

Freestanding Building with Studio DeKalb County Location



Zoned NC-2 | +/- 4,000 sq ft



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For additional information, please contact:

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Office Space with Studio

4157 Clairmont Road, Chamblee, GA 30041

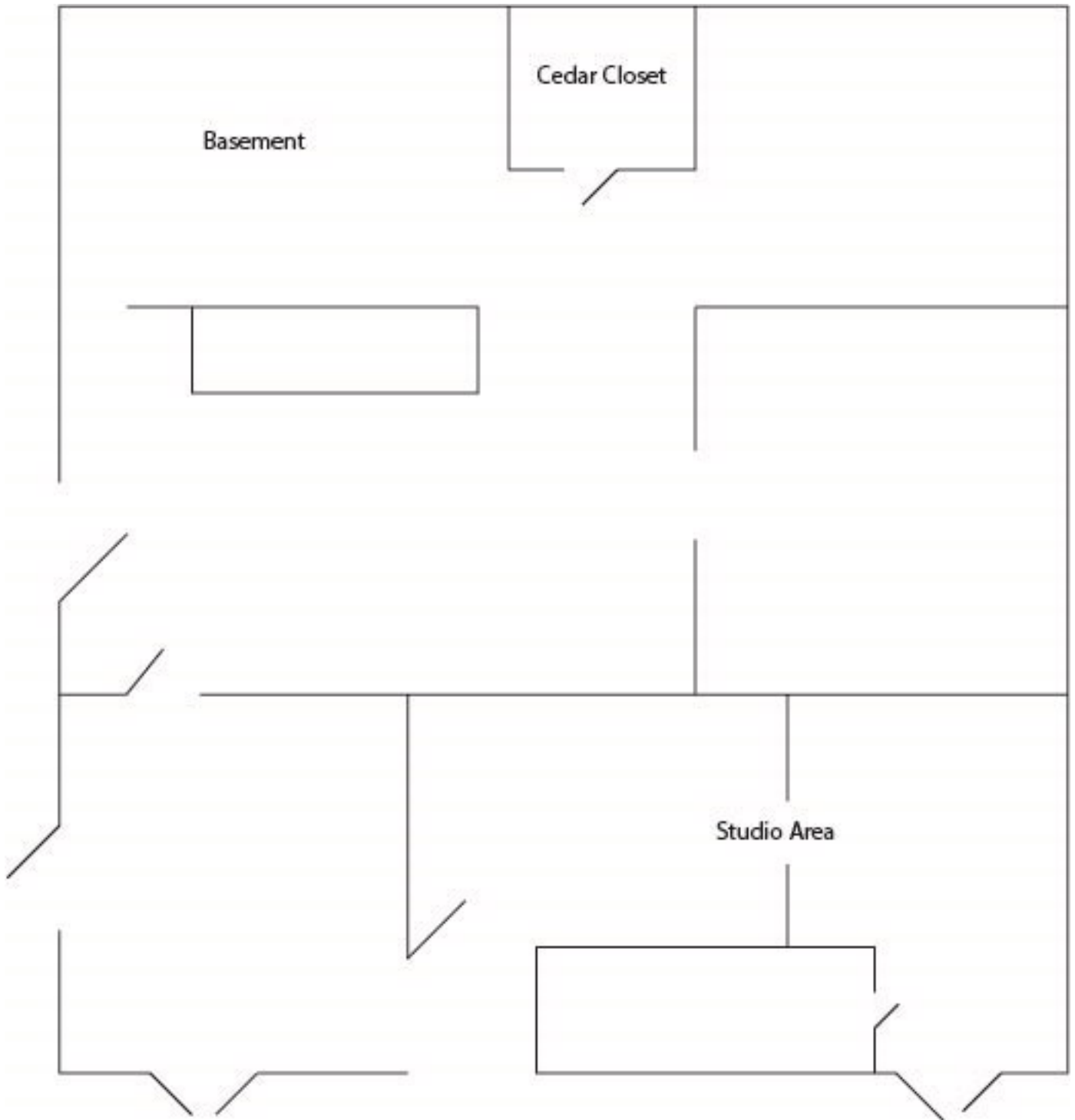
Bull Realty is pleased to offer this unique flex/studio space that is new to the market. Property would be ideal for various types of studio, live/work or two tenant arrangements. +/- 4,000 sq ft location includes basement and the new addition which includes the main studio space and a mezzanine area.

