

Prime Property in Hot Chamblee for Ground Lease

Strategically Located on Automotive Row

Approx. 1.4 Acres

5621 Peachtree Blvd, Chamblee, GA 30341



▪ **Located inside I 285**

Between Ga. 400 & I 85

▪ **Permitted Uses**

▪ **Desirable CC**

Corridor Commercial Zoning

*Automobile Parts/ Tire Stores,
both Retail/ Wholesale
(e.g., tires, mufflers, etc.)

*Trade Schools

*Hotels

*Medical Facilities

*Food & Grocery Retail

*Eating Establishments

*Fitness Establishments

*Event Centers

Lease: \$20,000 per mo. NNN



Rick Ferguson

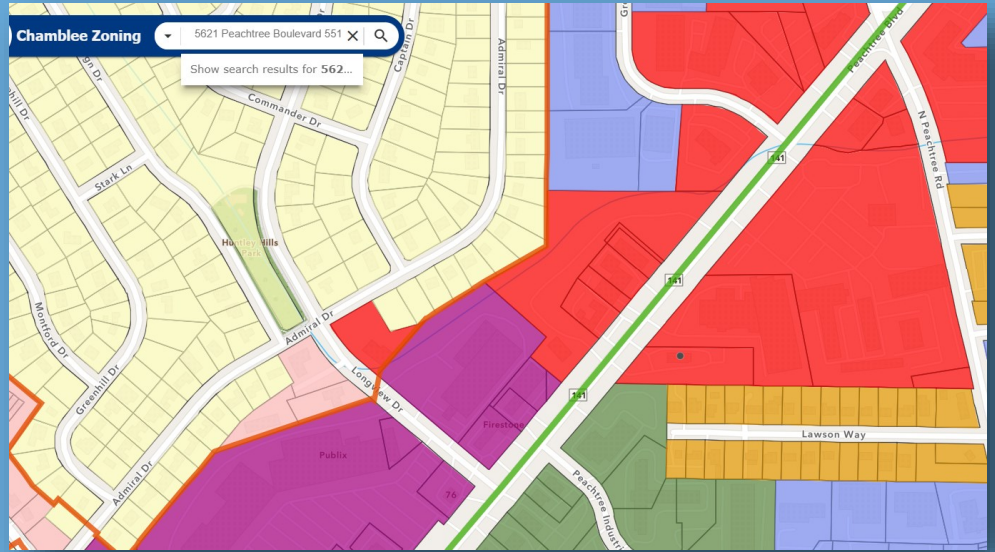


678-209-3100 tele/text
RickFerguson@ATL.-CRE.com

Property

Section 210-8. CC, Corridor Commercial district.

Purpose and intent. This zoning district is intended primarily for commercial and mixed-use development and related accessory uses at a medium density. This district provides a location for residences, retail, goods and services and offices to satisfy the common and frequent needs of the city's businesses and residents. Design standards and design parameters encourage a pedestrian-friendly traditional urban form, oriented to pedestrians, which limits the conflicts between vehicles and pedestrians.

