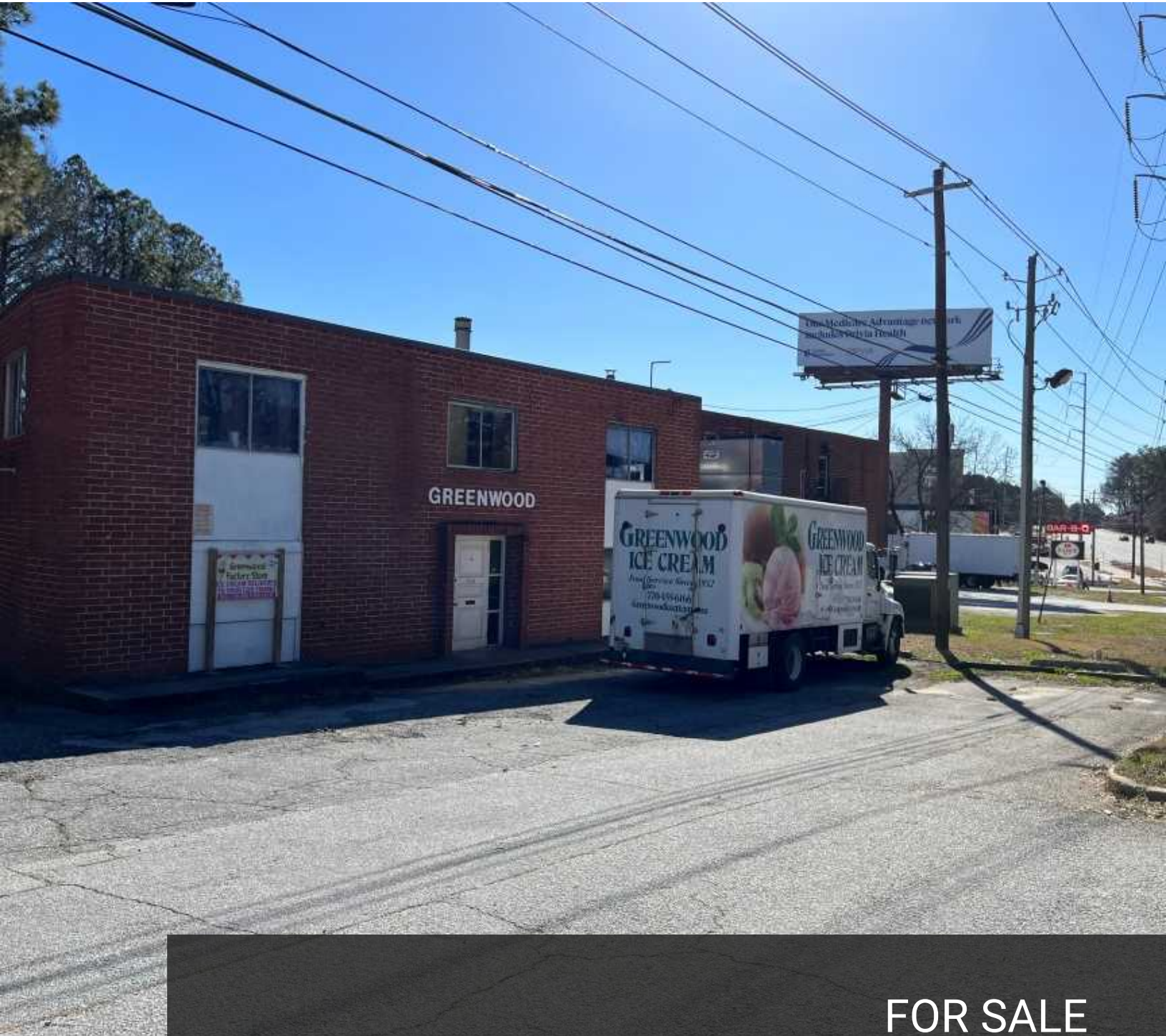


FOR SALE

WIDESPREAD
COMMERCIAL GROUP

THE GREENWOOD ICE CREAM FACTORY

4829 PEACHTREE BLVD CHAMBLEE, GA 30341



KELLER WILLIAMS REALTY METRO ATL
315 W Ponce De Leon Ave Suite 100
Decatur, GA 30030



