

6045 PEACHTREE PKWY PEACHTREE CORNERS, GA

» Property Features

- Former Pizza Hut/Wing Street freestanding restaurant building
- Building size – 2,770 sf
- Property Size – .424 acres
- 24 parking spaces (including 2 HC)

FOR LEASE
\$26/ft NNN As/Is

6045 Peachtree Pkwy Peachtree Corners, GA 30092

DOUG ADAIR

404.872.1828

www.dougadairllc.com

commercial real estate

» Property Description

The subject property is a former Pizza Hut/Wing Street restaurant building constructed in 1986 and since remodeled that sits in the city of Peachtree Corners in southwest Gwinnett County. The site is approximately 15 miles northeast of downtown Atlanta. The property is on Peachtree Parkway just north of its intersection with Holcomb Bridge Road. The zoning is C-2 in the Activity Center Overlay District and property taxes for 2017 are \$7,126.96.

Other details:

- Strong retail node – Target/Petsmart/Dicks across the street; Aldi/LA Fitness to the south
- Heavy traffic counts
- Large office park (Tech Park/Atlanta) close by
- Good signage

» Demographics

| | 1 mile | 3 miles | 5 miles |
|--------------------------------|----------|----------|----------|
| Population (2017) | 9,175 | 79,290 | 239,508 |
| Median HH Income (2017) | \$71,634 | \$90,791 | \$90,098 |
| Households | 4,045 | 27,785 | 86,328 |

» Additional Information Included:

- Maps
- Aerials
- Survey



Nemo's Tavern & Grill

Enterprise Rent-A-Car

Pizza Hut

6045 Georgia 141

Homewood Suites by Hilton Atlanta...

Three Dollar Cafe

Cicis

Hampton Inn by Hilton Peachtree...

Chick-fil-A

PetSmart

DICK'S Sporting Goods

NCG Peachtree Corners

Panda Express

Hilton Atlanta Northeast

Gwinnett County Tag Office - Peachtree...

Publix Super Market at Peachtree Square...

