

PROPERTY FOR LEASE

**CITY OF ATLANTA FREE – STANDING BUILDING BETWEEN
BUCKHEAD & MIDTOWN & CLOSE TO
I-85, I-75 & GA. 400- RETAIL/ SERVICE / OFFICE, ETC.**



LOCATION: 1858 Cheshire Bridge Rd. Atlanta, GA 30324

EXISTING STRUCTURE: 6000 square foot building with an open floor plan currently used a retail/pharmacy space (fully renovated in 2016) The rear area is secured & has a drive- in ramp and a dock.

ROAD FRONTAGE : 90' of frontage on Cheshire Bridge Rd.

CEILINGS: 13 feet 5 inches

PROPERTY TAXES & CAM: \$19,793 for 2024 taxes; about \$4.15 per square foot

TRAFFIC COUNT: 20,500 vehicles per day from a few years ago

PARKING: 20 + parking spaces w/ability to add +/- 18 more spaces- (all uses do not have a parking requirement except for with an alcohol license)

ZONING: NC-5– Atlanta

RENT: \$24.00/ SF – NNN - \$12,000 per month

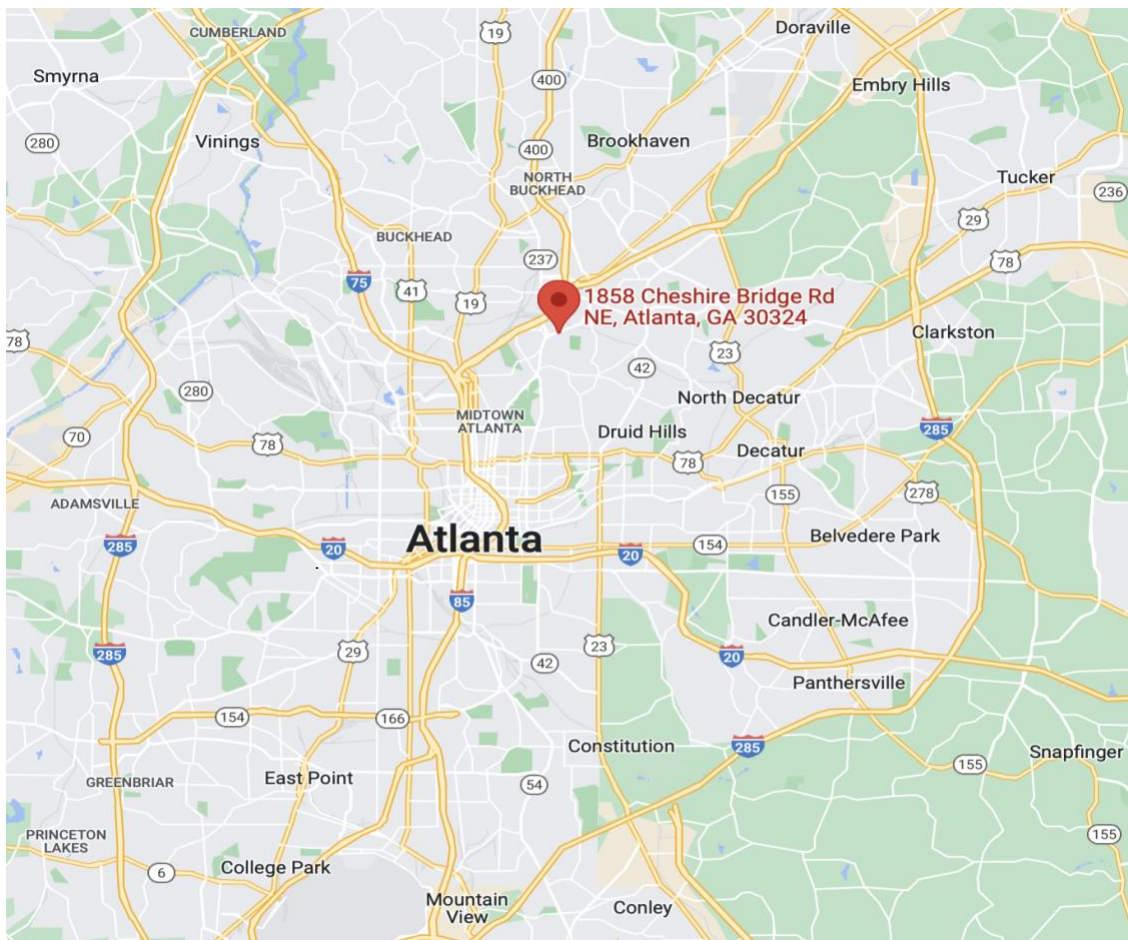
**CONTACT: MIKE MAYERS OF M & M BROKERAGE AT 404-846-8888 or
mstmayers@gmail.com**

Licensed Agent has an interest in the property. The information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee.

