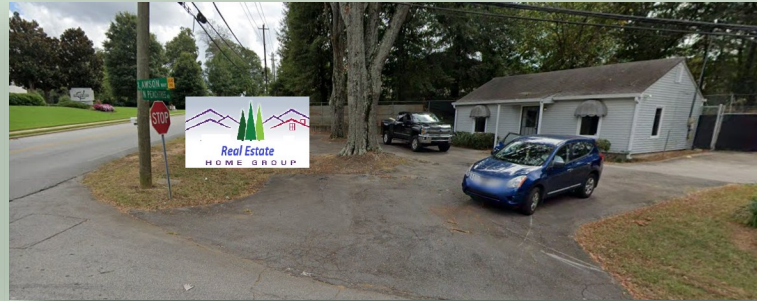


HOT CHAMBLEE MARKET FOR LEASE

3708 N Peachtree Rd Chamblee Georgia 30341

High Exposure for Office/Retail Location



\$3,175.00 per month Past Tenant - Retail Nursery & Design Center

- ◆ **High Traffic Count**
- ◆ **Busy Road**

Perfect Location for:

- ◆ Retail Stores
- ◆ Attorneys & Tax Prep
- ◆ Real Estate Brokers
- ◆ Financial Advisors
- ◆ Sales/Rental Firms
- ◆ Growler Shop
- ◆ Dentist
- ◆ Barber and Beauty Shops



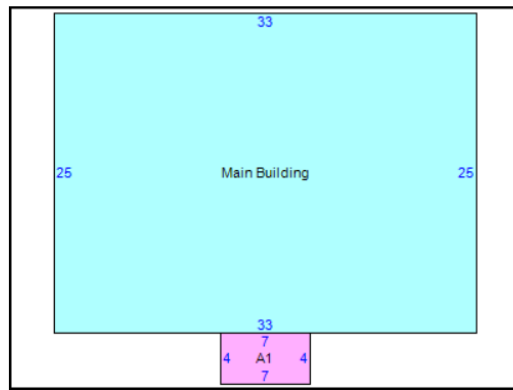
Rick Ferguson



ATL COMMERCIAL
REAL ESTATE

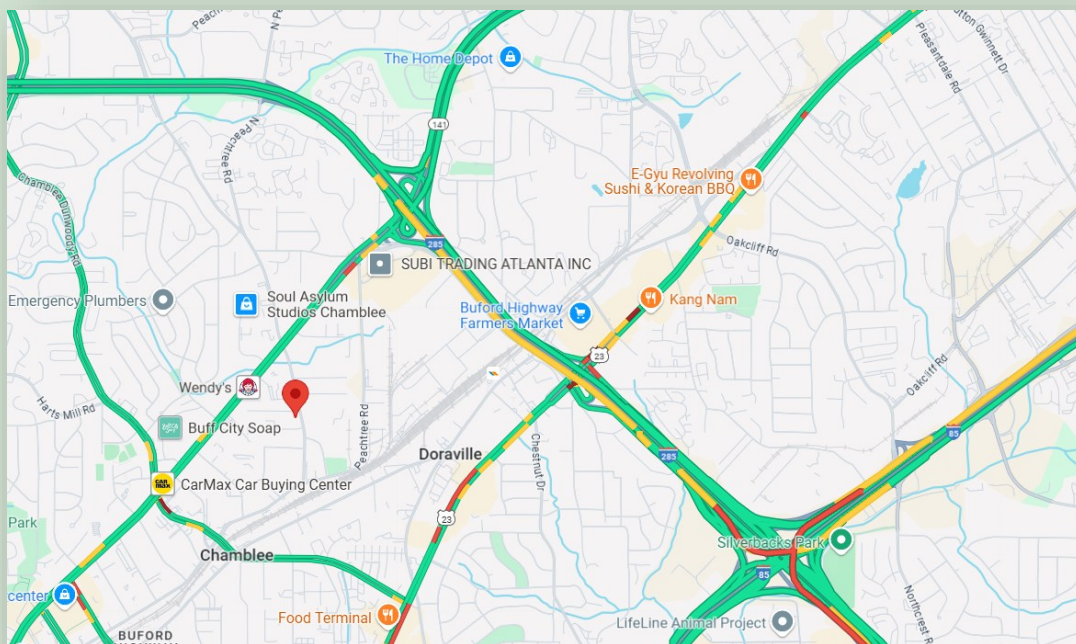
678-209-3100 tele/text
Rickferguson@ATL-CRE.com





Options

Type	Line #	Item	Area
Dwelling	0	Main Building	825
Dwelling	1	A1 - 84.OPEN PORCH	28
Outbuilding	1	FENCE GD - FN2:FENCE - GOOD	400
Outbuilding	2	PAVING-ASP - PA2:PAVING-ASP/CONC-S.S.	2,000
Outbuilding	3	PAVING CON - PC1:PAVING CONCRETE - AV	500





Rick Ferguson

Managing Broker- ATL Commercial Real Estate, Inc. License H77278

RickFerguson@ATL-CRE.com

678-209-3100

Rick's commercial real estate expertise centers on common sense and skilled negotiations. Raised in a middle class blue collar town in upstate New York, Rick learned how to work hard, be persistent and get things done.

Upon graduation from Siena College with a Bachelor's degree in Marketing and Management Rick visited Atlanta and was fascinated with the newness, fast/fun pace and business community. This visit lead to relocating two weeks later to Atlanta and landing a 20 year career selling business telephone systems to hundreds of real estate, doctor, attorney, CPA., wealth management, construction related Etc. offices.

In 2005 Rick got licensed in real estate and began helping firms with their site selection, he assists to locate, negotiate and lease office space. In addition to site selection ATL Commercial Real Estate, Inc. represents firms and investors acquire commercial real estate. The firm also prides itself in taking property to market and selling for higher than anticipated prices. In 2019 Rick got licensed as a Broker and now can now supervise real estate agents.

Rick lives in Brookhaven with Kathy his Atlanta born wife and is in the process of becoming an empty nester as his children (two adopted from Russia & one an Atlanta native) venture into the real world.

Rick's hobbies include road biking, traveling, boating & driving his vintage convertible.

Organizations: National Association of Realtors Georgia Association of Realtors Atlanta Commercial Board of Realtors, Real Professionals Network, Buckhead 50 Club, Southern Resource Group, Siena Alumni Organization & Dunwoody Baptist Church.