LA Fitness

Target

Panera Bread

T.J. Maxx

Office Depot

SunTrust

Edge Rd

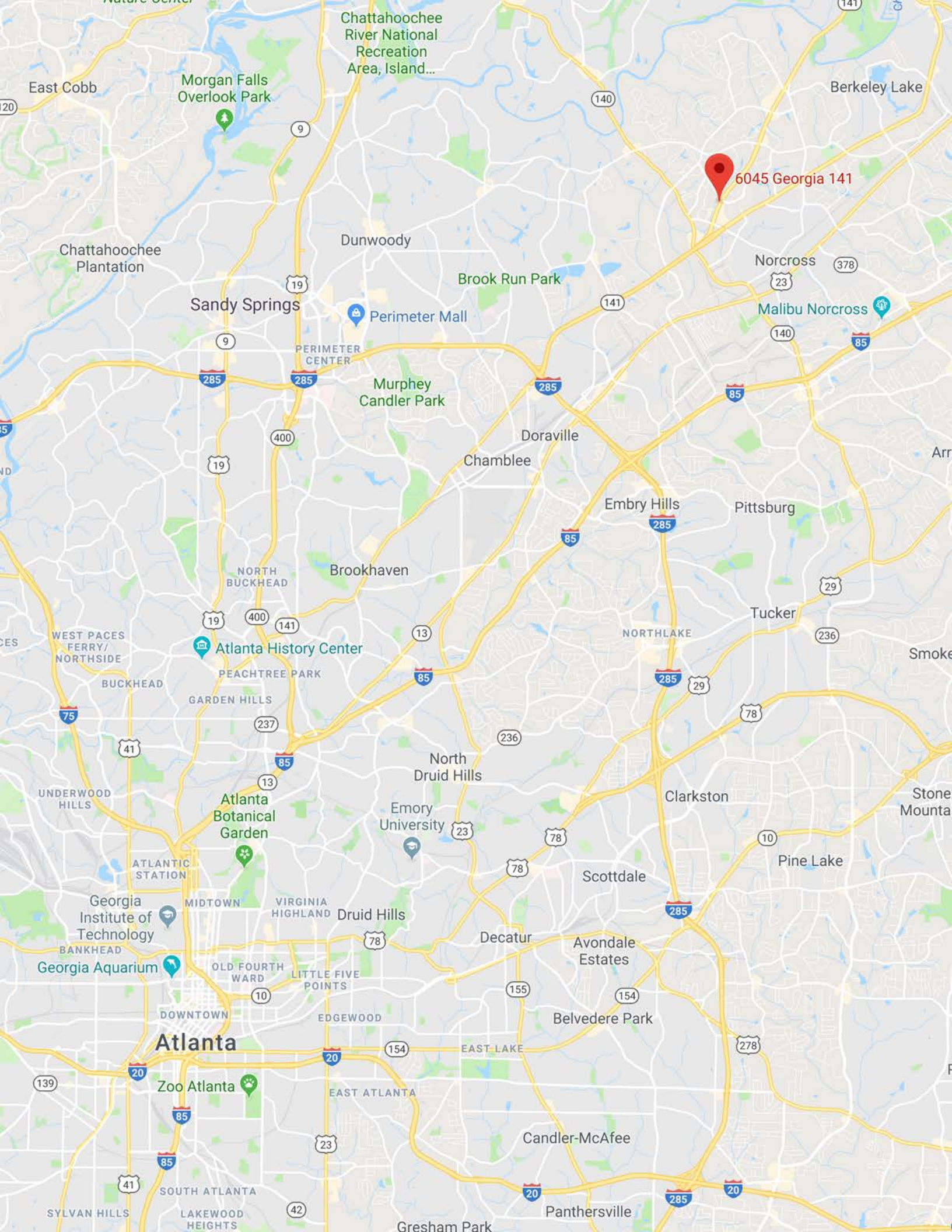
Holcomb Bridge Rd

Peachtree Industrial Blvd

Garden Plaza Atlanta / Norcross

Google

Courtyard by Marriott



6045 Georgia 141

Atlanta

Chattahoochee River National Recreation Area, Island...

