

FREESTANDING OFFICE | 3,152 SF

3128 CLAIRMONT ROAD NE

ATLANTA, GA 30329

FOR SALE

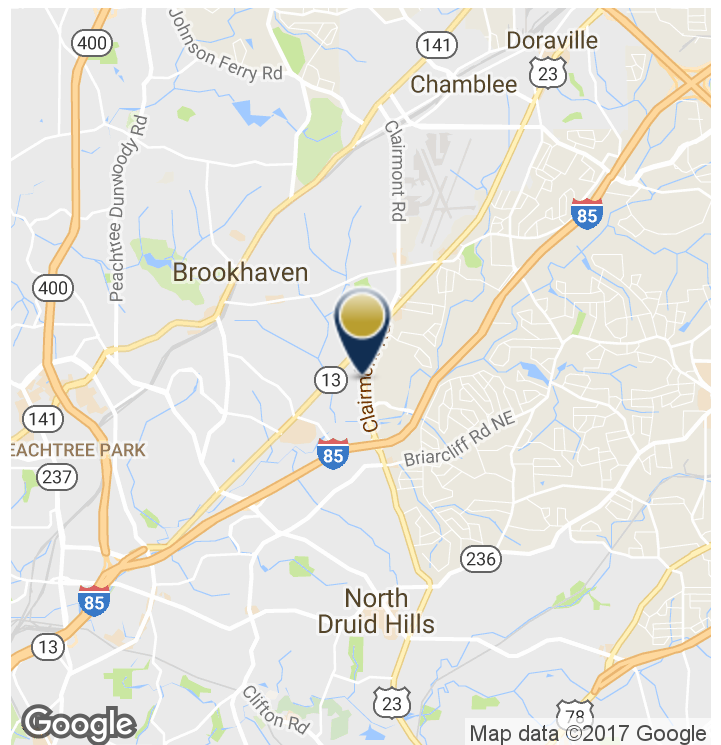


PROPERTY HIGHLIGHTS

- 3,152 SF freestanding office
- Offered for sale at \$780,000
- 0.32 acre site
- Less than ½ mile from Interstate 85
- Within the city limits of Brookhaven, Georgia
- Monument signage
- 15 total parking spaces (5/1,000 SF)
- Excellent visibility from Clairmont Rd; 25,890 vehicles per day
- New roof and completely renovated in 2008
- Seven private offices including one executive office, reception area, two bathrooms and large conference room

LOCATION OVERVIEW

Centrally located near I-85 inside the Perimeter by Century Blvd in DeKalb County. 20 miles NE of Hartsfield-Jackson Atlanta International Airport. 3 miles South of DeKalb Peachtree Airport. Less than 5 miles from Emory University. Located in the City of Brookhaven near Atlanta, Buckhead, Decatur, and Chamblee.



SEAN WILLIAMS | 404-876-1640 x126 | SWilliams@BullRealty.com
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Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

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DEMOGRAPHICS & TRAFFIC COUNTS

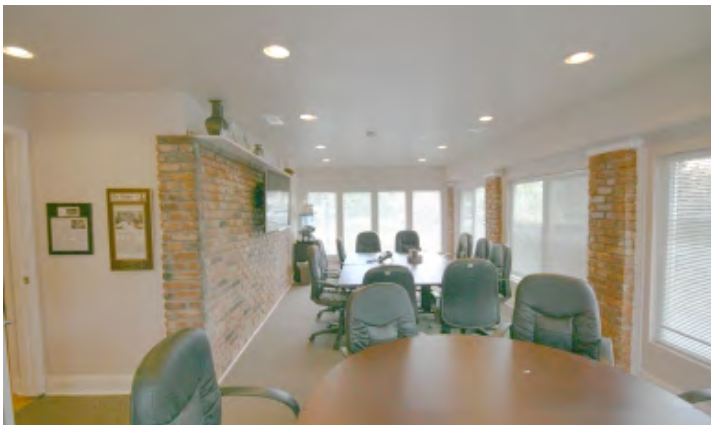
	1 Mile	2 Miles	3 Miles
Total Households:	6,217	55,277	137,849
Total Population:	8,273	53,620	132,551
Average HH Income:	\$78,084	\$103,195	\$103,151
Traffic Counts:	25,890 vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