PRESENTED BY:

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SECTION PAGE

Greenwood Ice Cream Factory
4829 Peachtree Boulevard | Chamblee, GA 30341

SECTION 1

Property Summary

PROPERTY DESCRIPTION

Greenwood Ice Cream Factory
4829 Peachtree Boulevard | Chamblee, GA 30341



The Greenwood Ice Cream Factory

4829 Peachtree Boulevard is for sale in the City of Chamblee and is zoned as VC (Village Commercial). The property has a total area of 14,612 square feet and has potential for new development or adaptive re-use of the existing structure.

4829 Peachtree Boulevard is located across from the Peachtree Golf Club and backs to the Marta Rail tracks.. The city of Chamblee is a vibrant urban city with a diverse community and international flair. The downtown district has experienced significant commercial development including Chamblee City Hall, Chamblee's Distillery of Modern Art, Chamblee Lumen, City Heights, and The Gordon. These projects added townhomes, lofts, retail & creative office space to the city center.

4829 Peachtree Boulevard is easily accessible from highways 85, 285, 400 and the MARTA public transportation system, making it convenient for quick access to downtown Atlanta and nearby towns including Brookhaven, Dunwoody, and Buckhead, which are all within 5-10 minutes of driving distance. Additionally, Chamblee is the location of PDK Airport, the second busiest airport in Georgia.

PROPERTY SUMMARY

Greenwood Ice Cream Factory
4829 Peachtree Boulevard | Chamblee, GA 30341



Property Summary

Price:	\$3,500,000.00
Building SF:	14,612
Lot Size:	1.0 Acres
Frontage:	300' on Peachtree
Sub-market:	Brookhaven
Traffic Count:	35,400 VPD
Year Built:	1974
Zoning:	VC - City of Chamblee
Permitted Uses:	Please see applicable ordinance
Billboard	Not included

Property Overview

The Greenwood Ice Cream Factory is a masonry constructed building built in 1974. It has been in continuous operation till the closure of the Company in 2022. The building is roughly 14,612 SF, and built on slab. The Chamblee VC zoning supports most Medical and Retail uses (please review applicable zoning ordinance). Located on Peachtree Blvd the site has over 35,000 Vehicles Passed Daily according to GDOT records.

Location Overview

Located just north of Brookhaven in the City of Chamblee. The site has over 300' of frontage along Peachtree Blvd.

The existing building can either be adaptively re-used or demolished and the site used for new construction.

