



OFFERING MEMORANDUM

**SUBJECT PROPERTY**

1752 Cheshire Bridge Rd NE  
Atlanta, GA 30324

# Cheshire Bridge Rd

# Cheshire Bridge Rd

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*Exclusively Marketed by:*

#### **Imran Ahmad**

Keller Williams Commercial

Commercial Broker

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379103



# CHESHIRE BRIDGE RD

## 01 Executive Summary

Investment Summary

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## OFFERING SUMMARY

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ADDRESS	1752 Cheshire Bridge Rd NE Atlanta GA 30324
COUNTY	Fulton
MARKET	Atlanta
PRICE	\$1,200,000
OWNERSHIP TYPE	Fee Simple

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	17,816	193,553	436,380
2026 Median HH Income	\$108,333	\$111,728	\$112,783
2026 Average HH Income	\$172,333	\$174,903	\$175,250

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- 1752 Cheshire Bridge Rd NE, Atlanta, GA  
Commercial Use Site | ±0.19 Acres | Offered at \$1,200,000

Rare opportunity to acquire a highly visible commercial site along the Cheshire Bridge Road corridor in northeast Atlanta. The property consists of approximately ±0.19 acres and includes an existing ±3,200 SF structure that is considered a teardown, creating a strong redevelopment or repositioning opportunity for an investor or owner-user. The site is zoned NC-5 (Cheshire Bridge Road South Neighborhood Commercial District), allowing for a variety of commercial uses. ?

Positioned near the intersection of Cheshire Bridge Road and Piedmont Road, the property benefits from strong exposure and access in an infill location bordering Morningside, Piedmont Heights, and Buckhead. The surrounding area is supported by established residential density, nearby townhome and apartment communities, and convenient connectivity to major intown Atlanta destinations. ?

The corridor is also seeing public i

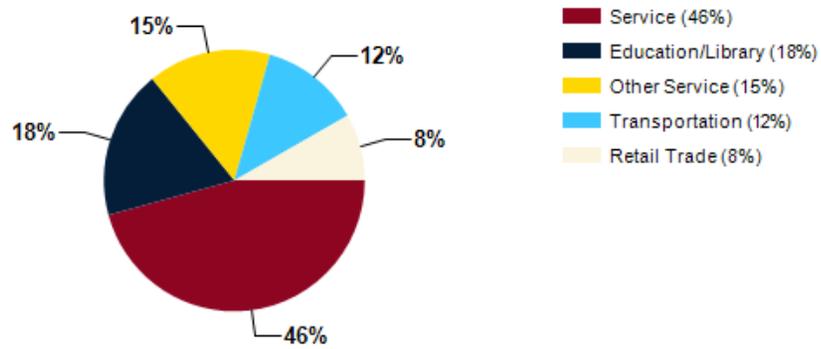
# CHESHIRE BRIDGE RD

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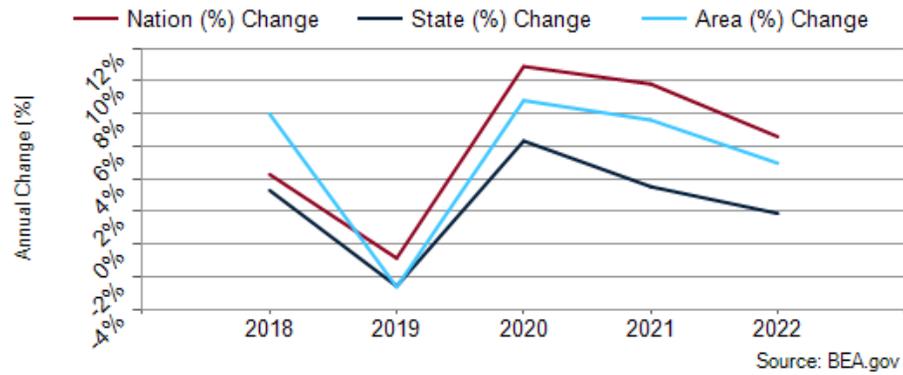
## Location