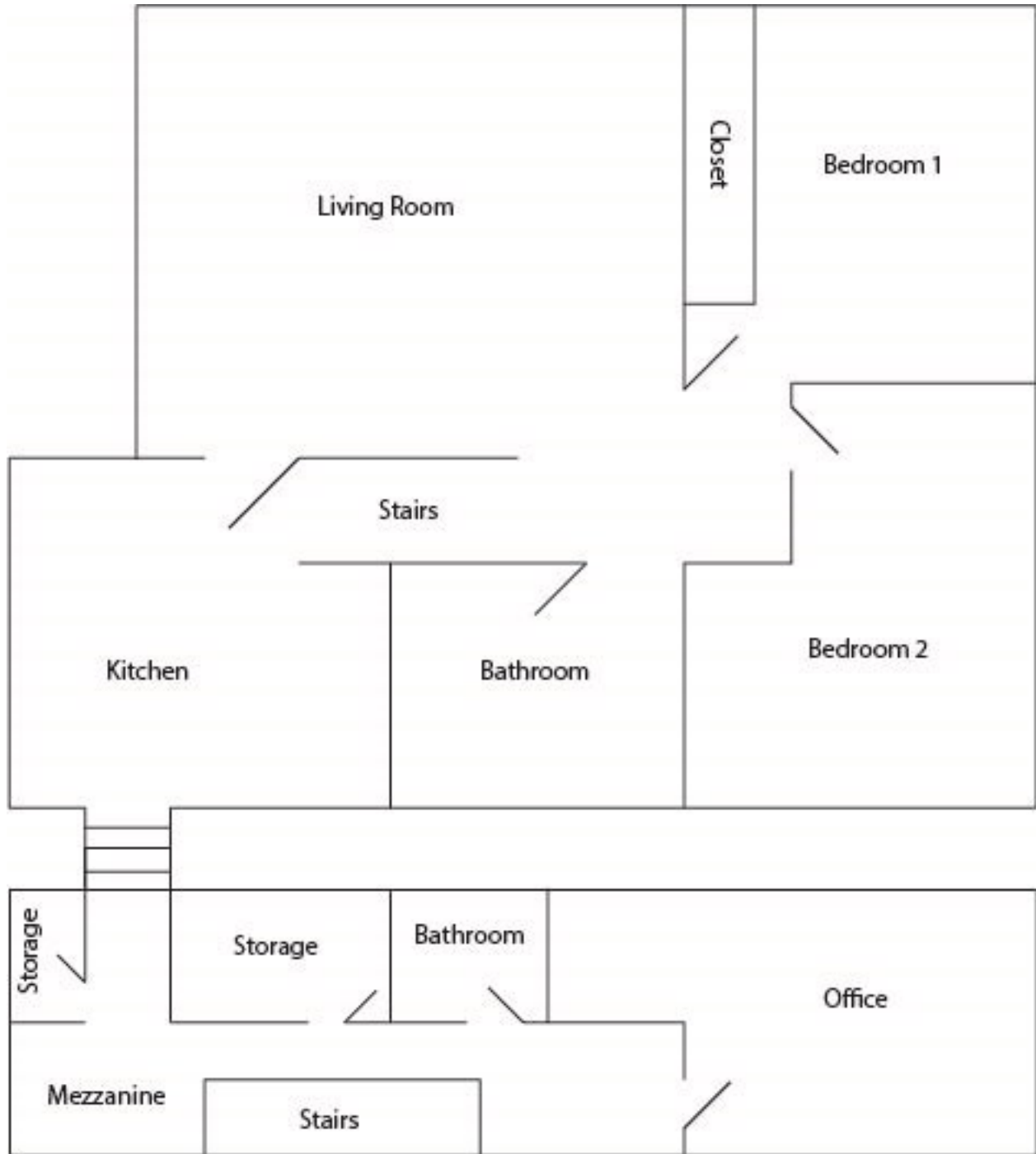
Offered for SALE at \$450,000

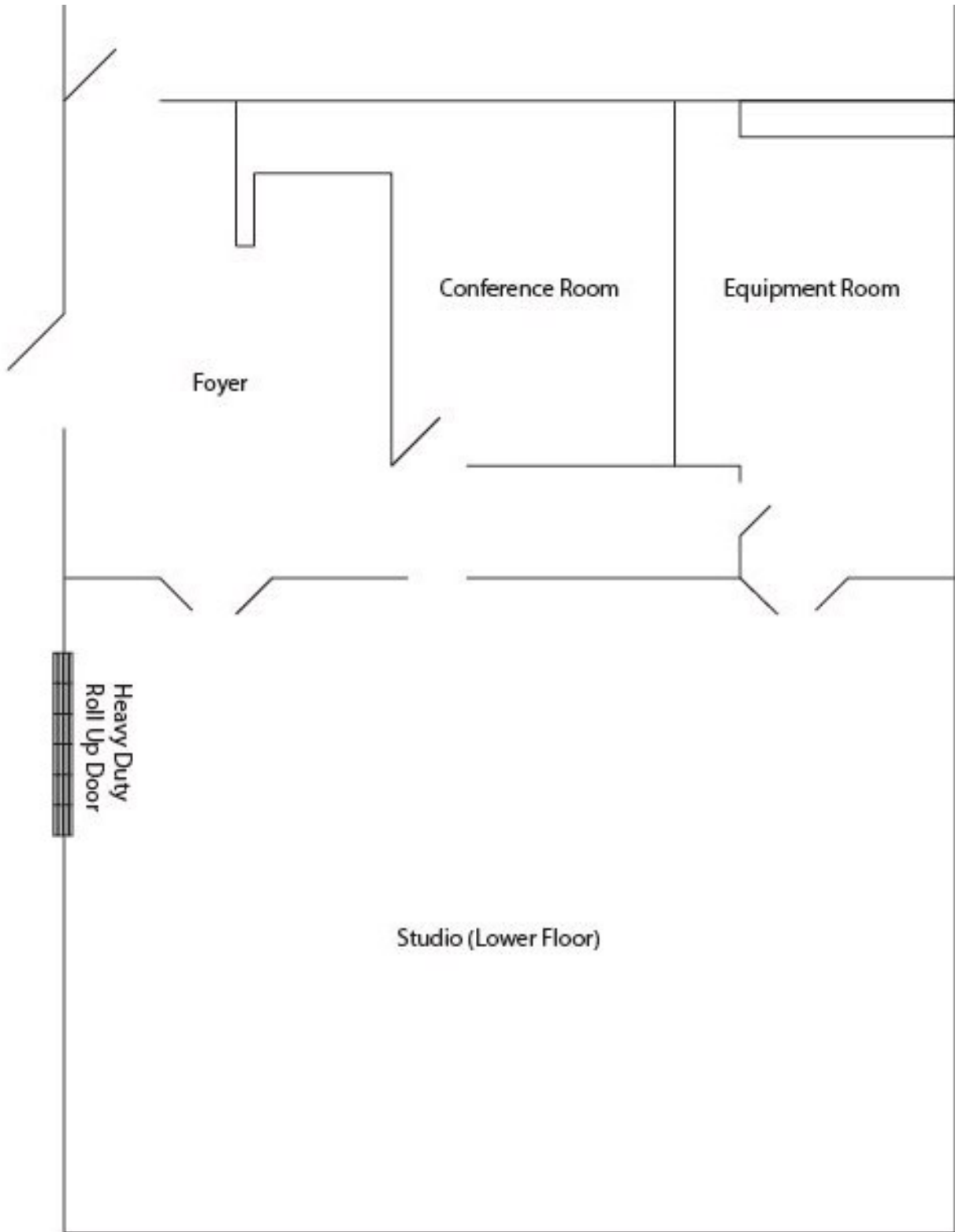
Price/sq ft	\$112.50
Gross Square Footage	+/- 4,000
Acreage	.3
Year Built	1994
2014 Property Taxes	\$4,029.14
Occupancy	Vacant