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SECTION 2

Property Images

PROPERTY PHOTOS

Greenwood Ice Cream Factory

4829 Peachtree Boulevard | Chamblee, GA 30341



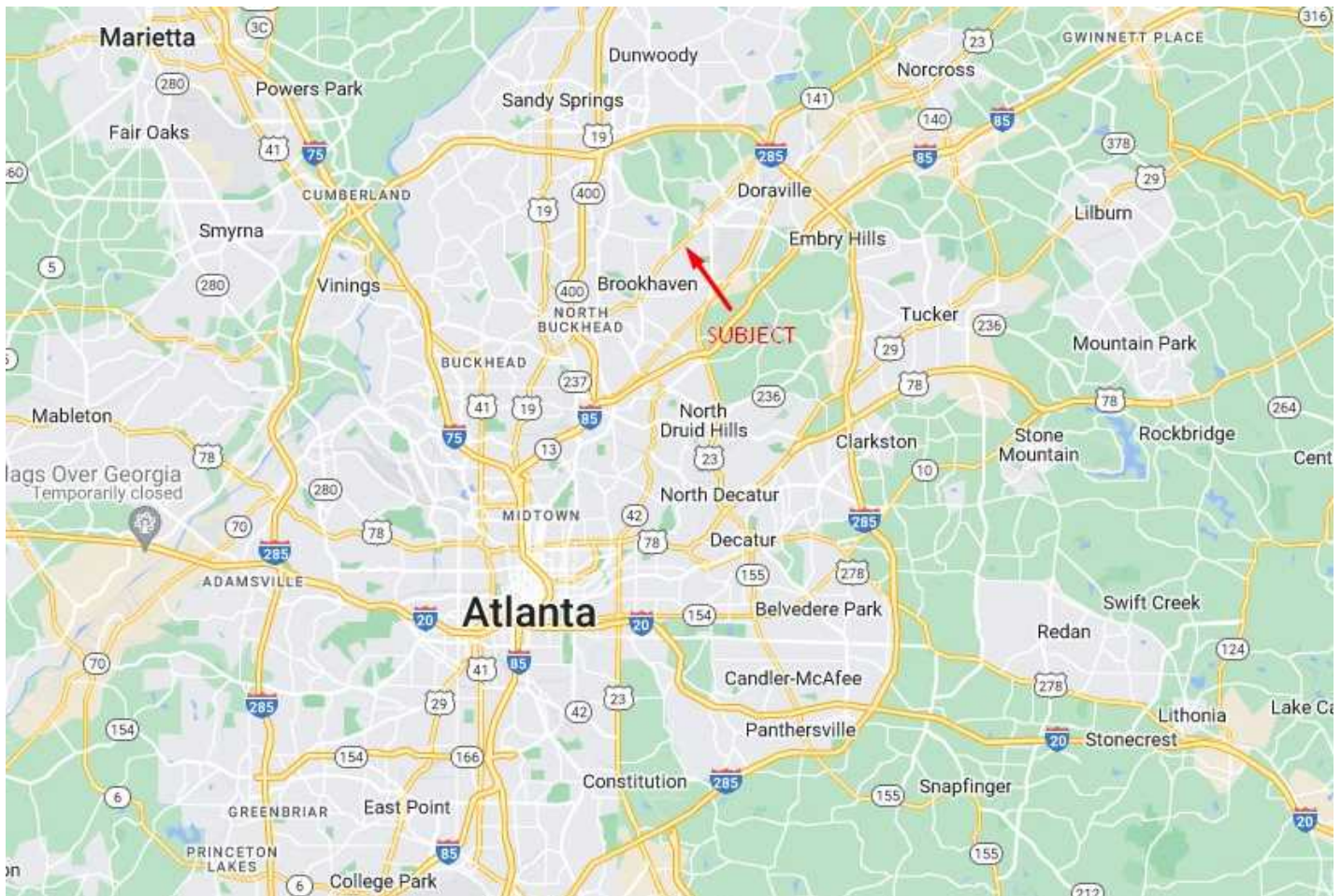
PROPERTY PHOTOS

Greenwood Ice Cream Factory