PHOTOS



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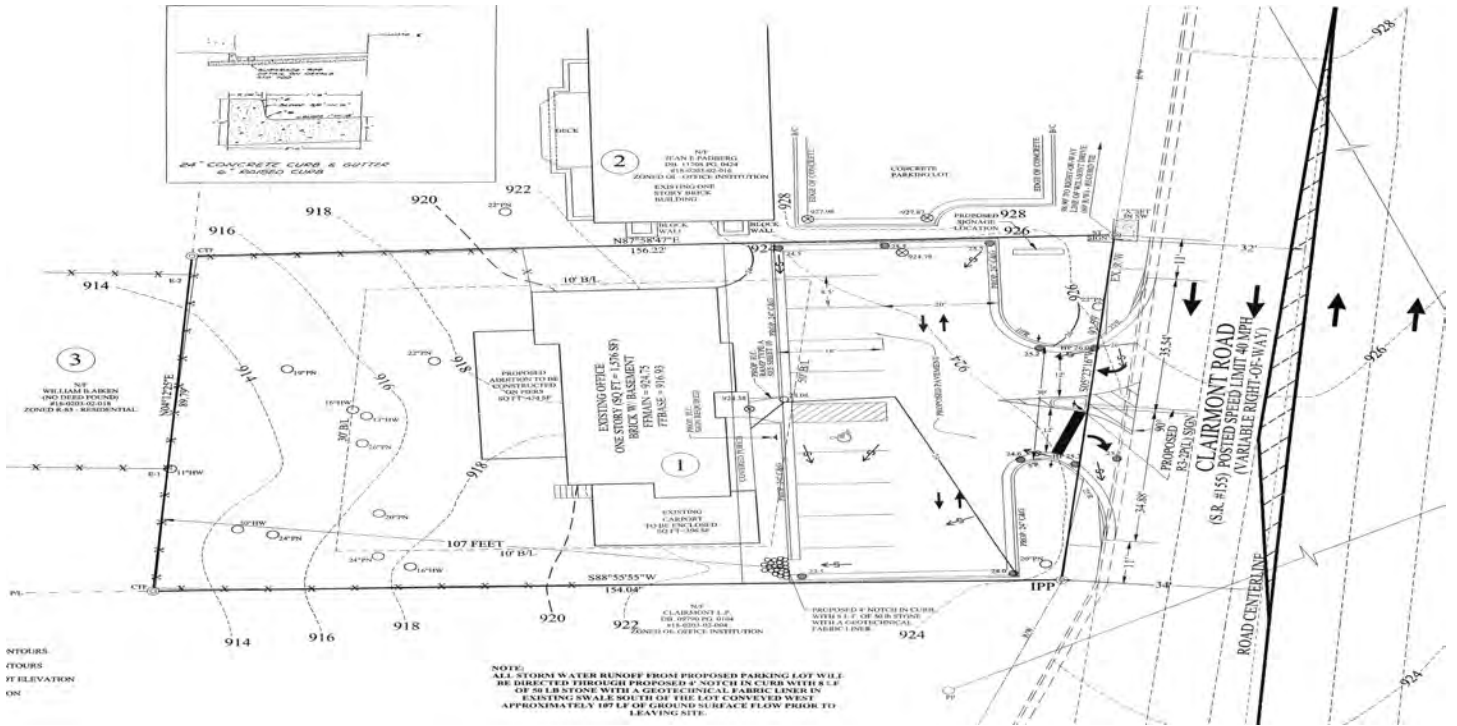
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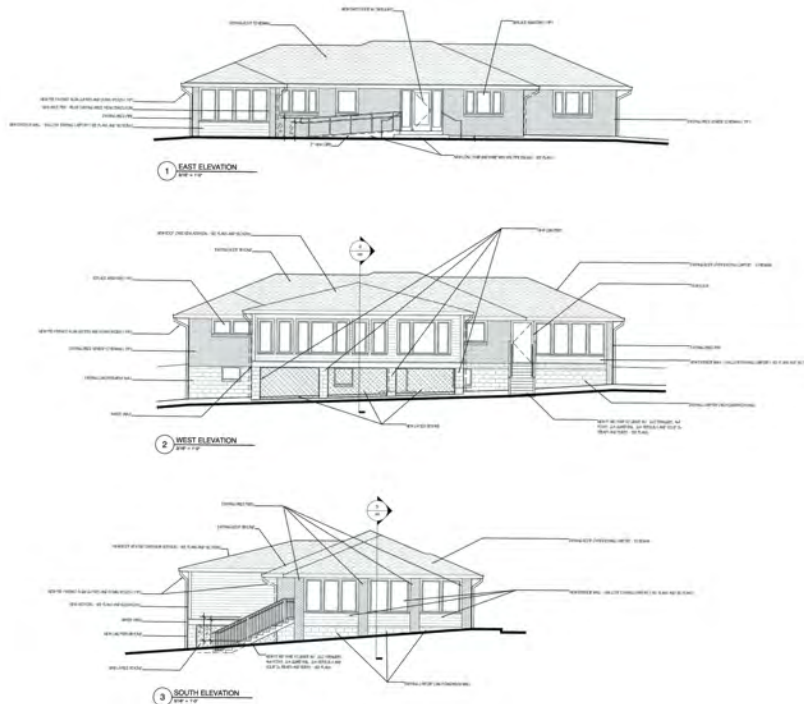
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SITE PLAN



