

# 2084 CHESHIRE BRIDGE RD NE SUITE B

ATLANTA, GA 30324

FOR LEASE  
4,000 SF OF FLEX SPACE



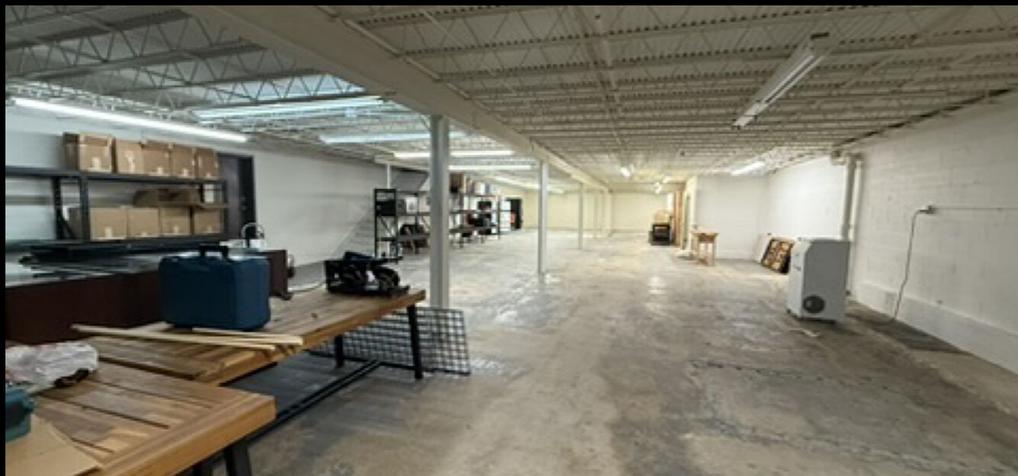
JUDD SWARTZBERG  
770.490.5235  
[jswartzberg@swartzcocre.com](mailto:jswartzberg@swartzcocre.com)

RYAN SWARTZBERG  
770.689.8377  
[rswartzberg@swartzcocre.com](mailto:rswartzberg@swartzcocre.com)

  
**SWARTZCO**  
COMMERCIAL REAL ESTATE

# // PROPERTY OVERVIEW

---



## OFFERING

SwartzCo Commercial Real Estate is delighted to present an outstanding opportunity to lease a unique flex space at 2084 Cheshire Bridge Rd NE, Suite B. This versatile 4,000 SF (+/-) space offers everything your business needs to thrive, including two restrooms and a convenient drive-in door for added functionality.

Located in the heart of Atlanta, this property boasts unbeatable exposure on the bustling Cheshire Bridge Rd, providing excellent visibility to high volumes of daily traffic. Perfect for retail or office use, this space is ideal for businesses looking to make a strong impression in a prime, high-demand area.

Feel free to contact Judd or Ryan with any questions regarding the property.

## HIGHLIGHTS

- \$12.00 PSF
- 4,000 SF (+/-)
- \$250.00 CAM
- 1 Drive - In Door
- 2 Restrooms
- Central Location