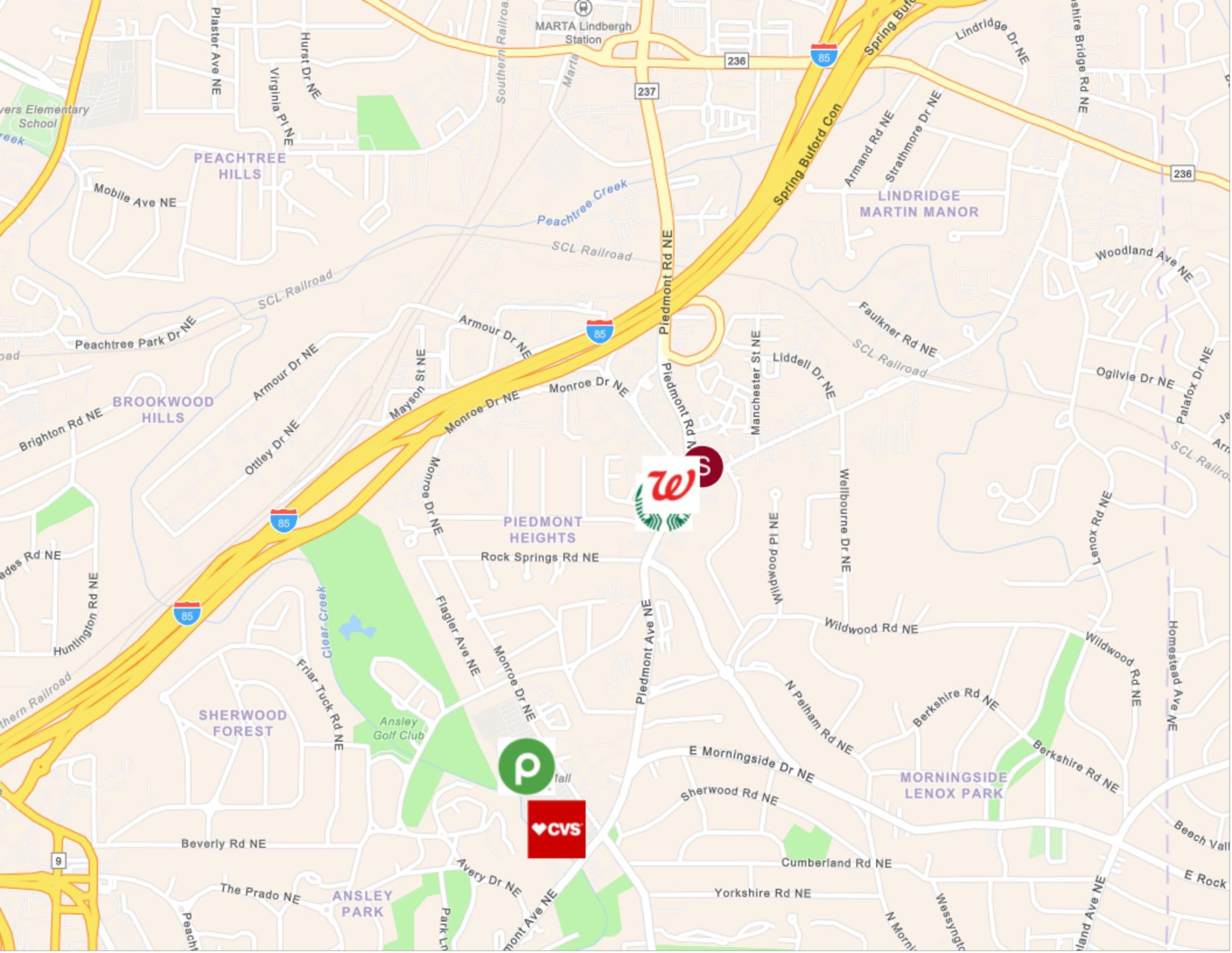
- Location Summary
- Local Business Map
- Aerial View Map