BUILDING ELEVATIONS



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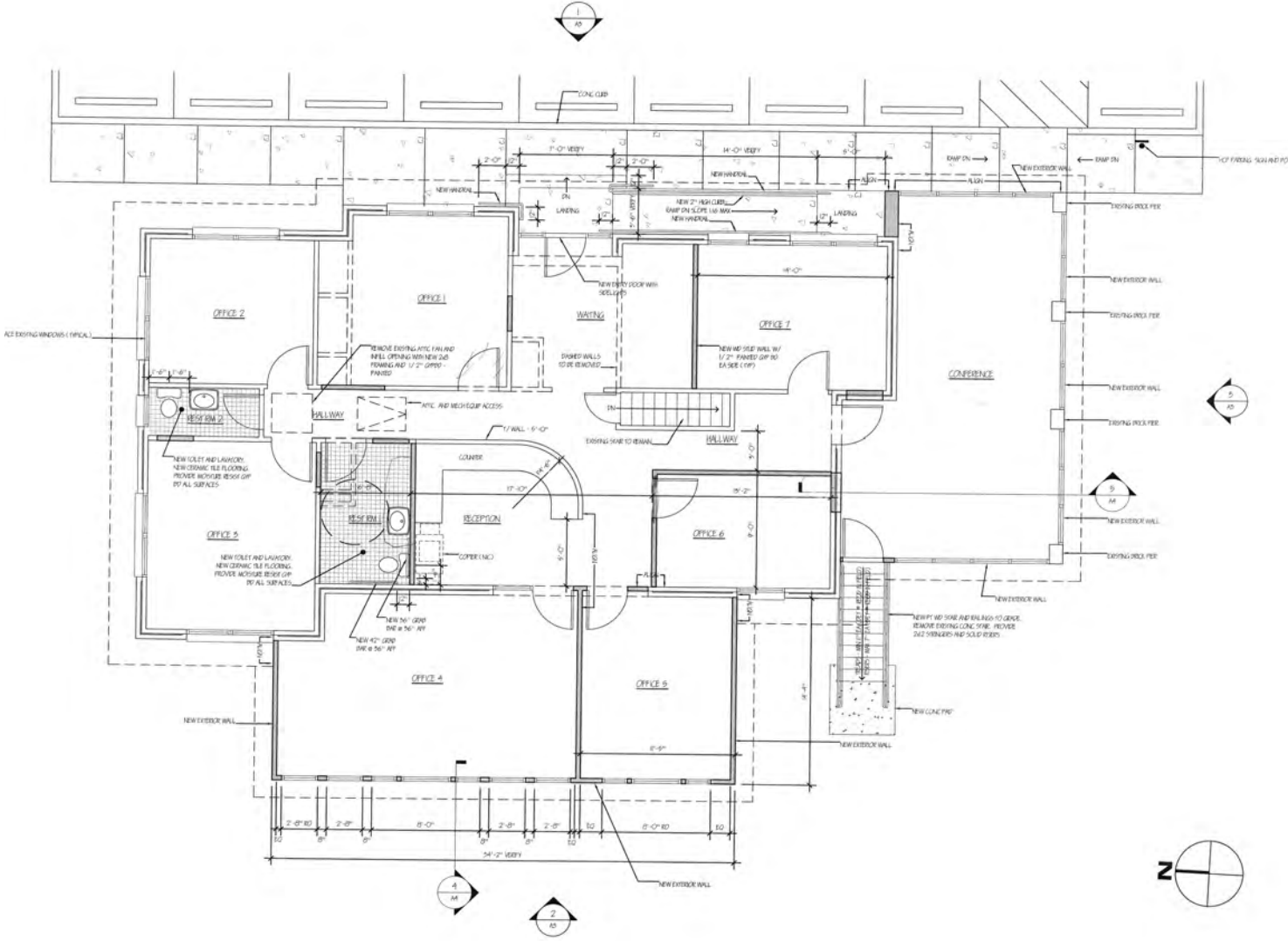
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IN THE AREA MAP