4829 Peachtree Boulevard | Chamblee, GA 30341



PROPERTY PHOTOS

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SECTION PAGE

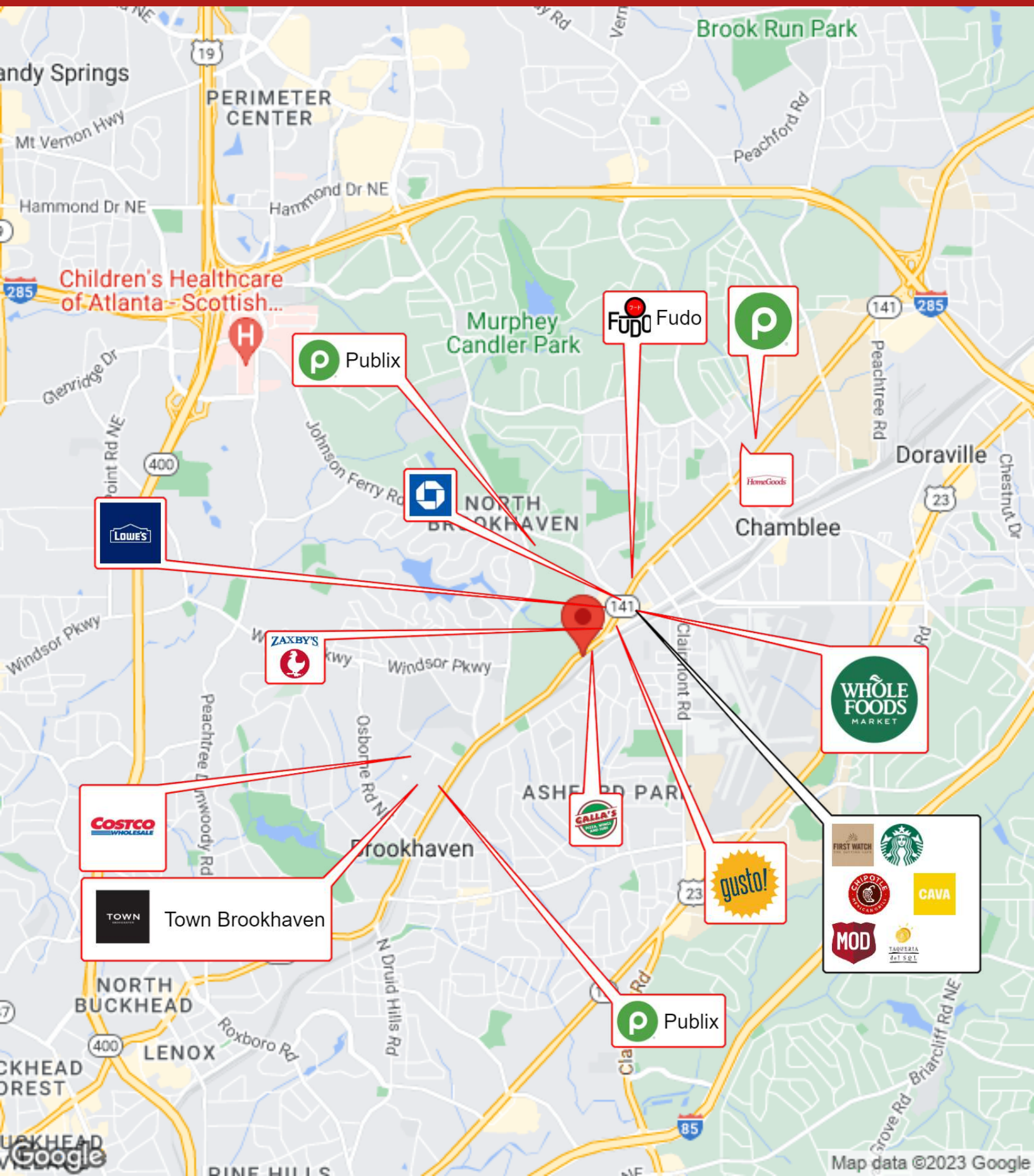
Greenwood Ice Cream Factory
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SECTION 3

