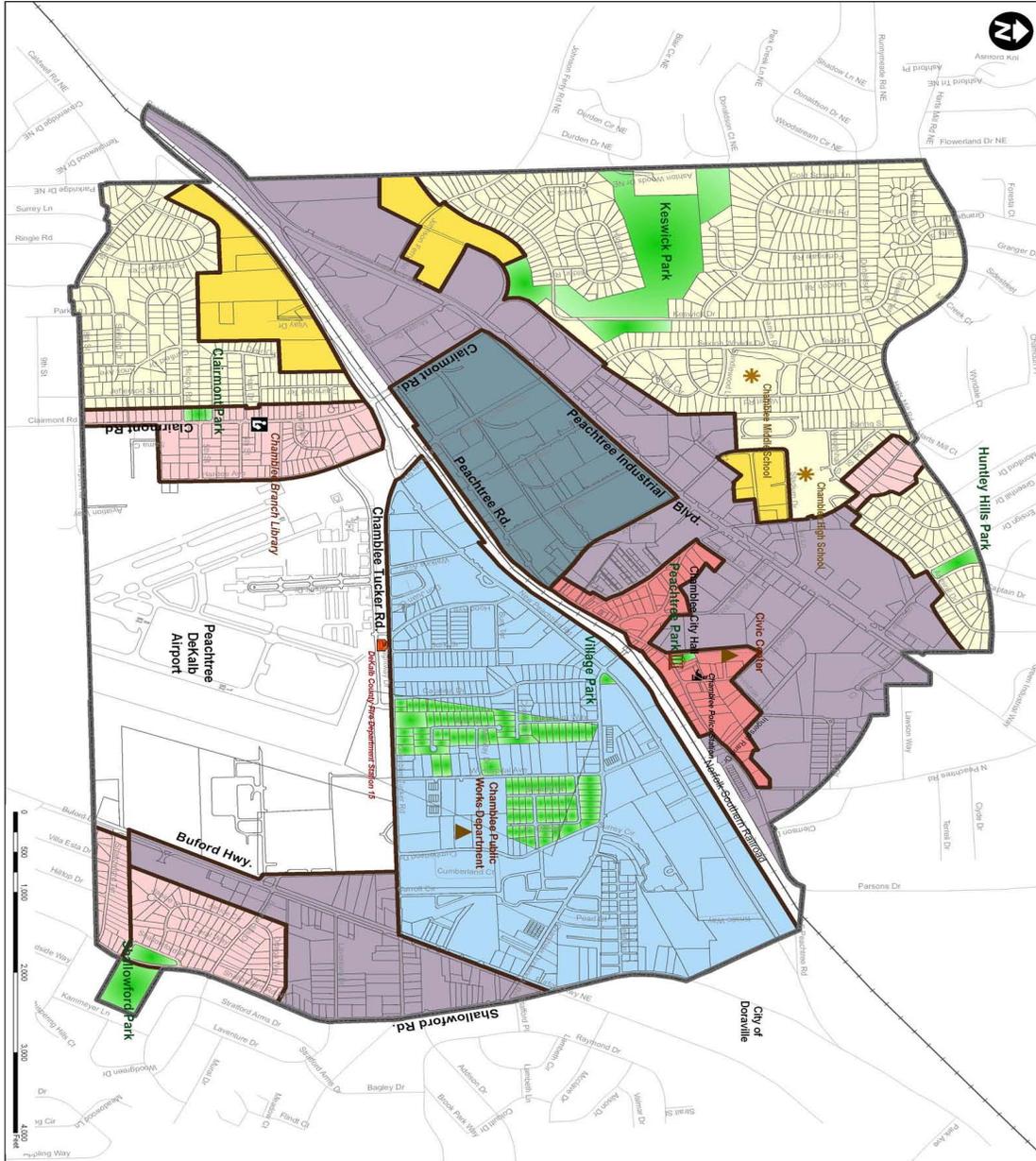
Floorplan not built to scale.



