

3681 CHAMBLEE DUNWOODY RD

ATLANTA, GA 30341

FOR LEASE

1,800 SQFT OF FLEX SPACE



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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present a prime leasing opportunity located at 3681 Chamblee Dunwoody Rd, Atlanta, GA 30341. This 1,800 SF flex space is ideally positioned along a major arterial corridor in one of Atlanta's most active commercial areas, offering strong visibility and convenient access.

Currently configured as two adjacent suites with a dividing wall, the space provides flexibility for a single user or the potential to accommodate multiple operational setups. The layout is well suited for businesses seeking a blend of customer-facing retail presence and functional back-of-house storage.

The unit features retail frontage that supports customer interaction and brand exposure, along with a roll-up door that allows for efficient loading and operational flow. This combination makes the space particularly attractive for showroom users, service-based businesses, light retail, or hybrid operations requiring both visibility and utility.

Located on Chamblee Dunwoody Road, the property benefits from consistent daily traffic and proximity to major highways, providing excellent connectivity throughout the Atlanta metro area. This is a rare opportunity to secure a versatile and highly functional space in a central, high-demand commercial corridor.

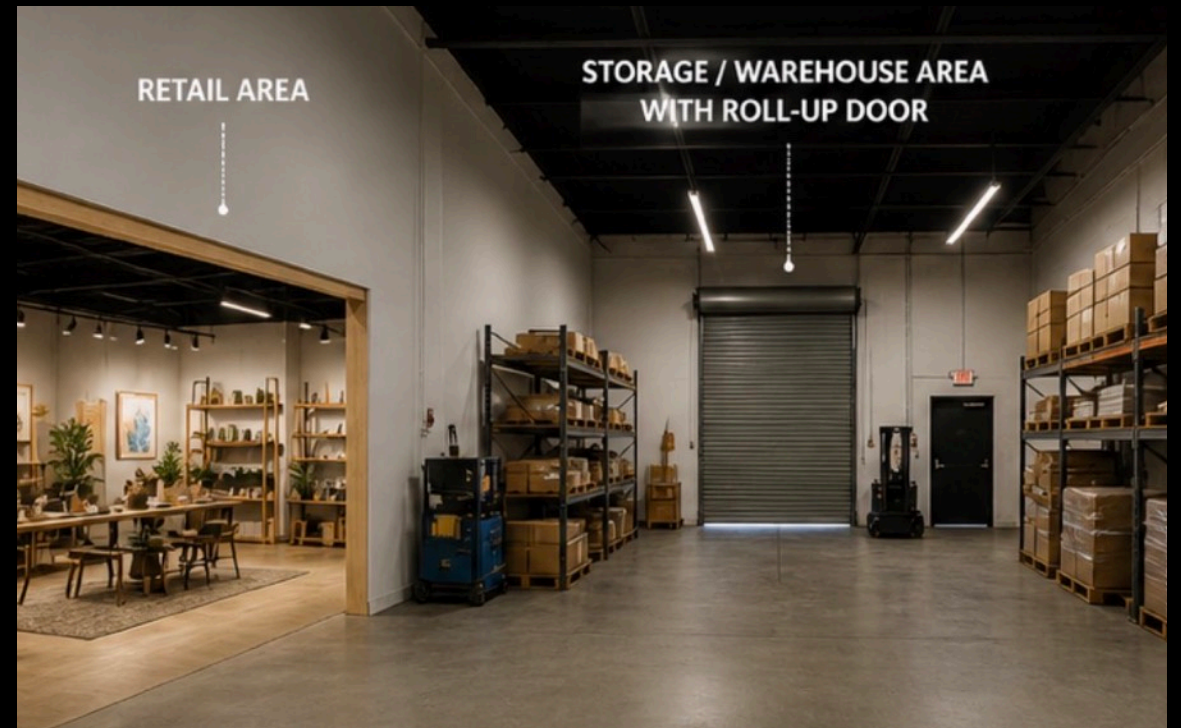
Lease Rate: \$20.00 PSF (NNN).

For more information or to schedule a site visit, please contact Esty Hoffman.