Property Location

RETAILER MAP

Greenwood Ice Cream Factory
4829 Peachtree Boulevard | Chamblee, GA 30341

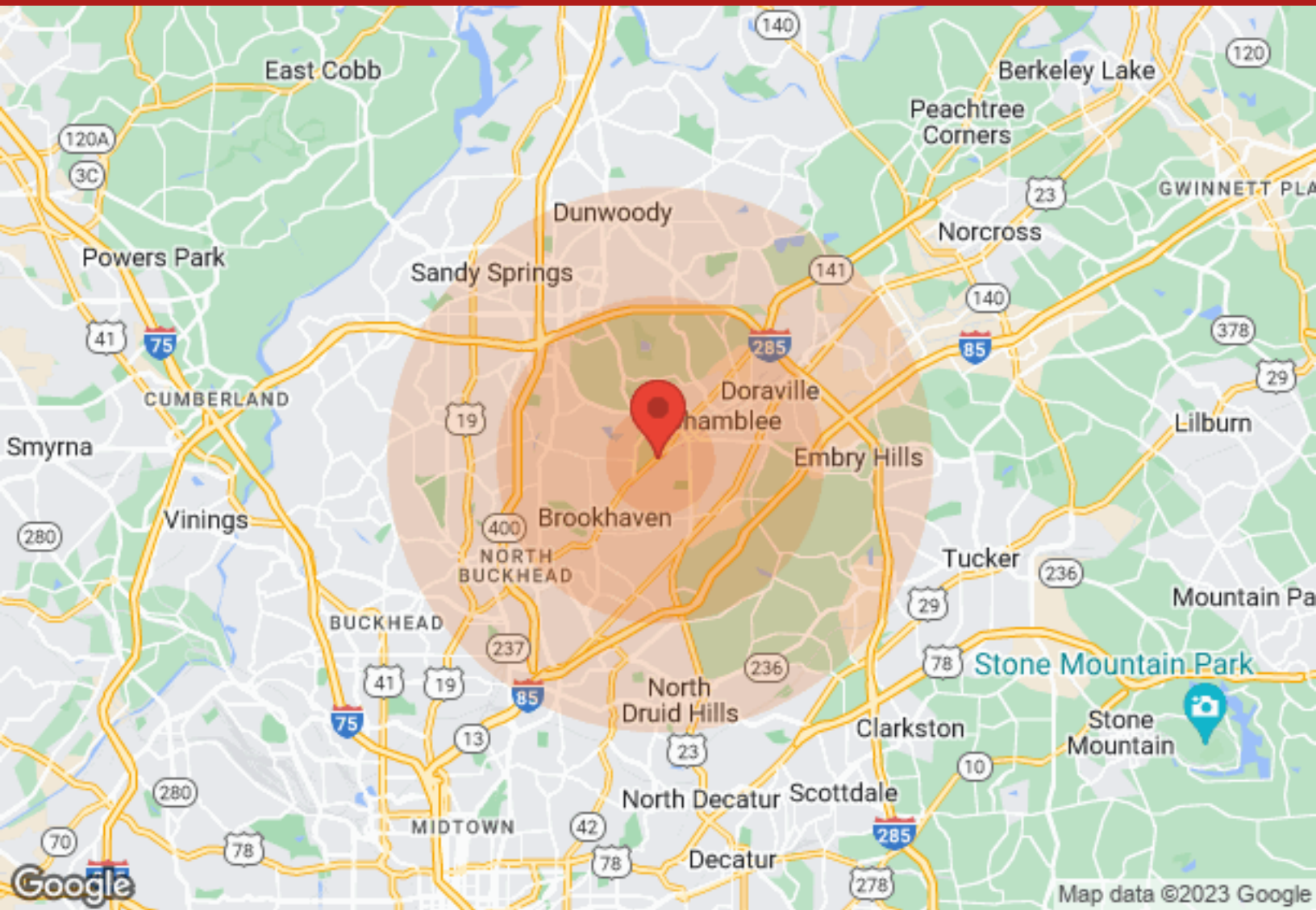


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DEMOGRAPHICS

Greenwood Ice Cream Factory
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Population	1 Mile	3 Miles	5 Miles
Male	3,136	57,431	147,027
Female	3,045	56,349	148,238
Total Population	6,181	113,780	295,265