NC-1, Low-density neighborhood commercial district. This zoning district is intended primarily for mixed-use development and related uses at a lower density. This district provides a location for residences and convenient goods and services directly adjacent to single-family neighborhoods that will satisfy the common and frequent needs of the residents of nearby residential neighborhoods with design standards and design parameters to encourage a pedestrian-friendly traditional urban form, oriented to pedestrians, which will limit the conflicts between vehicles and pedestrians.

Per: http://www.chambleega.com/client_resources/departments/development/zoning%2014.1.pdf





CITY OF CHAMBLEE
DeKalb County, Georgia

2005 Comprehensive Plan Update
PREPARED FOR:

PREPARED BY **PBSI**

Key

- City Limits
- Railroad
- Parcel
- Streets
- Police Station
- City Parks / Open Space
- Fire Station
- Library
- City Hall
- School
- Other Public Facility

CHARACTER AREAS

- Corridor Village
- Historic City Core
- Intentional Village
- Mid-City
- Neighborhood Compatible Commercial
- Neighborhood Living
- Residential Row

FUTURE DEVELOPMENT MAP



Neighboring Redevelopment



Neighboring Redevelopment



New Residential Development

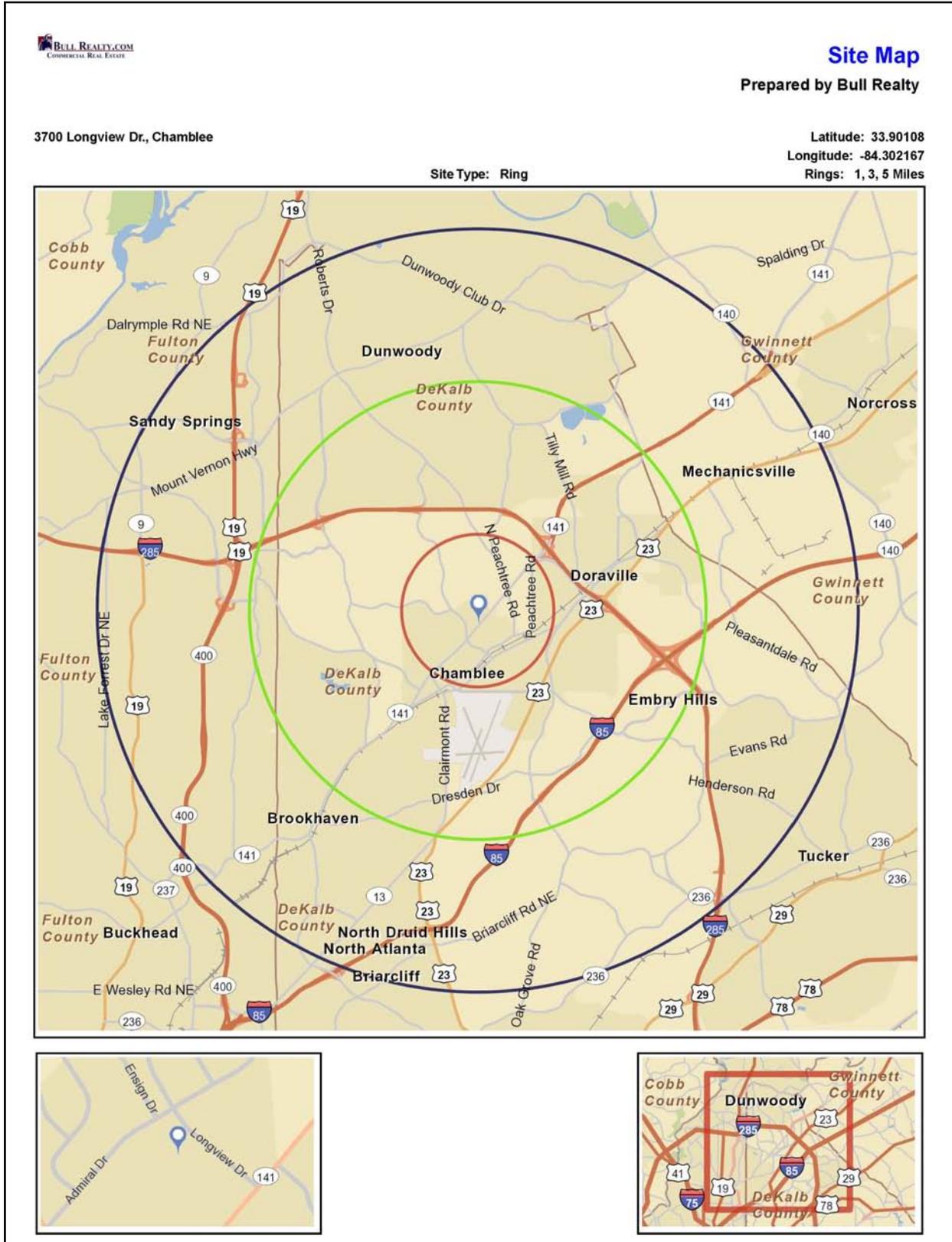


Neighboring Redevelopment



Neighboring Redeveloped Retail







Executive Summary

Prepared by Bull Realty

3700 Longview Dr., Chamblee
 Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2009 Population			
Total Population	9,312	100,766	283,917
Male Population	55.8%	53.9%	52.5%
Female Population	44.2%	46.1%	47.5%
Median Age	32.0	33.2	33.8
2009 Income			
Median HH Income	\$72,452	\$70,130	\$73,520