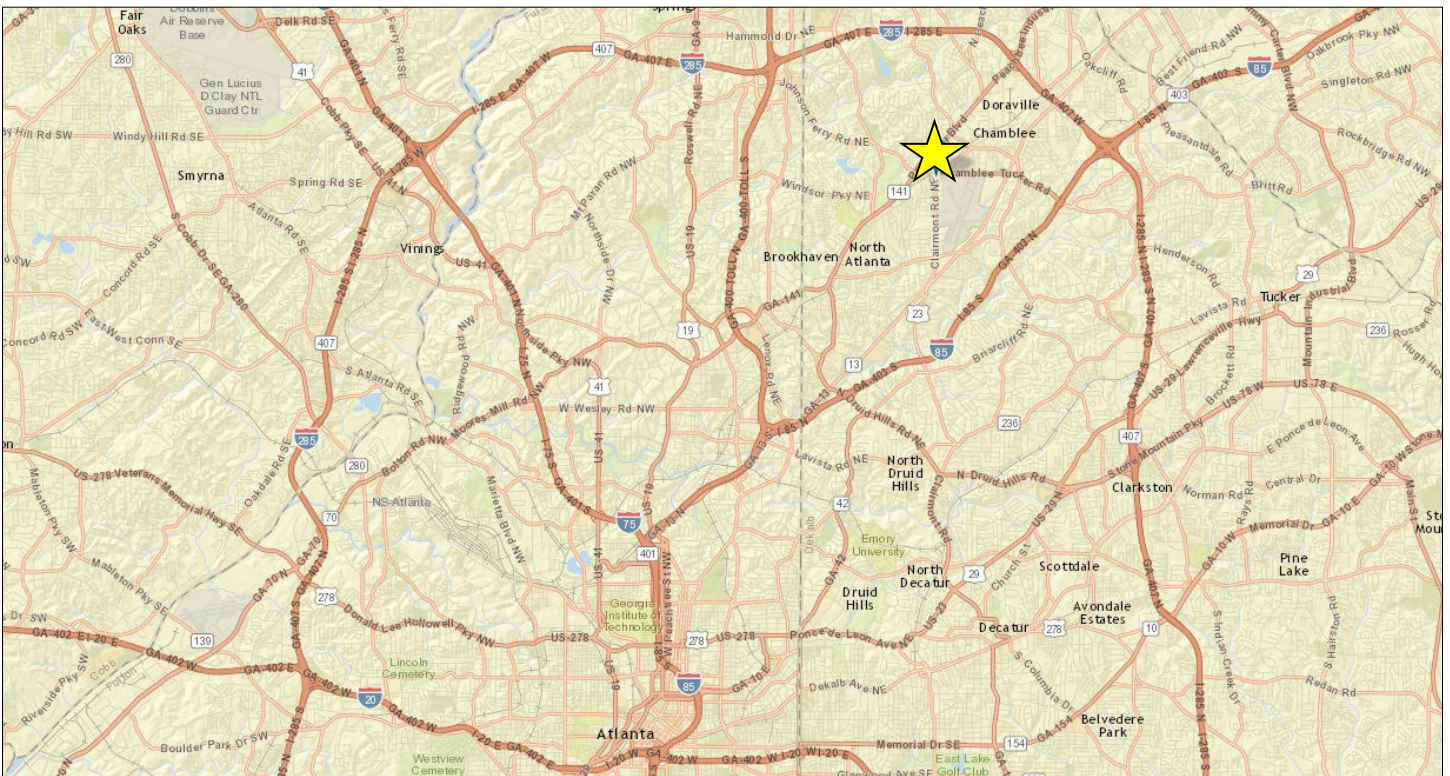


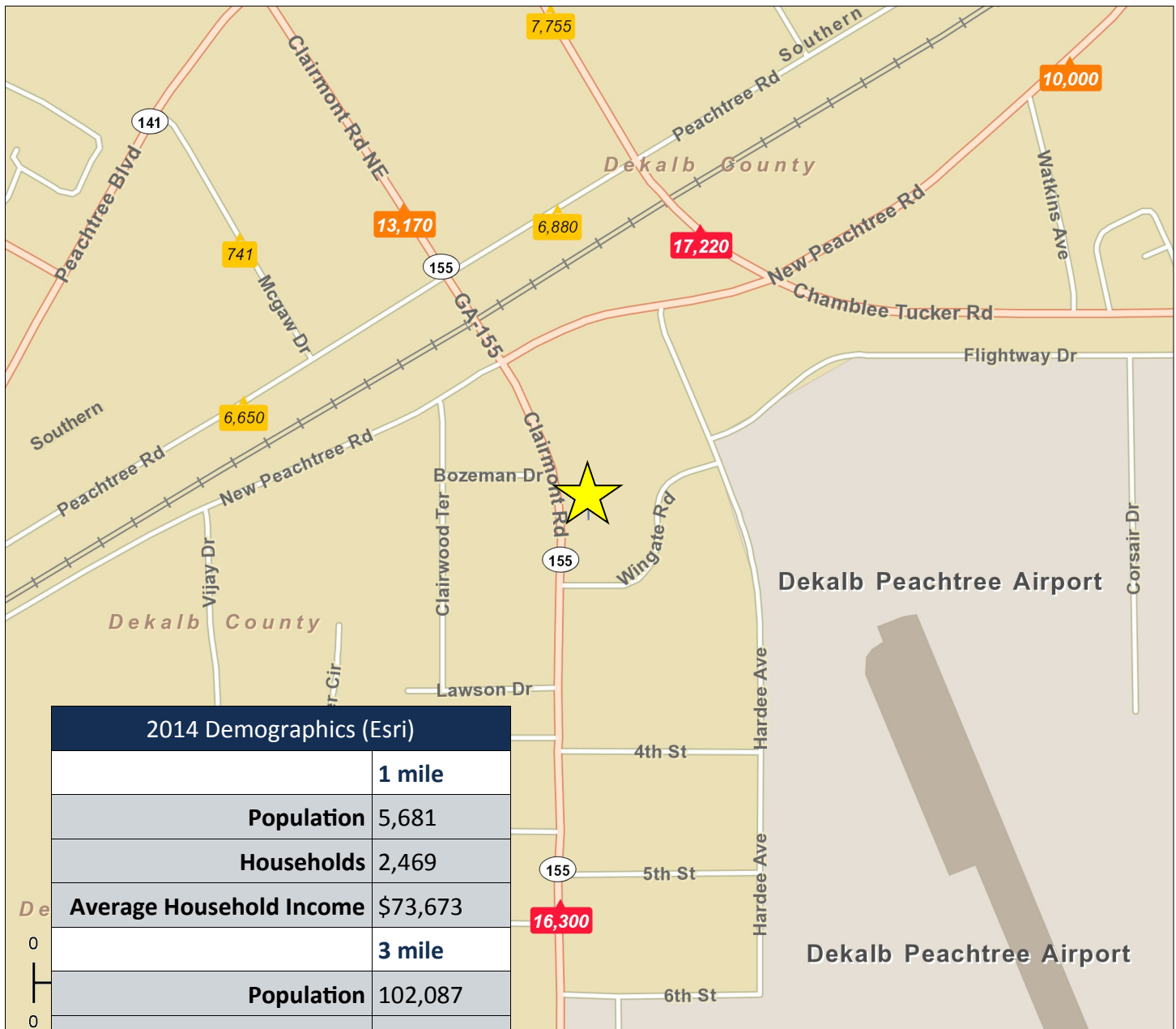


Freestanding Building with Studio

DeKalb County Location

Location Aerial and Map





2014 Demographics (Esri)	
	1 mile
Population	5,681
Households	2,469
Average Household Income	\$73,673
	3 mile
Population	102,087
Households	41,864
Average Household Income	\$85,374
	5 mile
Population	282,204
Households	122,738
Average Household Income	\$91,104



The City of Chamblee was incorporated by the Georgia legislature on August 17, 1908. It is one of ten cities located within DeKalb County. A 1990 Census dramatically outlined the change in demographics for Chamblee. Seeing this shift in population as a positive step, the City Council developed new zoning that would address the special needs for such a diverse community. The International Village overlay was the first zoning in metro Atlanta that allowed for mixed-use development and championed livable, pedestrian-friendly neighborhoods. The City was rewarded for its efforts by multi-million dollar redevelopment efforts along Buford Highway and throughout the designated International Village area. At the same time, the City moved to protect its historic town center by designating a Central Business District. Home to the nationally-recognized "Antique Row", this area works to preserve the history of the City while providing for modern redevelopment opportunities.

DeKalb Peachtree Airport (PDK) is classified as a "general aviation reliever airport" for the Atlanta metropolitan area. It encompasses approximately 700 acres of land in the northern part of DeKalb County, the majority of which is within the Chamblee city limits. The second busiest airport in the State of Georgia, PDK's location, less than ten miles from downtown Atlanta, makes it the airport of choice for those operators of corporate, business, and general aviation aircraft visiting the Atlanta area. The airport provides a wide array of aeronautic services, charter flights, and rental car options.

In 2014, the City of Chamblee welcomed some 12,000 new residents into the city from the newly annexed area Dresden East Civic Association (DECA), making Chamblee DeKalb's third largest city. The City of Chamblee grew from 3.18 square miles to 7.85 square miles. Now, Chamblee has 26,801 residents.

As Chamblee moves into the 21st century, its history is being written in a multitude of languages. From its foundation as a southern rail town, its people have built a progressive urban city that is eagerly awaiting its next transformation.





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JARED DALEY

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. During this cycle, Jared has been most active in two distinct areas, helping clients buy, sell or lease office properties around the Atlanta metro market and selling and leasing automotive related properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs, and determine how to best deal with today's market.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music, and standard bred horses.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed over the past seven years. The leases consisted of office, warehouse, and automotive facilities. Additional transactions include numbers of property sales over that same period of time.

Jared currently has approximately \$20m in exclusive listings in the metro Atlanta area.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor, (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40 radio stations and is available on [iTunes](https://www.apple.com/itunes/) and the show website CREshow.com.
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.