HIGHLIGHTS

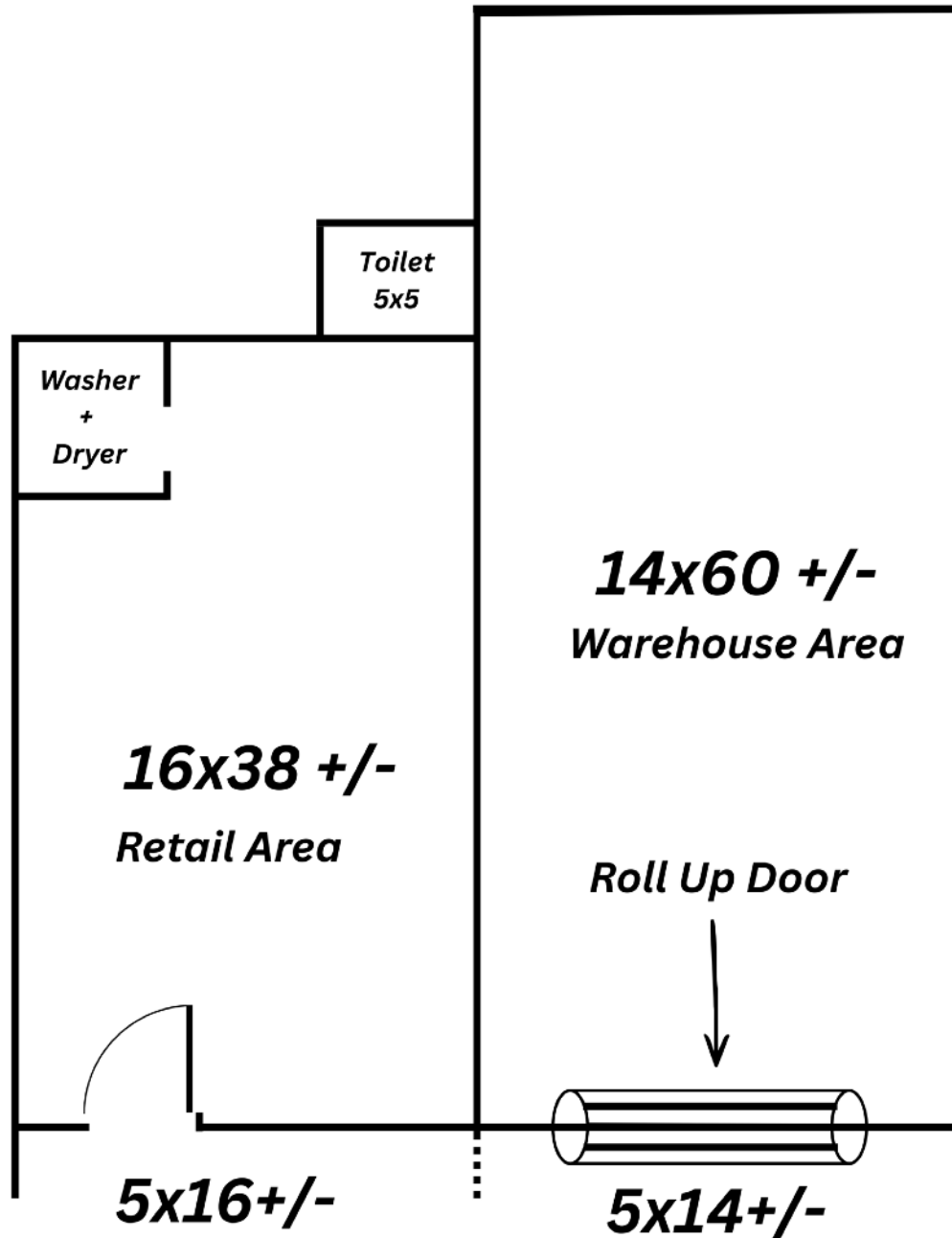
- \$20.00 NNN
- 1,800 SQFT
- Prime Location on Chamblee Dunwoody Rd
- Ideal for Showroom, Service Based Business, Light Retail, or Hybrid Operations
- Roll Up Door
- Strong Visibility and Easy Access To Major Highways

