



Interstate 285

# FOR SALE | LEASE

1400 Montreal Road | Tucker, GA 30084

Located on Montreal Road with immediate access to I-285, 1400 Montreal Road offers a prime opportunity for medical office users seeking a highly visible, well-positioned space. The property features strong interstate signage, ample parking, and proximity to Emory Orthopaedics & Spine Hospital and Emory Decatur Hospital within an established medical office park.

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All information regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# PROPERTY HIGHLIGHTS

- ±1,043 SF - ±10,043 SF Available
- 4 medical businesses within the business park, referral heavy
- Building Class: C
- Year Built: 1985
- High-visibility signage on I-285
- Owner-User opportunity, catty corner to Emory Orthopaedics & Spine Hospital
- Within 3 miles from Emory Decatur Hospital
- Ample Parking
- Medical only use restrictions of condos
- 9,492 VPD on Montreal Rd

## EXPLORE 1400 MONTREAL RD



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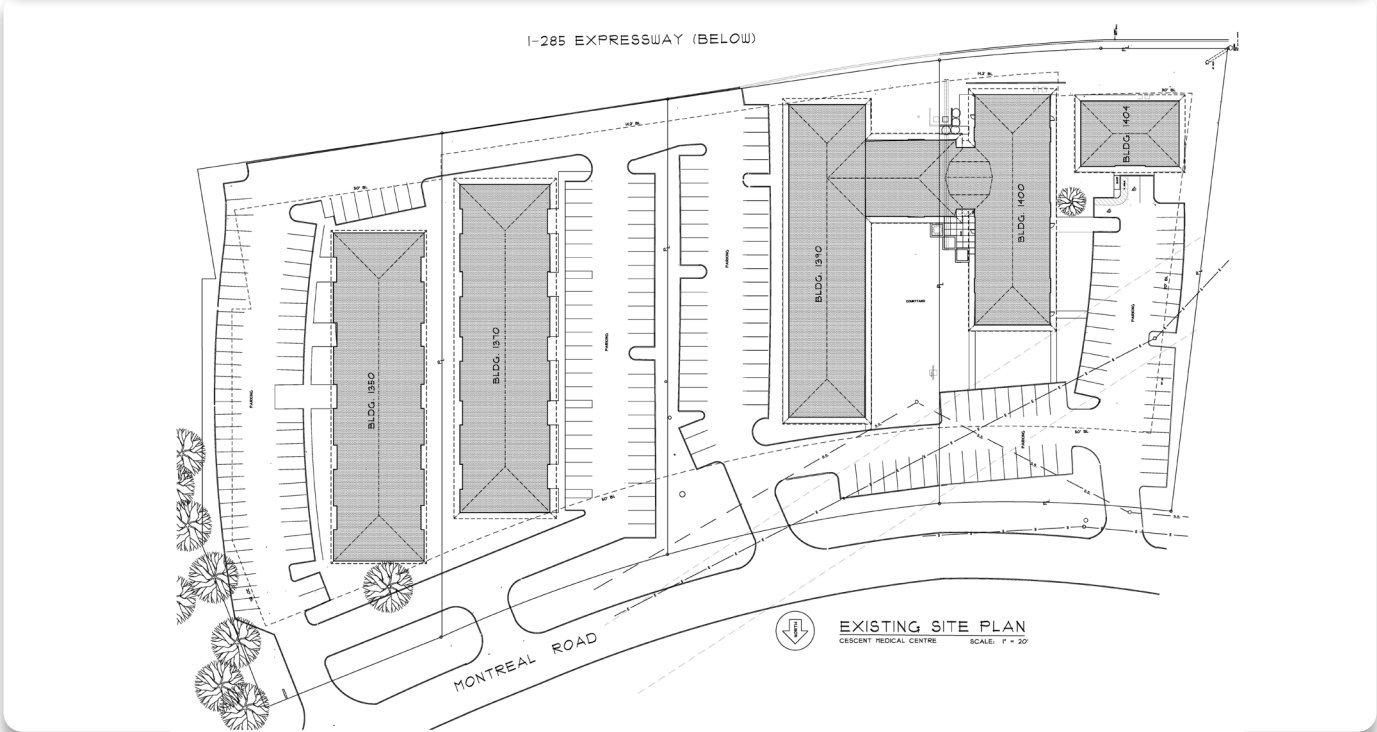