## Major Industries by Employee Count



## Fulton County GDP Trend





MARTA Lindbergh Station

PEACHTREE HILLS

LINDRIDGE MARTIN MANOR

BROOKWOOD HILLS

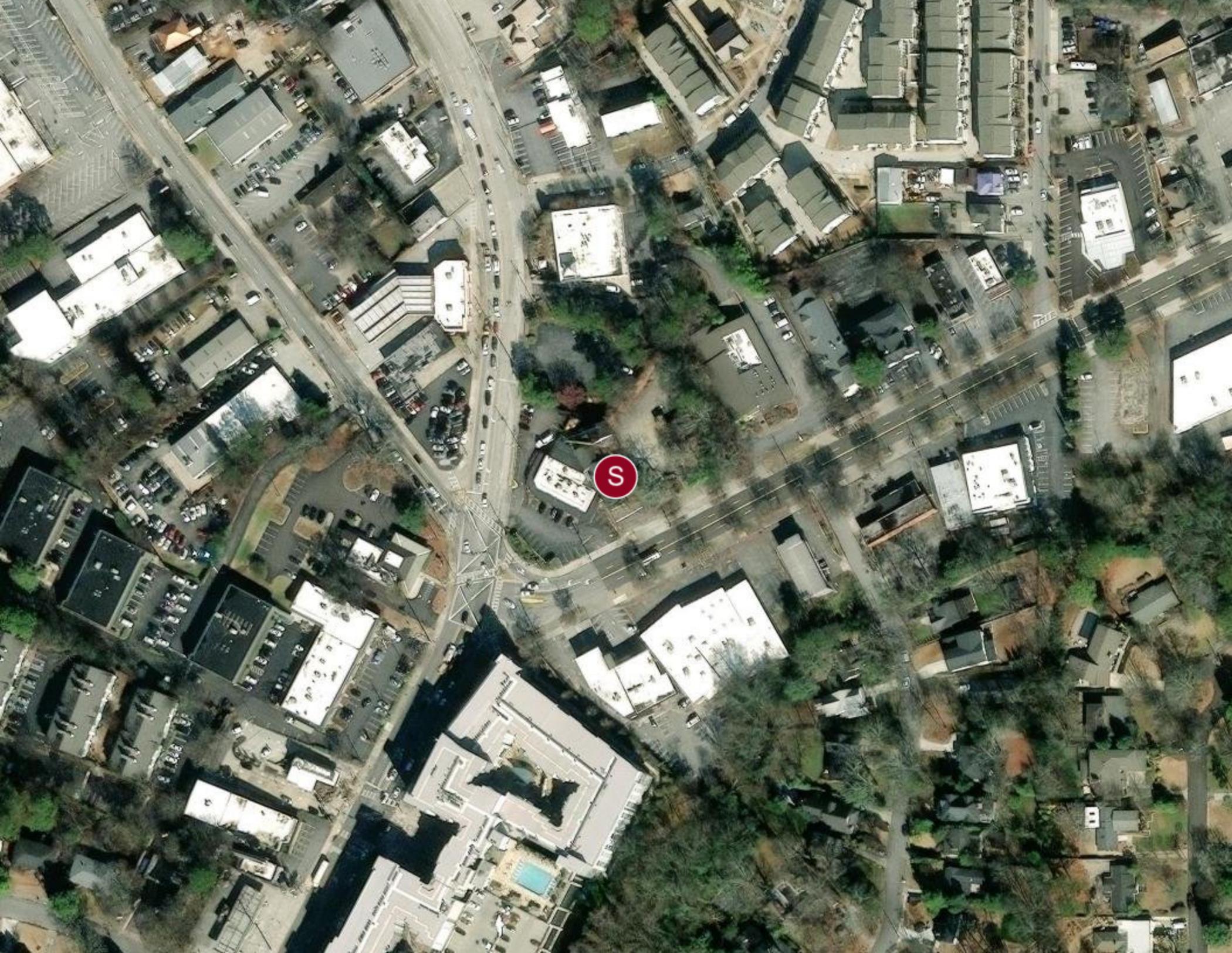
PIEDMONT HEIGHTS

SHERWOOD FOREST

MORNINGSIDE LENOX PARK

ANSLEY PARK





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# CHESHIRE BRIDGE RD

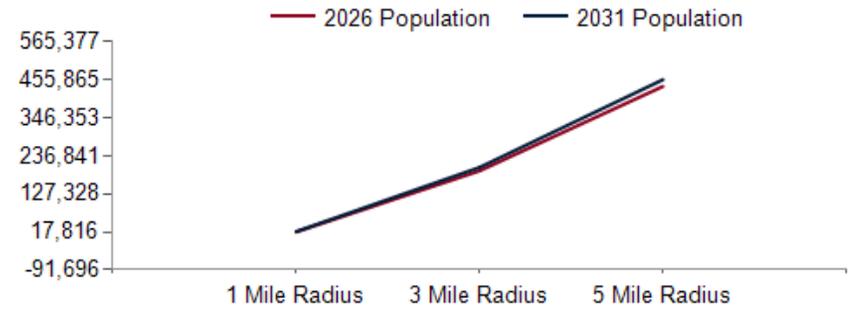
## 03 Demographics

General Demographics

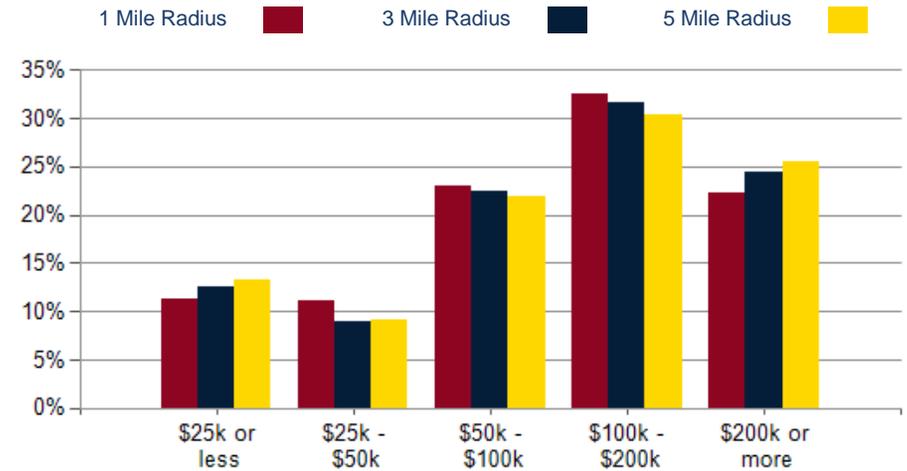
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,458	124,598	304,594
2010 Population	12,870	144,734	333,091
2026 Population	17,816	193,553	436,380
2031 Population	18,708	203,519	455,865
2026 African American	3,867	33,320	99,856
2026 American Indian	67	728	1,731