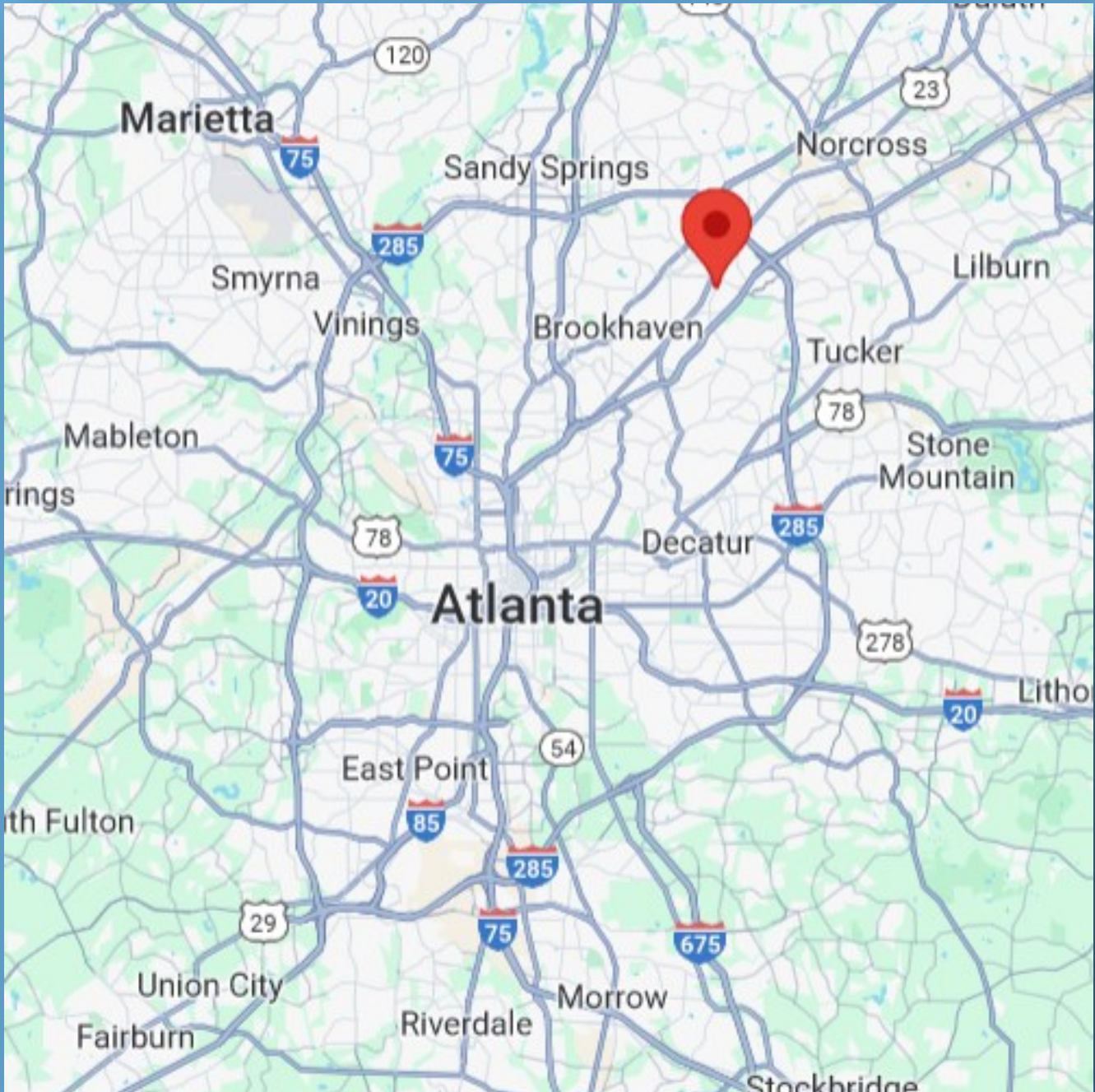


Current Structure Can Remain or be Removed

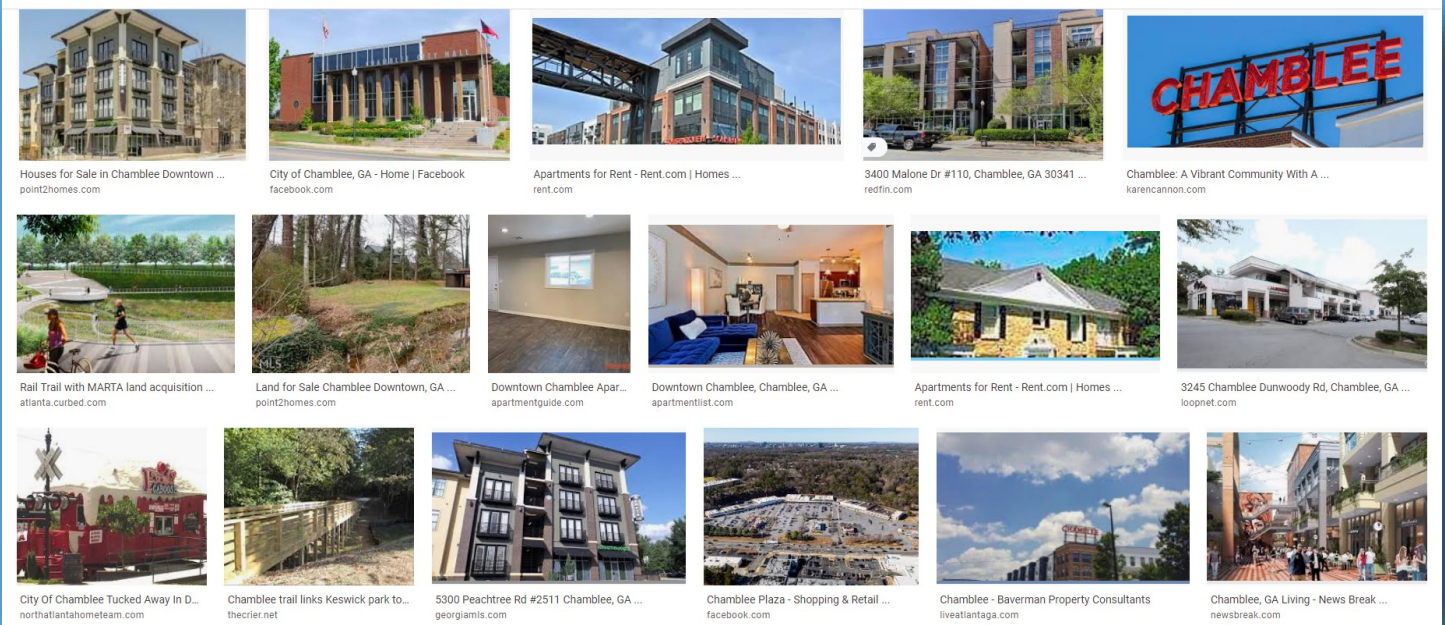
Desirable CC – Corridor Commercial Zoning



