

2100 CHESHIRE BRIDGE RD NE UNITS G & H

ATLANTA, GA 30324

FOR LEASE

1,000 SF - 2,000 SF of Office/ Retail Space



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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present these second story office/retail units for Lease at 2100 Cheshire Bridge Road. Units G and H are each 1,000 SF or can be combined for a total of 2,000 SF. Centrally located in the heart of Atlanta, these units have great exposure on the busy Cheshire Bridge Road. The property has recently been fully renovated with a new facade and parking lot.

Please feel free to reach out to Judd or Ryan with any questions regarding the property.

HIGHLIGHTS

- \$24 PSF + CAM & Utilities
- Central Location
- 1,000 SF - 2,000 SF
- Second Story
- Recently Renovated
- Ample Parking

// SUITE G



// SUITE H



// PROPERTY DETAILS



ADDRESS

2100 Cheshire Bridge Rd NE
Atlanta, GA 30324

MARKET

Atlanta

COUNTY

Fulton

SPACE SIZE

1,000 SF - 2,000 SF

ZONING

MRC-1-C

PRICE

\$24 PSF + CAM & Utilities

// LOCATION OVERVIEW



ABOUT THE AREA: CHESHIRE BRIDGE

Nestled within the vibrant cityscape of Atlanta, Cheshire Bridge Road emerges as a prime locale for businesses seeking both visibility and accessibility. Renowned for its diverse array of retail establishments, dining options, and entertainment venues, Cheshire Bridge Road offers a unique blend of commercial opportunities. Its strategic location provides easy access to major thoroughfares, including I-85 and GA-400, facilitating seamless connectivity to key business districts and affluent neighborhoods. Moreover, Cheshire Bridge Road's eclectic charm and steady foot traffic contribute to its allure as a bustling commercial corridor. With a rich tapestry of businesses ranging from boutique shops to trendy eateries, Cheshire Bridge Road presents an enticing prospect for businesses aiming to establish a prominent presence in Atlanta's dynamic landscape.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	29,400	244,000	514,000
Avg. Household Income	\$91,500	\$104,000	\$99,300
Tot. Employees	25,900	213,000	436,000

// BROKER PROFILES



Judd Swartzberg

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Judd Swartzberg was born and raised in Atlanta, Georgia. Judd elected to build his career in commercial real estate by obtaining his real estate license in 2021 and joined the Swartz Co team at PHP Commercial. As Swartz Co became a private firm in 2022, Judd elected to transfer his license with them with the role of Commercial Associate. Judd learned early on how to deliver exceptional service and add client value.

Focusing on the greater Atlanta industrial market, Judd has had success in representing Tenants and Landlords in leasing, and buyers and sellers in sale transactions. With a strong passion for commercial real estate and a dependable dedication to his clientele, Judd is sure to deliver exceptional service and results.



Ryan Swartzberg

Founder/CEO
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Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.

// DISCLAIMER & LIMITING CONDITIONS

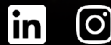
Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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