Morgan Falls Overlook Park

Dunwoody

Brook Run Park

Sandy Springs

Perimeter Mall

Murphey Candler Park

Doraville

Chamblee

Embury Hills

Pittsburg

Brookhaven

NORTH BUCKHEAD

Atlanta History Center

NORTHLAKE

Tucker

WEST PACES FERRY/NORTHSIDE

BUCKHEAD

GARDEN HILLS

North Druid Hills

Clarkston

Atlanta Botanical Garden

Emory University

Pine Lake

ATLANTIC STATION

Georgia Institute of Technology

MIDTOWN

VIRGINIA HIGHLAND

Druid Hills

Decatur

Avondale Estates

Georgia Aquarium

OLD FOURTH WARD

LITTLE FIVE POINTS

DOWNTOWN

EDGEWOOD

Belvedere Park

Zoo Atlanta

EAST ATLANTA

Candler-McAfee

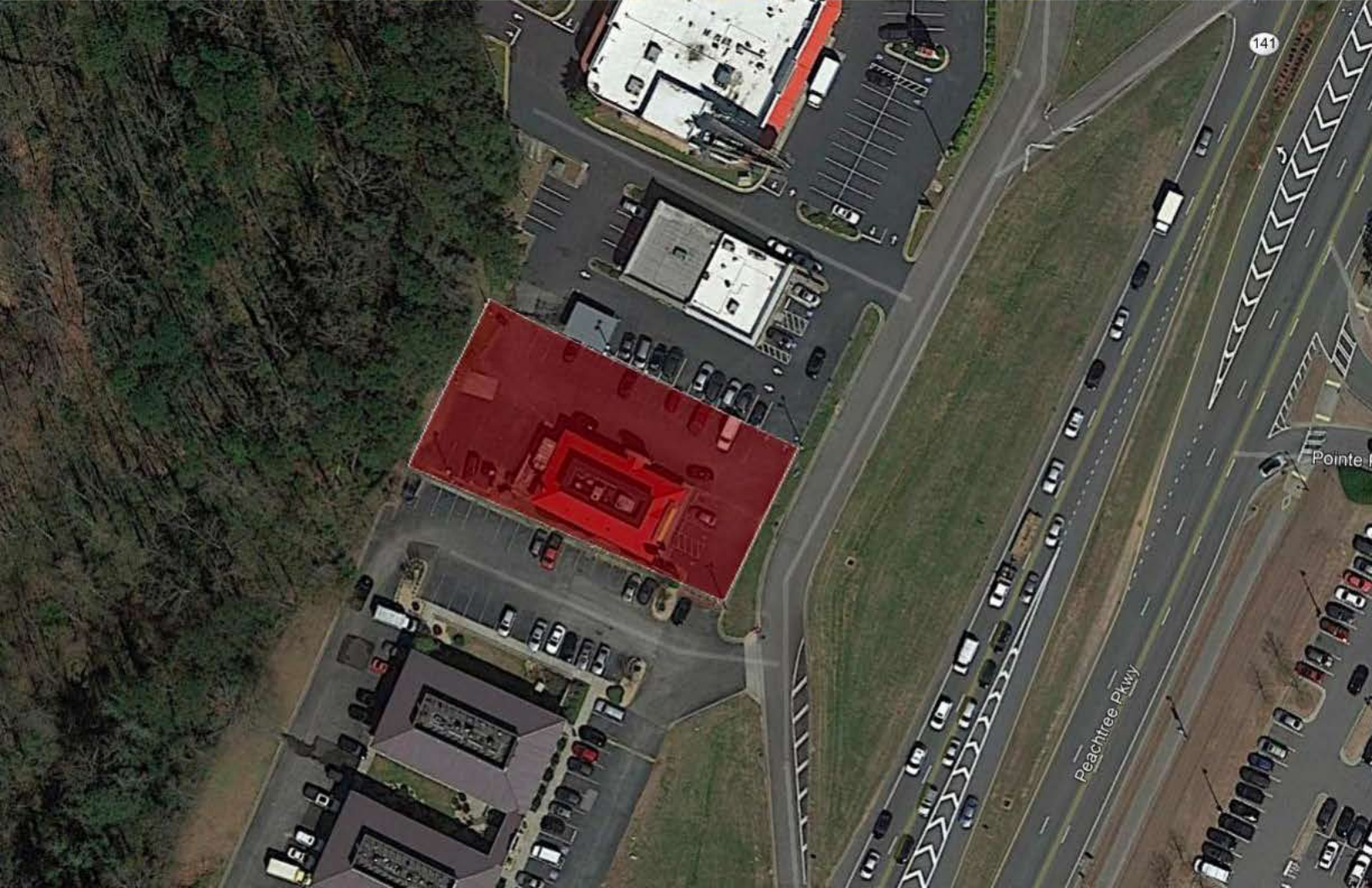
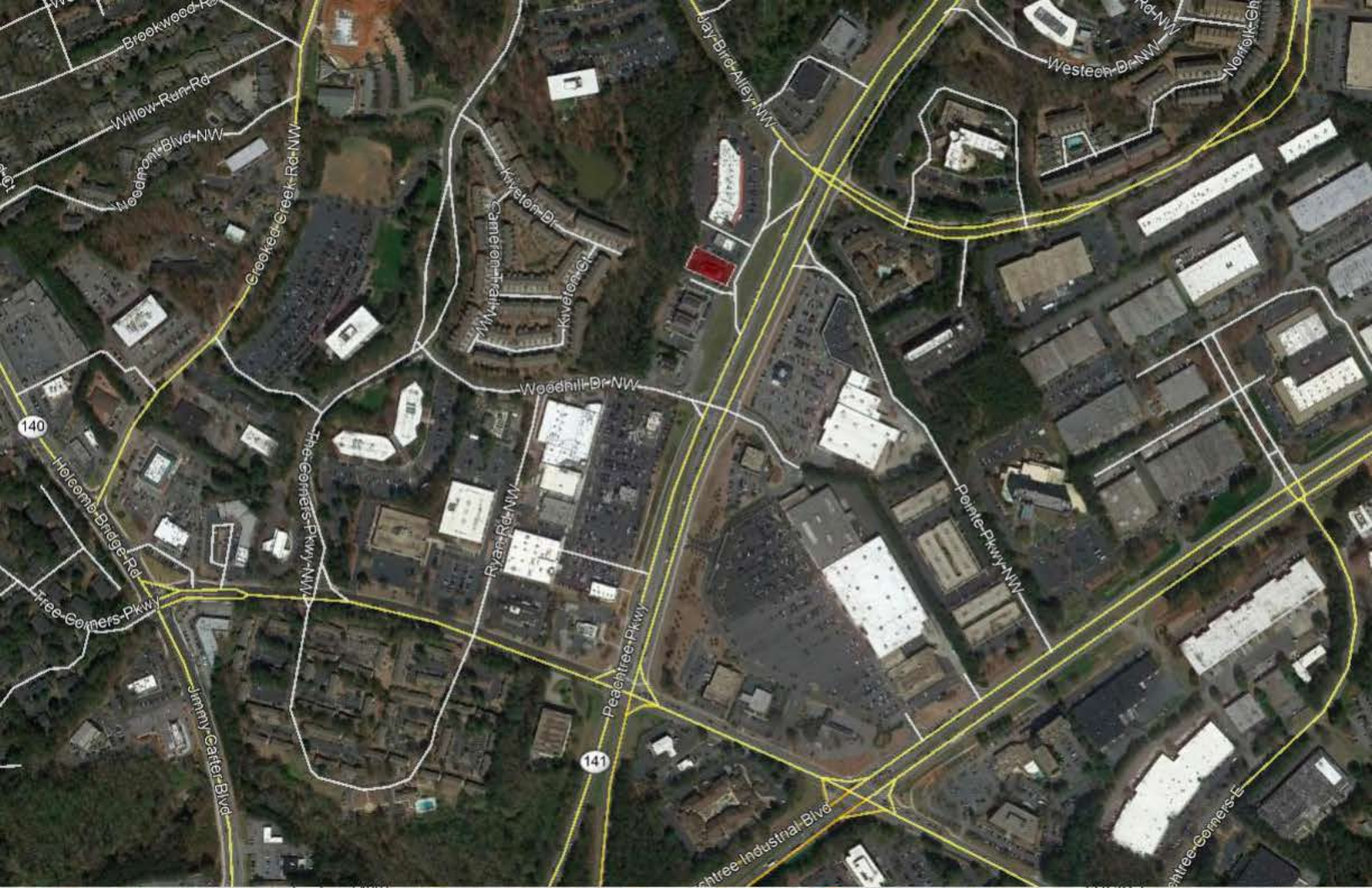
SOUTH ATLANTA