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FOR SALE

IN THE AREA

1



BROOKHAVEN

Brookhaven is one of Atlanta's most prestigious and sought-after communities in Metro Atlanta. Popular neighborhoods include Brookhaven Village, North Brookhaven and Lynwood Park. Brookhaven is home to some upscale, unique neighborhoods, but they all have three things in common - good schools, active neighborhood associations, wonderful neighbors and one of the most desirable locations in Metro Atlanta.

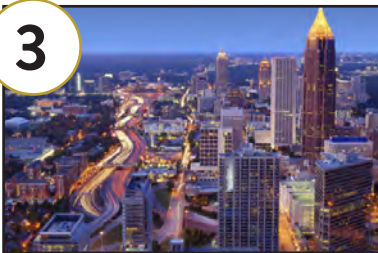
2



BUCKHEAD

Ultra chic Atlanta neighborhood where you can experience decadent restaurants, world-class hotels and legendary shopping. Buckhead is home to Lenox Square and Phipps Plaza, the upscale destination for shoppers throughout Georgia and the region. Restaurants and boutiques abound throughout Buckhead, and nightlife beckons from the world famous Peachtree Street and the Andrews Entertainment District. The shops Buckhead Atlanta is Buckhead's newest \$1 billion mixed-use development with more than 50 retail shops, restaurants and cafes.

3



MIDTOWN

Midtown is the second largest business district in the city of Atlanta. Midtown is marked by its cultural attractions, institutions of higher education, noteworthy architecture, and urban layout. The district is the center of the city's arts scene that includes the Fox Theatre, Woodruff Arts Center, the High Museum of Art, the Museum of Design Atlanta, the Atlanta Symphony Orchestra, the Center for Puppetry Arts, and the 14th Street Playhouse. Midtown is also home to three well known institutions of higher education: Georgia Institute of Technology, John Marshall Law School, and the Atlanta division of the Savannah College of Art and Design (SCAD).

4



EMORY UNIVERSITY HOSPITAL

Staffed exclusively by Emory University School of Medicine faculty who also are members of the Emory Clinic, Emory University Hospital is one of the nation's leading hospitals in cardiology and heart surgery, cancer, neurology and more.

5



CHAMBLEE

Located just 14 miles from downtown Atlanta, Chamblee is a vibrant urban city with a diverse community and international flair. The downtown district has experienced significant commercial development including lofts and townhomes since 2000, while maintaining its vintage buildings and architecture. Two major interstate highways that border the city, I-285 to the north and I-85 to the southeast, provide easy roadway access to and from the city. For commuters, the roadway access is complimented by a MARTA rail station and several MARTA bus stops throughout the city. The city also is home to DeKalb Peachtree Airport (PDK), which is the second busiest airport in the State.

6



VIRGINIA HIGHLAND

Historic Virginia-Highland is one of Atlanta's most popular neighborhoods for shopping, dining and nightlife. Locals and tourists alike mingle for brunch at charming sidewalk cafes, cocktails at lively night spots, and innovative cuisine at progressive restaurants and bistros. Discovering the unexpected is part of the attraction where you may find world-famous musical entertainment at a tiny nightclub, an opening-night party at an art gallery or a gathering of fascinating people at one of the coffeeshouses.

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