Per Capita Income	\$32,803	\$35,995	\$40,980
Average HH Income	\$92,843	\$93,257	\$100,490
2009 Households			
Total Households	3,206	38,717	114,824
Average Household Size	2.85	2.56	2.44
2009 Housing			
Owner Occupied Housing Units	46.6%	39.8%	40.3%
Renter Occupied Housing Units	46.8%	50.5%	48.8%
Vacant Housing Units	6.7%	9.7%	10.9%
Population			
1990 Population	6,860	69,492	193,678
2000 Population	8,146	89,117	252,555
2009 Population	9,312	100,766	283,917
2014 Population	9,837	106,373	300,898
1990-2000 Annual Rate	1.73%	2.52%	2.69%
2000-2009 Annual Rate	1.46%	1.34%	1.27%
2009-2014 Annual Rate	1.1%	1.09%	1.17%

In the identified market area, the current year population is 283,917. In 2000, the Census count in the market area was 252,555. The rate of change since 2000 was 1.27 percent annually. The five-year projection for the population in the market area is 300,898, representing a change of 1.17 percent annually from 2009 to 2014. Currently, the population is 52.5 percent male and 47.5 percent female.

Households

1990 Households	2,565	28,916	83,434
2000 Households	2,798	34,470	102,933
2009 Households	3,206	38,717	114,824
2014 Households	3,425	40,984	122,010
1990-2000 Annual Rate	0.87%	1.77%	2.12%
2000-2009 Annual Rate	1.48%	1.26%	1.19%
2009-2014 Annual Rate	1.33%	1.14%	1.22%

The household count in this market area has changed from 102,933 in 2000 to 114,824 in the current year, a change of 1.19 percent annually. The five-year projection of households is 122,010, a change of 1.22 percent annually from the current year total. Average household size is currently 2.44, compared to 2.42 in the year 2000. The number of families in the current year is 58,347 in the market area.