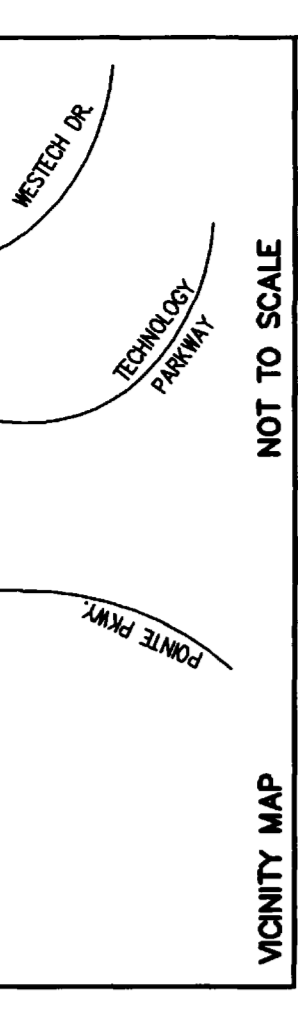
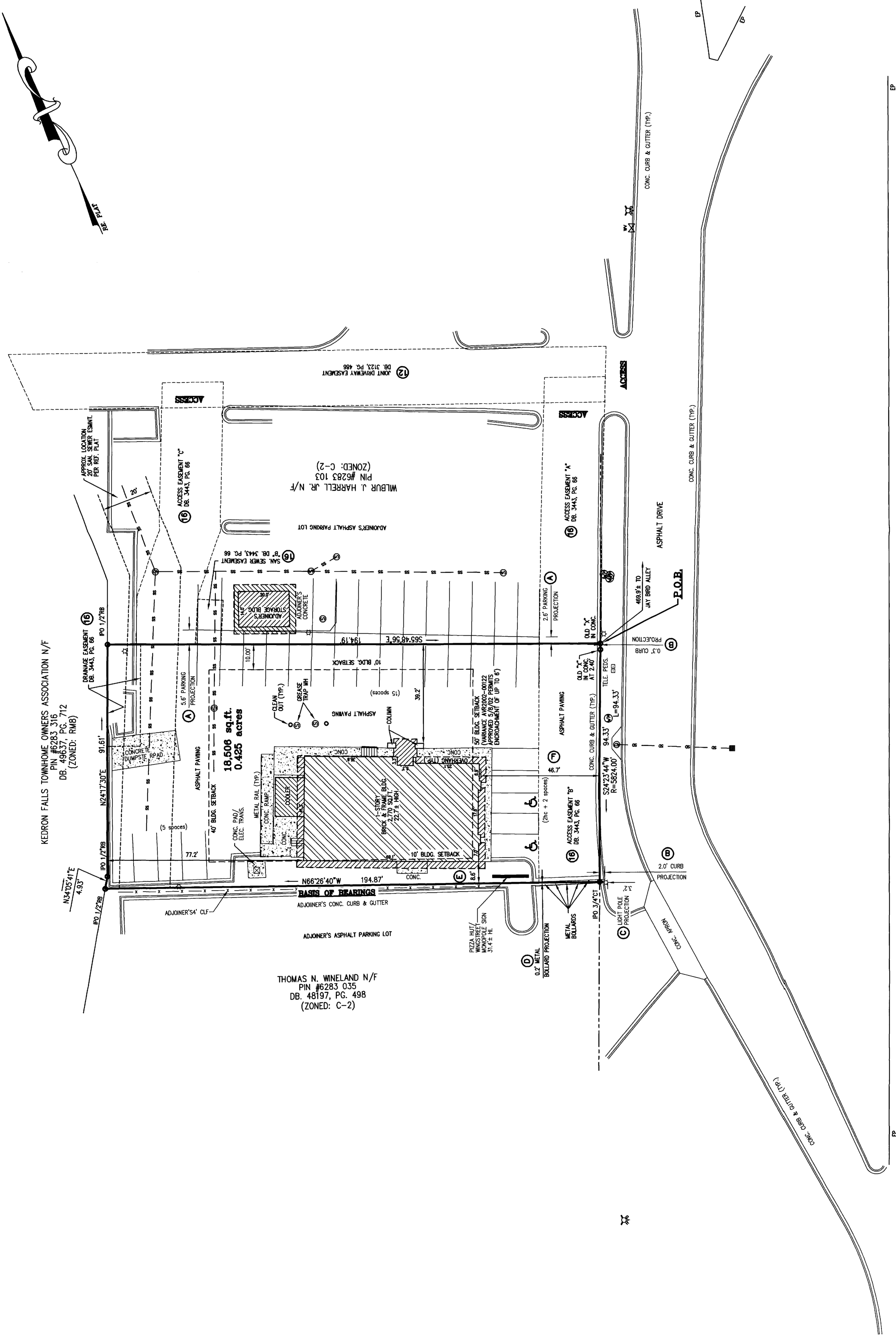
SYLVAN HILLS