# // PHOTOS

---

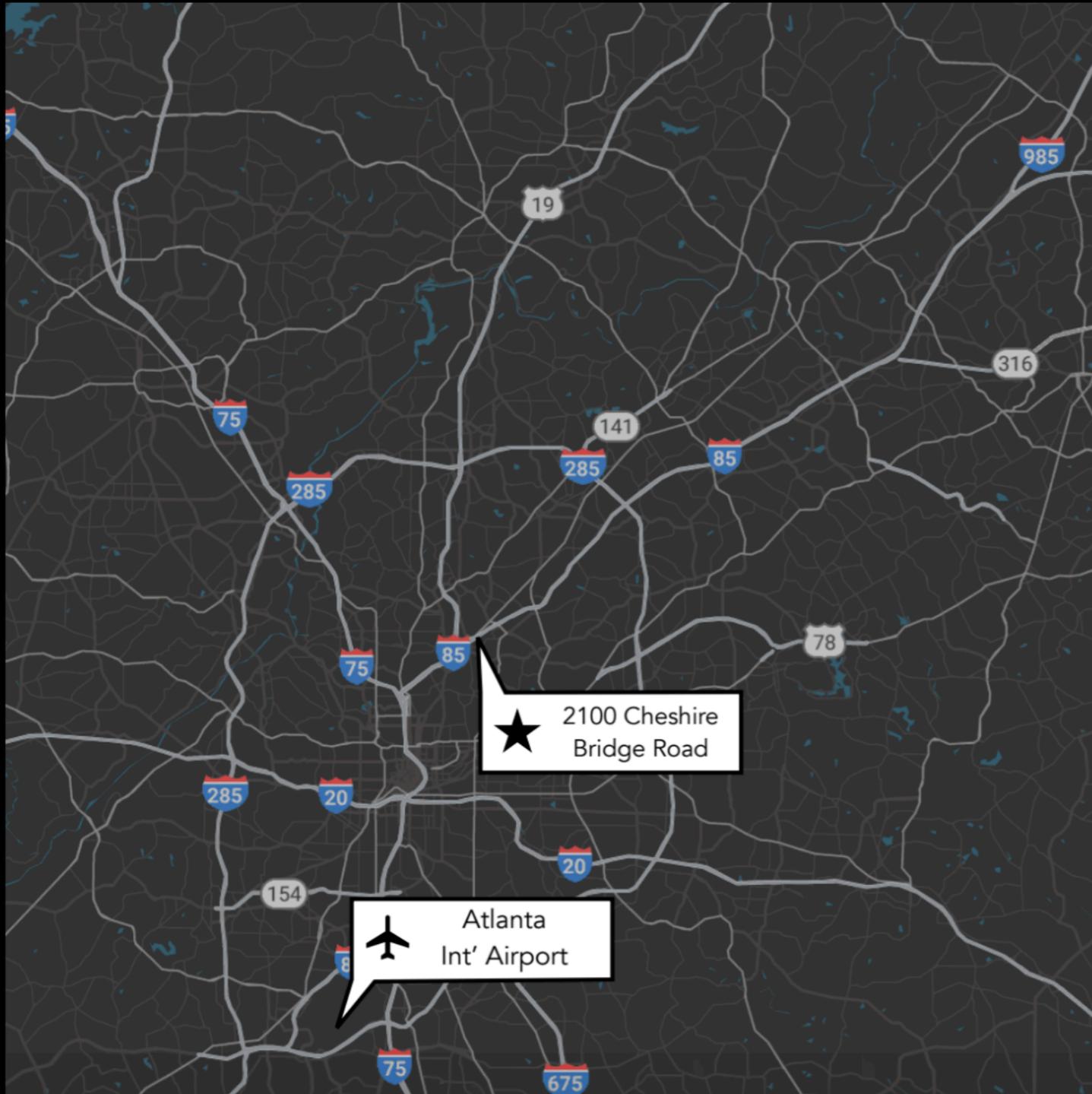


# // PHOTOS

---



# // LOCATION OVERVIEW



## ABOUT THE AREA: CHESHIRE BRIDGE RD

Cheshire Bridge Road in Atlanta is a dynamic commercial hub, strategically connecting Midtown and Buckhead, two of the city's most thriving areas. Known for its vibrant mix of retail, restaurants, and entertainment, it attracts a high volume of daily traffic, providing excellent visibility for businesses. The area is seeing ongoing development and revitalization, making it an increasingly sought-after location for investors. With easy access to major highways like I-85 and its central position in the city, Cheshire Bridge offers strong growth potential and prime opportunities for commercial success.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	31.800	252.500	509.900
Number of Employees	28.300	223.800	434.000
Avg. Household Income	\$99.200	\$107.300	\$102.400

# // BROKER PROFILES

---



**Ryan Swartzberg**

Senior Associate  
770.490.5235

[jswartzberg@swartzcocre.com](mailto:jswartzberg@swartzcocre.com)

Judd Swartzberg, a native Atlantan, has deep roots in the vibrant city of Atlanta, Georgia. Driven by a deep appreciation for commercial real estate and a knack for strategic problem-solving, Judd launched his career in commercial real estate by earning his license in 2021. He joined Swartz Co Commercial Real Estate, where he honed his skills and built a strong foundation in the industry. Judd stepped into the role of Commercial Associate and later advanced to Senior Associate.

Specializing in the greater Atlanta industrial market, Judd has developed a proven track record of success representing tenants and landlords in leasing transactions, as well as buyers and sellers in property sales, with a particular focus and notable success in off-market investment sales. His dedication to delivering exceptional service and measurable results has earned him the trust and loyalty of his clients. Judd's consistent performance and commitment to success have also established him as one of the top earners at Swartz Co.

Judd's approach is all about providing top-tier service, making sure each client's unique needs are met with personalized strategies and expert guidance. His deep understanding of market dynamics and unwavering work ethic make him a valuable partner in achieving commercial real estate goals. With a strong focus on client success, Judd continues to drive value and build lasting relationships in the ever-evolving Atlanta market.



**Ryan Swartzberg**

Founder/CEO  
770.689.8377

[rswartzberg@swartzcocre.com](mailto:rswartzberg@swartzcocre.com)

Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.

# // 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.



[swartzcocre.com](http://swartzcocre.com)