Housing

Currently, 40.3 percent of the 128,859 housing units in the market area are owner occupied; 48.8 percent, renter occupied; and 10.9 percent are vacant. In 2000, there were 109,624 housing units—44.2 percent owner occupied, 49.8 percent renter occupied and 6.1 percent vacant. The rate of change in housing units since 2000 is 1.76 percent. Median home value in the market area is \$231,810, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 0.51 percent annually to \$237,834. From 2000 to the current year, median home value changed by 0.38 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



Executive Summary

Prepared by Bull Realty

3700 Longview Dr., Chamblee

Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$35,152	\$36,567	\$39,520
2000 Median HH Income	\$52,981	\$52,049	\$54,783
2009 Median HH Income	\$72,452	\$70,130	\$73,520
2014 Median HH Income	\$77,114	\$75,485	\$77,626
1990-2000 Annual Rate	4.19%	3.59%	3.32%
2000-2009 Annual Rate	3.44%	3.28%	3.23%
2009-2014 Annual Rate	1.26%	1.48%	1.09%
Per Capita Income			
1990 Per Capita Income	\$16,595	\$20,158	\$23,452
2000 Per Capita Income	\$24,003	\$27,091	\$31,718
2009 Per Capita Income	\$32,803	\$35,995	\$40,980
2014 Per Capita Income	\$34,538	\$37,781	\$43,252
1990-2000 Annual Rate	3.76%	3%	3.07%
2000-2009 Annual Rate	3.43%	3.12%	2.81%
2009-2014 Annual Rate	1.04%	0.97%	1.09%
Average Household Income			
1990 Average Household Income	\$42,446	\$48,100	\$54,052
2000 Average Household Income	\$68,255	\$69,556	\$76,653
2009 Average HH Income	\$92,843	\$93,257	\$100,490
2014 Average HH Income	\$96,717	\$97,676	\$105,713
1990-2000 Annual Rate	4.86%	3.76%	3.56%
2000-2009 Annual Rate	3.38%	3.22%	2.97%
2009-2014 Annual Rate	0.82%	0.93%	1.02%

Households by Income

Current median household income is \$73,520 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$77,626 in five years. In 2000, median household income was \$54,783, compared to \$39,520 in 1990.

Current average household income is \$100,490 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$105,713 in five years. In 2000, average household income was \$76,653, compared to \$54,052 in 1990.

Current per capita income is \$40,980 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$43,252 in five years. In 2000, the per capita income was \$31,718, compared to \$23,452 in 1990.

Population by Employment

Total Businesses	916	6,647	17,599
Total Employees	7,778	86,856	225,201

Currently, 89.0 percent of the civilian labor force in the identified market area is employed and 11.0 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 92.9 percent of the civilian labor force, and unemployment will be 7.1 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 72.5 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:

- 69.8 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 14.4 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 15.8 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 68.8 percent of the market area population drove alone to work, and 4.1 percent worked at home. The average travel time to work in 2000 was 26.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 13.9 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 15.8 percent were high school graduates only (29.8 percent in the U.S.)
- 5.3 percent had completed an Associate degree (7.2 percent in the U.S.)
- 31.8 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 18.3 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.



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Rick Ferguson, originally from Albany New York, graduated from Siena College with a degree in Marketing & Management. He moved to Atlanta in 1981 and for 23 years was a top nationwide representative for Inter-Tel Technologies. Rick provided telecommunication systems and services in Atlanta Ga., specializing in firms that were relocating or expanding their facility. He was consistently a member of Inter-Tel's President Club and President Circle for top sales performance.

Expertise:

Rick specializes in tenant and landlord representation in the Central Perimeter, Brookhaven, Buckhead, Midtown and Downtown Atlanta Markets.

Recent Transactions:

- Tenant representation for leasing office space (latest client Syracuse University)
- Leasing representation for leasing office space (latest client Blue Wave Properties)
- Purchaser representation for acquisition of office building (latest client Kennedy Associates)
- Purchaser representation of in town land parcels (latest client Atlanta Demolition)

Organizations:

National Association of Realtors Georgia
Association of Realtors Atlanta Commercial Board of Realtors
Buckhead Club
Siena Alumni Organization
Dunwoody Baptist Church

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- 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.
- *Co-Star* has reported that Bull Realty has the number one market share in the Atlanta MSA of commercial properties for sale.