LAKEWOOD HEIGHTS

Gresham Park

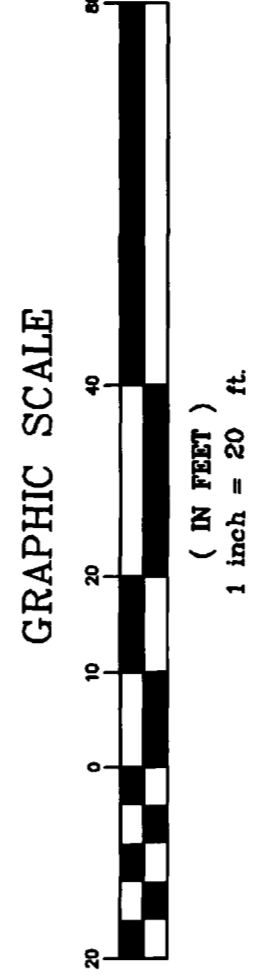
Panthersville





NOT TO SCALE

- LEGEND**
- | | |
|---------------------------|-------------------------|
| SS - SS EASEMENT | EM - ELECTRIC METER |
| VCP - VITRIFIED CLAY PIPE | GA - GUY ANCHOR / POLE |
| CM - CATCH BASIN | TEL - TELEPHONE |
| W - WET WELL | WM - WATER METER |
| CM - CONCRETE | WV - WATER VALVE |
| EL - ELEVATION | WC - CABLE TV |
| XX - CHAIN LINK FENCE | FOC - FIBER OPTIC CABLE |
| FM - FIRE HYDRANT | OC - OVERHEAD POWER |
| EM - ELECTRIC METER | OP - OVERHEAD POWER |
| GA - GAS VALVE | LP - LIGHT POLE |
| OC - OVERHEAD POWER | SD - STORM DRAIN |
| OP - OVERHEAD POWER | SS - SANITARY SEWER |
| LP - LIGHT POLE | UGP - UNDERGROUND POWER |
| SD - STORM DRAIN | UGT - UNDERGROUND TEL |
| SS - SANITARY SEWER | W - WATER LINE |
| UGP - UNDERGROUND POWER | |
| UGT - UNDERGROUND TEL | |
| W - WATER LINE | |



SHEET TWO OF TWO

PREPARED BY:
SITE DESIGN, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
 420 EAST PARK AVE. SUITE 100 GREENVILLE, SC 29601
 PH: (803) 799-0402
 WWW.SITEDSIGN-INC.COM

PREPARED FOR:
"ALTA/ACSM LAND TITLE SURVEY"
THE MATTHEWS COMPANY
 National ALTA Survey Management

17220 Newhops Street, Suite 108-110, Fountain Valley, CA 92708
 Tel: (714) 929-7161 Fax: (714) 941-2840
 www.themattthesurveycompany.com

| | | |
|---------|----|----------------------------|
| 8/18/11 | DR | REVISE PER CLIENT COMMENTS |
| 8/17/11 | DR | REVISE PER CLIENT COMMENTS |
| DATE | BY | REVISION |

| | | |
|--|----------------|---------------|
| PIZZA HUT OF AMERICA INC. | | |
| 6045 Peachtree Parkway Gwinnett County Land Lot 283, 6th District Norcross, Georgia | | |
| SCALE: 1" = 20' | CHKD. / AP'YD: | DR: TAS / ACJ |
| DATE: 07/05/2011 | APPROVED: | TAS |
| DRAWN BY: DR | PHI NO: | 621186 |
| CHKD. BY: TBO/DR | SDI DWG. NO.: | S110226 |

GA HIGHWAY 141
 PEACHTREE PARKWAY
 (VARIABLE WIDTH/LIMITED ACCESS PUBLIC R/W)

THOMAS N. WINELAND N/F
 PIN #6283 035
 DB 48197, PG. 498
 (ZONED: C-2)

KEDRON FALLS TOWNHOME OWNERS ASSOCIATION N/F
 PIN #6283 316
 DB 49637, PG. 712
 (ZONED: RMB)

18,508 sq. ft.
 0.425 acres

JNH-36870