2026 Asian	1,809	18,724	34,175
2026 Hispanic	1,682	18,037	41,266
2026 Other Race	727	7,708	17,833
2026 White	9,803	117,257	247,490
2026 Multiracial	1,535	15,730	35,095
2026-2031: Population: Growth Rate	4.90%	5.05%	4.40%

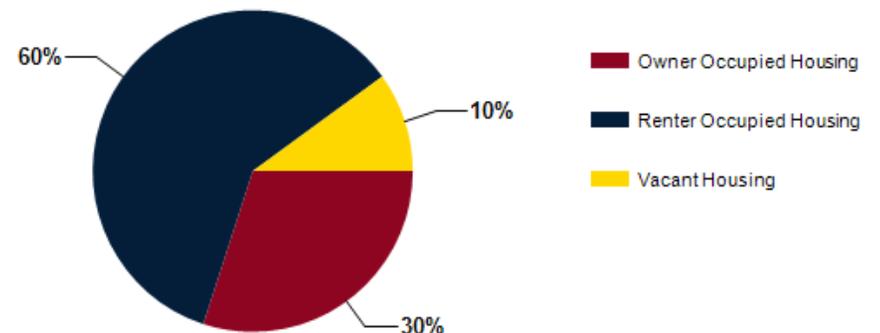
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	643	9,077	18,842
\$15,000-\$24,999	446	4,132	9,732
\$25,000-\$34,999	657	4,160	8,217
\$35,000-\$49,999	420	5,366	11,548
\$50,000-\$74,999	1,070	12,810	25,062
\$75,000-\$99,999	1,171	10,950	22,206
\$100,000-\$149,999	2,062	20,902	40,555
\$150,000-\$199,999	1,096	12,649	24,943
\$200,000 or greater	2,160	25,862	55,278
Median HH Income	\$108,333	\$111,728	\$112,783
Average HH Income	\$172,333	\$174,903	\$175,250



