



PROPERTY DESCRIPTION

Vision Commercial Advisors is proud to present **Hickory Flat Office/Retail for Lease**, a premier opportunity at the intersection of **E. Cherokee Drive and Hickory Road**. This first-floor space is part of the **Place Services Headquarters**, currently under construction and slated for delivery in **Q1 2026**. This is a unique **design-build opportunity** with **competitive, all-inclusive base rental rates**—covering power, water, and sewer. Now is the time to secure your space in this strategically located and highly visible development.

Ideal uses include **general office, medical, assembly, retail, and restaurant**.

PROPERTY HIGHLIGHTS

- 950-10,500 RSF
- \$25/SF NNN
- Design Build
- Common Restrooms and Potential for Private Restrooms
- Ample Parking
- Restaurant Potential Under Corporate Headquarters
- Amenities

The information provided herein is deemed reliable but is not warranted. Any information important to you or another party should be independently confirmed within an applicable due diligence period.

DAVID HACKER, CCIM

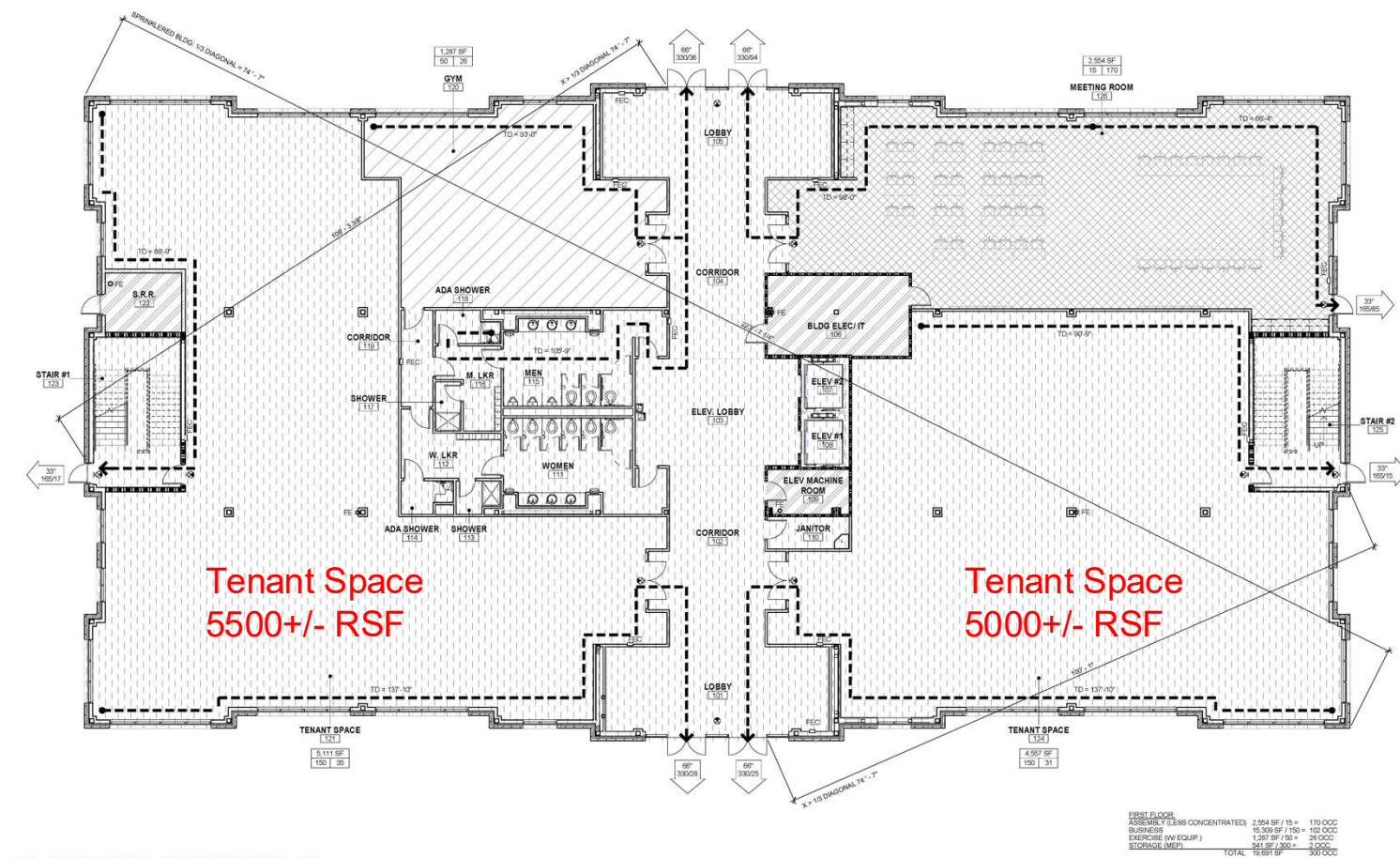
President

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Floor Plan



The space can be subdivided.

Potential for shared amenities that include Corporate Fitness Center.

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PROFESSIONAL BACKGROUND

David Hacker is Principal Broker who leads the Vision team with over 31 years of experience in commercial real estate with brokerage licenses in Georgia, North Carolina and Florida. In 1994 David began working with Gearon & Company of Atlanta, one of the fastest growing companies in America at the time. As a site acquisition specialist in wireless network development, he successfully negotiated many ground leases in the Southeast and was quickly promoted into zoning management, project management and business development until leaving the company in 2002 for a career in commercial real estate in Atlanta. In 2006, he founded Vision Commercial Advisors and has seen consistent growth in sales and leasing through strong work ethic and attention to customer service. He is a CCIM (Certified Commercial Investment Member) and a member of the Atlanta Commercial Board of Realtors. Happily married with 6 children, David enjoys travel, reading, music, songwriting, hiking, public speaking and most of all spending time with his family.

MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, National Association of Realtors, International Council of Shopping Centers

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