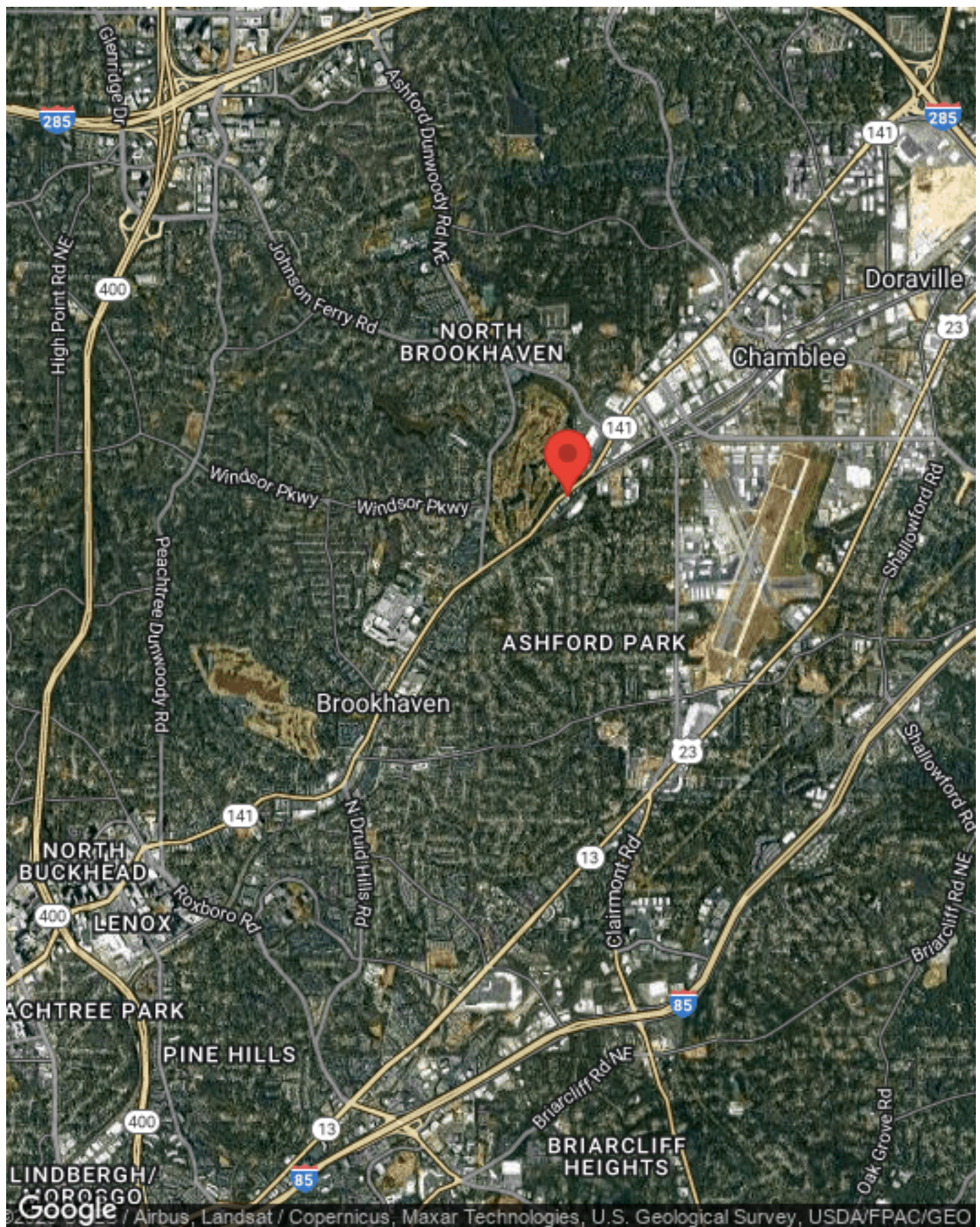
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	808	22,917	57,503
Ages 15-24	349	10,877	28,501
Ages 55-64	870	13,240	34,210
Ages 65+	1,336	15,247	43,893

Income	1 Mile	3 Miles	5 Miles
Median	\$80,599	\$56,780	\$64,996
< \$15,000	447	5,200	13,519
\$15,000-\$24,999	104	4,590	10,926
\$25,000-\$34,999	148	3,724	11,290
\$35,000-\$49,999	289	6,547	18,120
\$50,000-\$74,999	516	7,804	22,087
\$75,000-\$99,999	429	4,664	14,608
\$10,000-\$149,999	590	6,243	17,645
\$150,000-\$199,999	215	2,841	8,138
> \$200,000	172	5,364	13,189

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,224	52,299	145,563
Occupied	3,035	46,788	129,845
Owner Occupied	1,420	21,219	60,003
Renter Occupied	1,615	25,569	69,842
Vacant	189	5,511	15,718

