

1126 MEMORIAL DR SE

ATLANTA, GA 30317

FOR LEASE

1,500 SF Retail/ Flex Building



JUDD SWARTZBERG

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**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

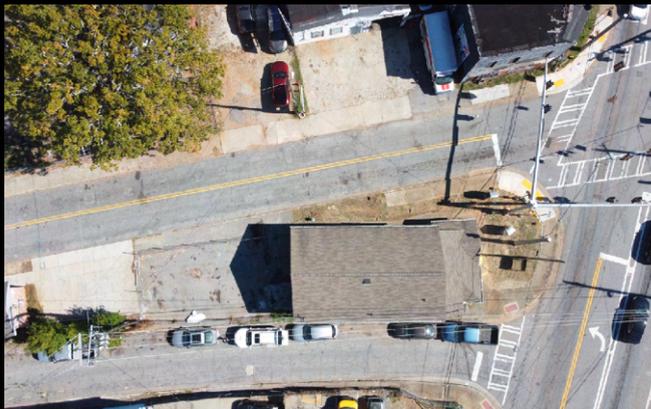
Swartz Co Commercial Real Estate is pleased to present 1126 Memorial Drive for lease. This property features 1,500 SF of retail/flex space with 7 dedicated parking spots. Located on bustling Memorial Drive, it boasts high traffic counts and is surrounded by ongoing redevelopment. Recently renovated, the space includes 1 restroom, 1 drive-in door, and HVAC. Ideal for any retail or flex user.

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

HIGHLIGHTS

- \$32 PSF NNN
- Street and Private Parking
- 1,500 SF +/-
- One Drive-in
- Zoned C-2
- One Restroom

// EXTERIOR PHOTOS



// INTERIOR PHOTOS



// PROPERTY DETAILS



ADDRESS

1126 Memorial Dr SE
Atlanta, GA 30317

MARKET

Atlanta

COUNTY

Fulton

BUILDING SIZE

1,500 SF +/-

ZONING

C-2

PRICE

\$32 PSF NNN

AVAILABLE
SWARTZCO
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// LOCATION OVERVIEW



ABOUT THE AREA: ATLANTA

Atlanta, Georgia, stands as a vibrant hub for business and commerce, offering unparalleled advantages for companies seeking strategic locations. Nestled in the heart of the Southeast, Atlanta boasts a dynamic economy, robust infrastructure, and a skilled workforce. One of its most notable advantages is the Hartsfield-Jackson Atlanta International Airport, the world's busiest airport, providing unparalleled connectivity to domestic and international markets. This strategic transportation hub facilitates seamless travel and logistics, fostering global business relationships. Moreover, Atlanta's diverse economy, favorable business climate, and access to top-tier educational institutions contribute to its appeal as a prime destination for entrepreneurs and corporations alike. From Fortune 500 companies to burgeoning startups, Atlanta offers an environment ripe for growth, innovation, and success.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	36,200	228,000	463,000
Avg. Household Income	\$115,500	\$90,400	\$83,200
Tot. Employees	31,700	195,000	394,000

// BROKER PROFILES



Judd Swartzberg

Sr. Associate
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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.



Matt Crowe

Commercial Associate
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With a passion for connecting businesses with their ideal spaces, Matt is a dedicated and knowledgeable commercial real estate agent serving Atlanta and beyond. He brings a wealth of expertise and a commitment to excellence to every client interaction.

Matt specializes in property acquisitions, tenant representation and marketing, providing tailored solutions to meet the unique needs of investors, developers, and business owners alike. His comprehensive understanding of the local market trends, zoning regulations, and investment opportunities empowers clients to make informed decisions that align with their objectives.

// DISCLAIMER & LIMITING CONDITIONS

Swartz Co Commercial Real Estate has been exclusively chosen to facilitate the sale or lease of the Subject Property. This 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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