### 2026 Household Income



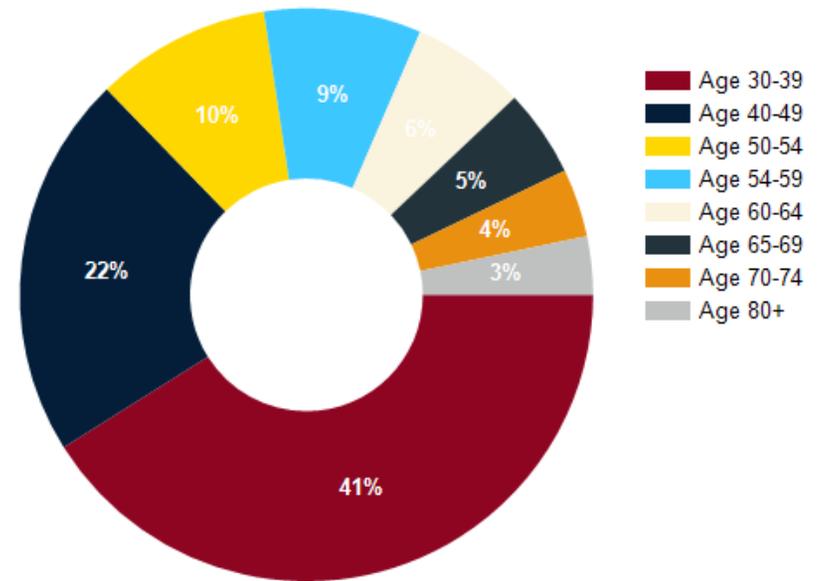
### 2026 Own vs. Rent - 1 Mile Radius



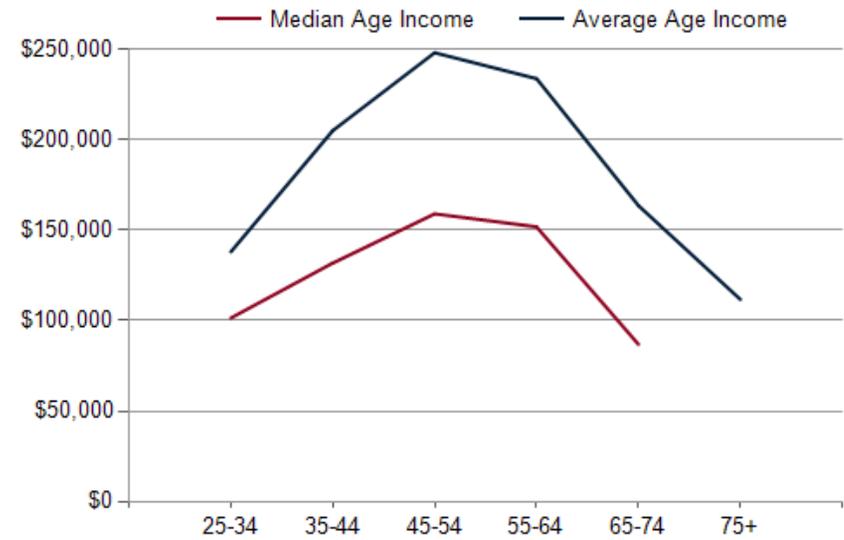
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,564	25,637	50,608
2026 Population Age 35-39	1,684	16,707	37,391
2026 Population Age 40-44	1,222	12,419	30,034
2026 Population Age 45-49	1,019	10,134	25,381
2026 Population Age 50-54	1,022	9,816	23,810
2026 Population Age 55-59	918	9,324	21,236
2026 Population Age 60-64	666	8,195	18,308
2026 Population Age 65-69	510	6,566	15,038
2026 Population Age 70-74	398	5,301	12,586
2026 Population Age 75-79	340	4,371	10,283
2026 Population Age 80-84	166	2,589	6,195
2026 Population Age 85+	107	2,155	5,896
2026 Population Age 18+	15,524	172,107	375,008
2026 Median Age	33	33	34
2031 Median Age	34	34	35