// PHOTOS

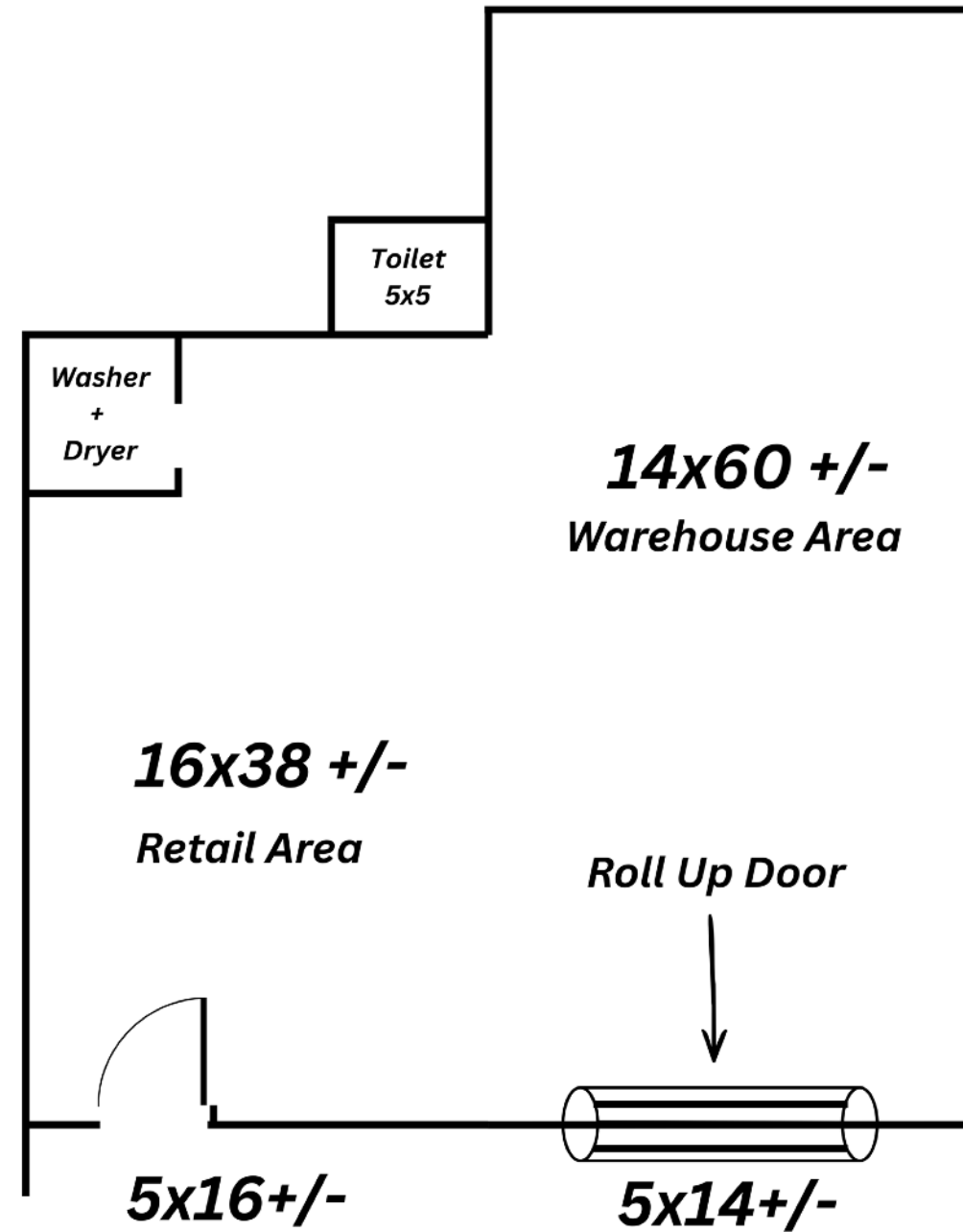


// FLOOR PLAN

Floor Plan (Current Layout)



Floor Plan (Concept - Wall Removed)



// LOCATION OVERVIEW



ABOUT THE AREA: ATLANTA, GA

Atlanta is a leading Southeast commercial real estate market, driven by strong population growth, a diverse economy, and its role as a major logistics hub.

With global connectivity through Hartsfield-Jackson Atlanta International Airport and extensive highway infrastructure, the city supports high demand across industrial, office, and retail sectors. Industrial and flex properties—especially last-mile assets—remain particularly strong due to continued e-commerce growth and in-migration.

For investors, Atlanta offers a mix of stable core assets and high-growth opportunities, supported by solid long-term fundamentals and business-friendly conditions.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	29,100	149,800	379,300
Number of Employees	23,300	119,400	306,000
Avg. Household Income	\$76,200	\$96,800	\$96,100

// BROKER PROFILES



Esty Hoffman

Listing Agent

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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.



Ryan Swartzberg

Founder/CEO

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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.



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