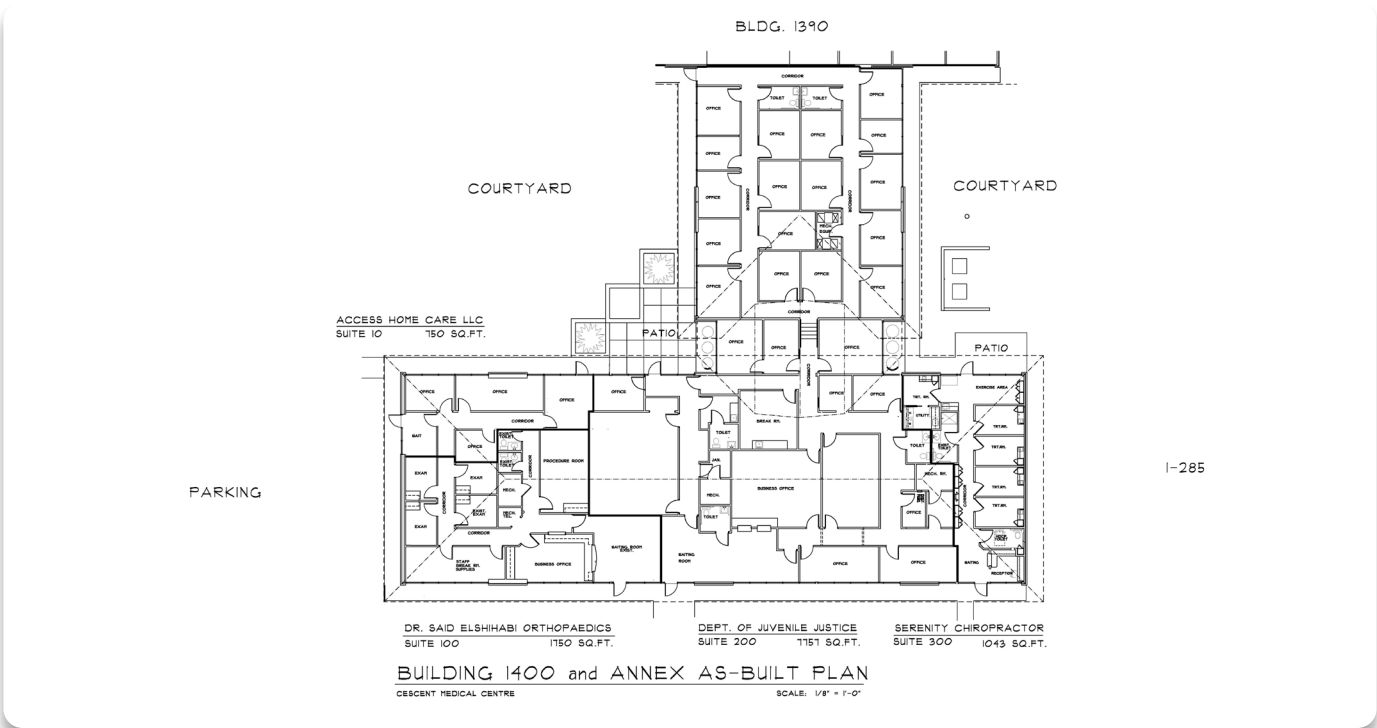
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**LEE & ASSOCIATES**

# BUILDING PLANS

±1,043 - 10,043 SF | 1400 MONTREAL ROAD | TUCKER, GA 30084



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## LOCATION HIGHLIGHTS

### ● Restaurants

- Bambellini's
- Chick-fil-A
- Dunkin Donuts
- Mellow Mushroom
- Hudson Grille
- Ponce Sports Lounge
- Bojangles
- Five Guys
- Popeyes
- Jimmy Johns
- Waffle House

### ● Entertainment/Shopping

- AutoZone
- CVS
- Home Depot
- Kroger
- Target
- Northlake Mall
- DoubleTree by Hilton
- Days Inn
- Holiday Inn
- DeKalb-Peachtree Airport | 10.2 mi
- Atlanta Int'l Airport | 21.7 mi

### ⊕ Medical Office Building

- Emory Orthopedic & Spine Hospital
- Emory Decatur Hospital
- Atlanta Heart Specialists
- Dermatology Specialists of Georgia
- Wellstar Healthcare
- Community MD
- Quest Diagnostics
- North Atlanta Medical Association

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