Population By Age

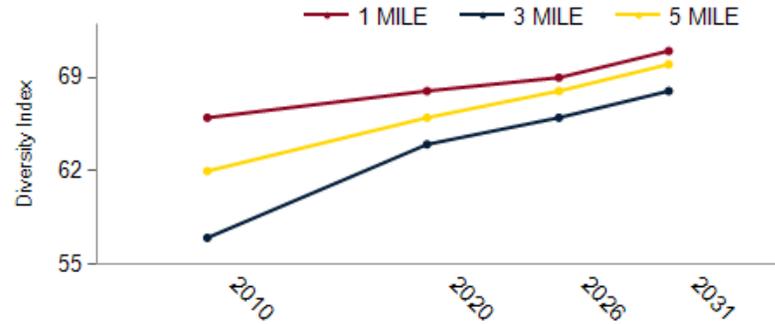


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,433	\$105,157	\$104,160
Average Household Income 25-34	\$138,097	\$143,897	\$144,081
Median Household Income 35-44	\$131,849	\$140,627	\$141,578
Average Household Income 35-44	\$205,125	\$209,923	\$207,605
Median Household Income 45-54	\$159,102	\$162,829	\$164,197
Average Household Income 45-54	\$248,244	\$241,735	\$237,271
Median Household Income 55-64	\$151,908	\$156,842	\$151,846
Average Household Income 55-64	\$233,901	\$234,590	\$225,694
Median Household Income 65-74	\$86,899	\$99,641	\$94,406
Average Household Income 65-74	\$163,654	\$182,310	\$171,034
Average Household Income 75+	\$111,739	\$125,857	\$122,701



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	71	68	70
Diversity Index (current year)	69	66	68
Diversity Index (2020)	68	64	66
Diversity Index (2010)	66	57	62

### POPULATION DIVERSITY



### POPULATION BY RACE

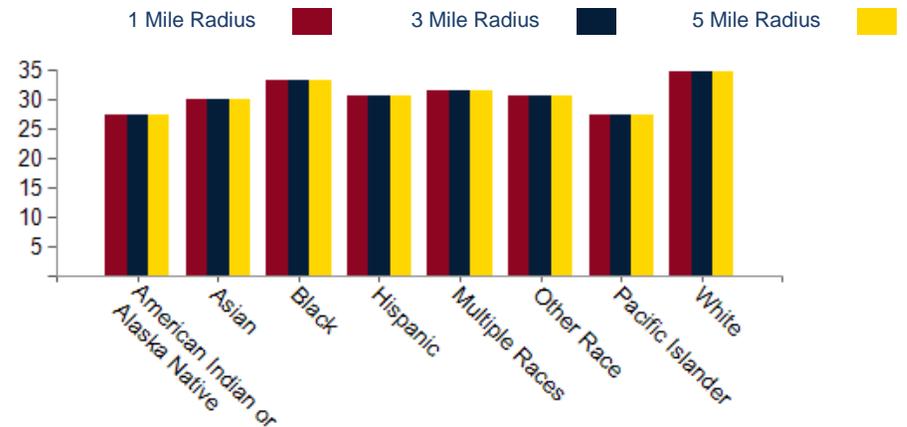


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	20%	16%	21%
American Indian	0%	0%	0%
Asian	9%	9%	7%
Hispanic	9%	9%	9%
Multiracial	8%	7%	7%
Other Race	4%	4%	4%
White	50%	55%	52%

### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	28	32	32
Median Asian Age	30	30	30
Median Black Age	33	34	33
Median Hispanic Age	31	30	30
Median Multiple Races Age	31	31	30
Median Other Race Age	31	30	30
Median Pacific Islander Age	28	34	35
Median White Age	35	34	36

### 2026 MEDIAN AGE BY RACE



# CHESHIRE BRIDGE RD

## 04 Company Profile

Advisor Profile



Imran Ahmad  
Commercial Broker

Results-driven commercial broker specializing in assisting clients in the acquisition and disposition of retail properties. With over ten years of experience and a proven track record built on referrals and long-term relationships, I'm providing a strong foundation in sales, negotiation, and client service.

Over 9 years with Keller Williams, having closed over \$100 Million in volume, I built a business by prioritizing people over transactions. My ability to truly listen, follow up consistently, and deliver results makes me a trusted advisor to my clients.

The go-to resource for clients seeking insight, strategy, and long-term success. Backed by KW Commercial's 30+ years of market expertise, I am on a mission to deliver value while continuing to build a reputation for integrity, innovation, and client loyalty.

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