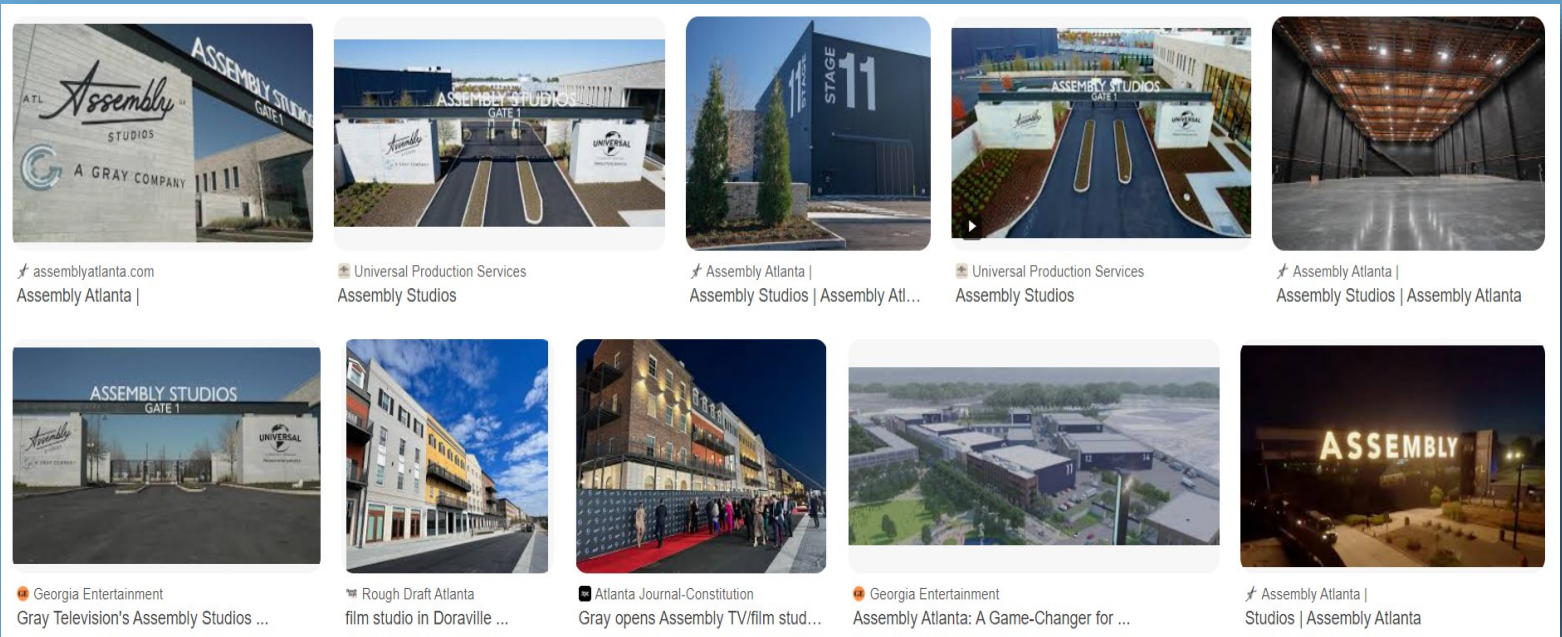
Central Location—*Inside the Perimeter*



Downtown Chamblee



Close To The Assembly Studios



5621 Peachtree Blvd, Chamblee, GA 30341



Rick Ferguson

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

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678-209-3100

Rick Ferguson'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 by its business community's fast pace and enormous potential. Two weeks after his original visit, Rick relocated to the city and begun what would be a 20-year career selling commercial telephone systems to hundreds of businesses, including real estate offices, doctors, attorneys, CPAs, wealth management consultants, construction companies and more.

In 2005 Rick secured his real estate license and began facilitating site selection for various firms working to locate, negotiate and lease office space. In addition to site selection, Rick's company, ATL Commercial Real Estate, Inc., represents firms and investors as they work to acquire commercial real estate. The company especially prides itself on taking property to market and selling for higher than anticipated. In 2019 Rick became licensed as a broker and can now supervise real estate agents.

Rick lives in Brookhaven with Kathy, his Atlanta-born wife, and is quickly becoming an empty nester as his children (two adopted from Russia and one an Atlanta native) venture into the real world. Rick's hobbies include road biking, traveling, boating & driving his vintage convertible.