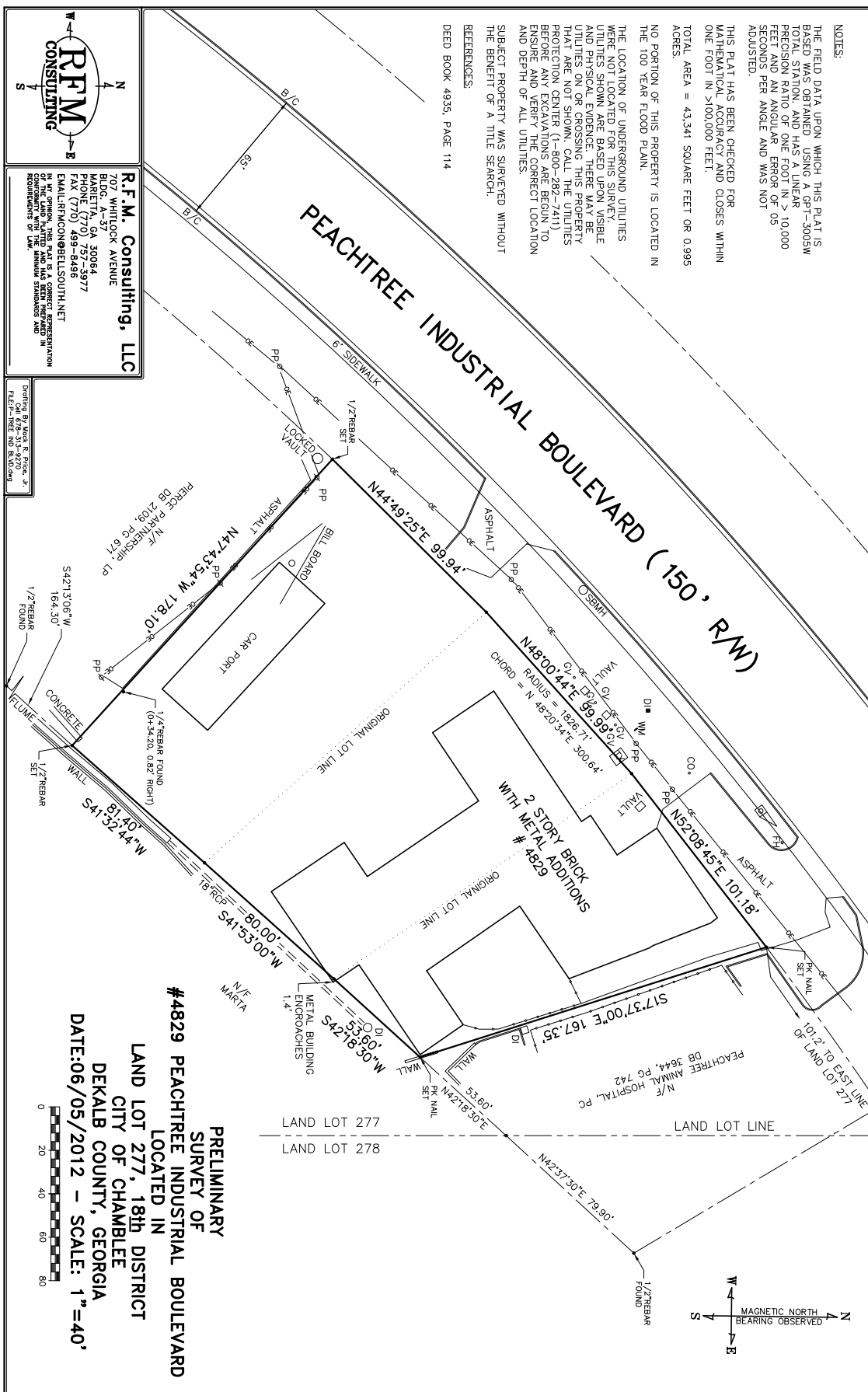
AERIAL MAP

Greenwood Ice Cream Factory
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LAND SURVEY

Greenwood Ice Cream Factory
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DISCLAIMER

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