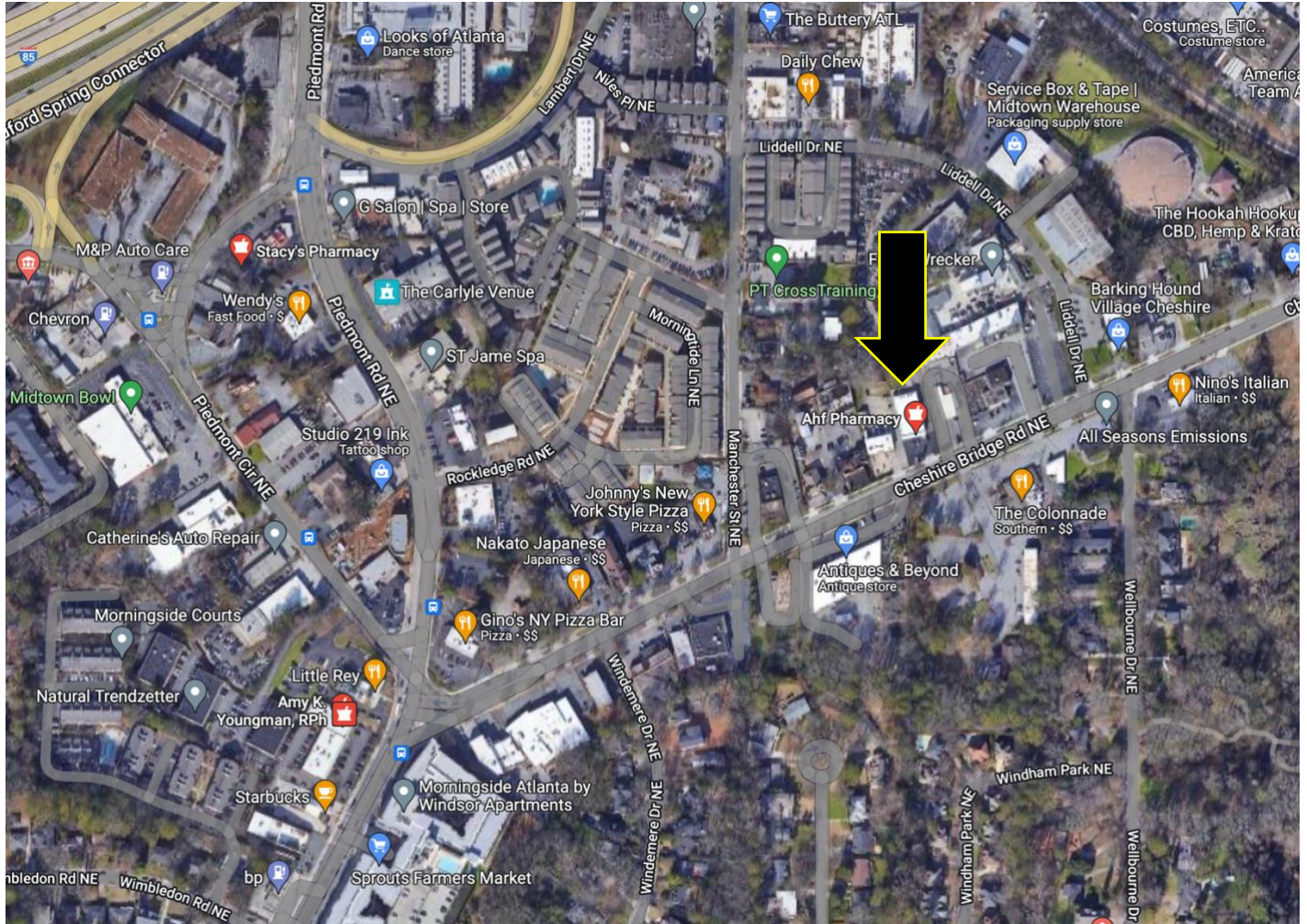
EXECUTIVE SUMMARY

This free-standing building with excellent exposure was fully renovated in 2016. It is located in between Buckhead and Midtown on Cheshire Bridge Rd. in the Morningside area of Atlanta. Its central intown location offers easy access to I-85, GA. 400 & I-75 and is just $\frac{1}{4}$ mile from Piedmont Rd. The average household income is \$121,176 within 1 mile and \$124,228 within 3 miles. It has a population density of 16,262 within 1 mile and 182,341 within a 3 mile radius.

This building is currently being used as a retail store with a pharmacy however, with its open floor plan it can easily be modified into a creative office, a studio, a showroom, a clinic, a service or training facility along with many other uses. It has large display windows, signage availability at a few locations on the building and a two-sided pole sign to attract a lot of attention on this Atlanta thoroughfare. The property has 19 existing parking spaces but there is a portion in the rear property that has not been utilized which can be converted into additional parking spaces if needed.



Morningside Area of Atlanta



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