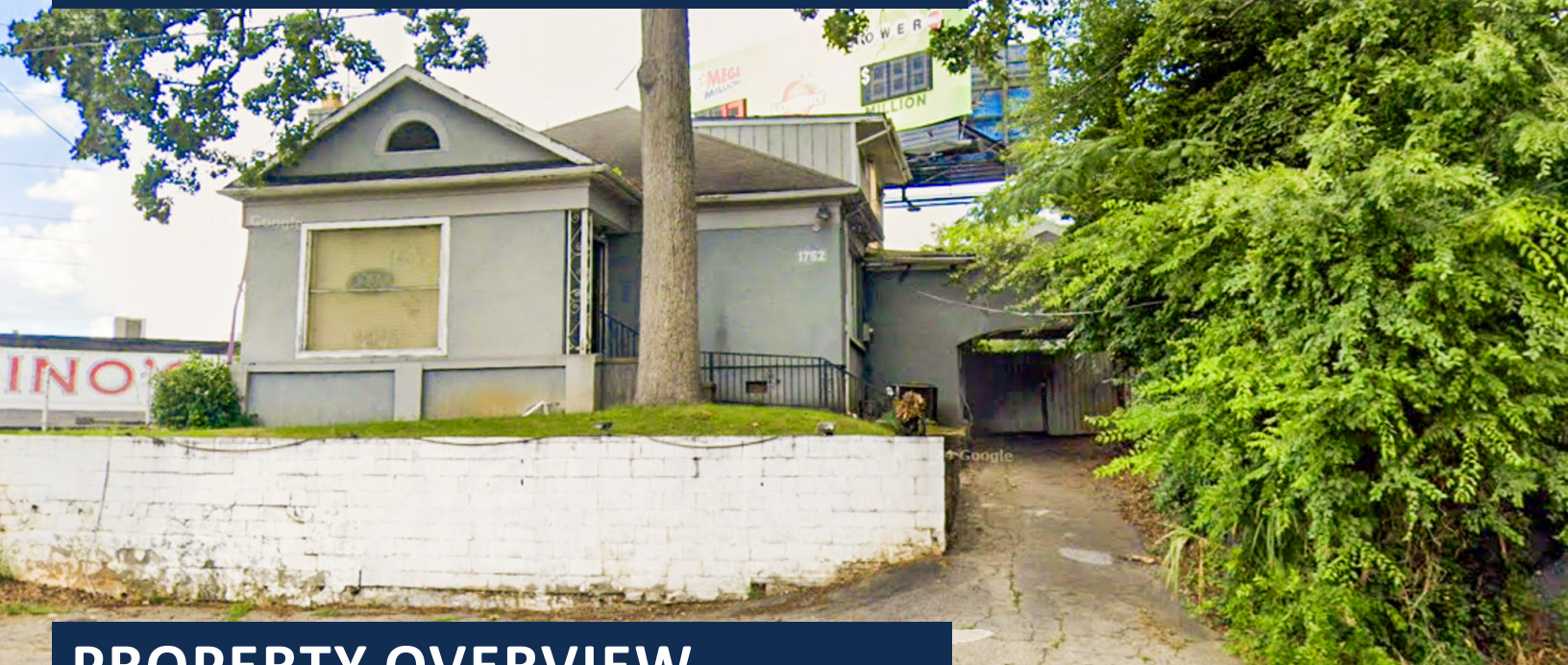


Commercial Use Site | ± 0.19 AC **FOR SALE**

1752 Cheshire Bridge Rd NE, Atlanta, GA 30324



PROPERTY OVERVIEW

This ± 0.19 -acre site sits on Cheshire Bridge Road near its intersection with Piedmont Road in northeast Atlanta. The $\pm 3,200$ SF structure, a former SFR converted to commercial use, that sits on the parcel has been partially burned and is considered a teardown. It is zoned NC-5 Cheshire Bridge Road South Neighborhood Commercial District by the City of Atlanta which allows for a variety of commercial uses.

Located in a highly desirable area of Atlanta bordering Morningside and Buckhead, the location is surrounded by new apartment and townhome communities such as Windsor Morningside Apartments, Monroe Place Apartments, Morningside Towns, Optimist Lofts and Beckham Place at Morningside along with numerous commercial establishments supporting them and the surrounding established neighborhoods.

The property is half a mile from Interstate 85 and the Buford Spring Connector to GA 400. It is 4.3 miles north of downtown Atlanta. Nearby traffic counts on Cheshire Bridge Rd were $\pm 18,600$ VPD in 202 (GA DOT).

Offered for sale for \$1,500,000.



SALE PRICE:
\$1,500,000



SITE SIZE:
 ± 0.19 AC



ZONING:
NC-5

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



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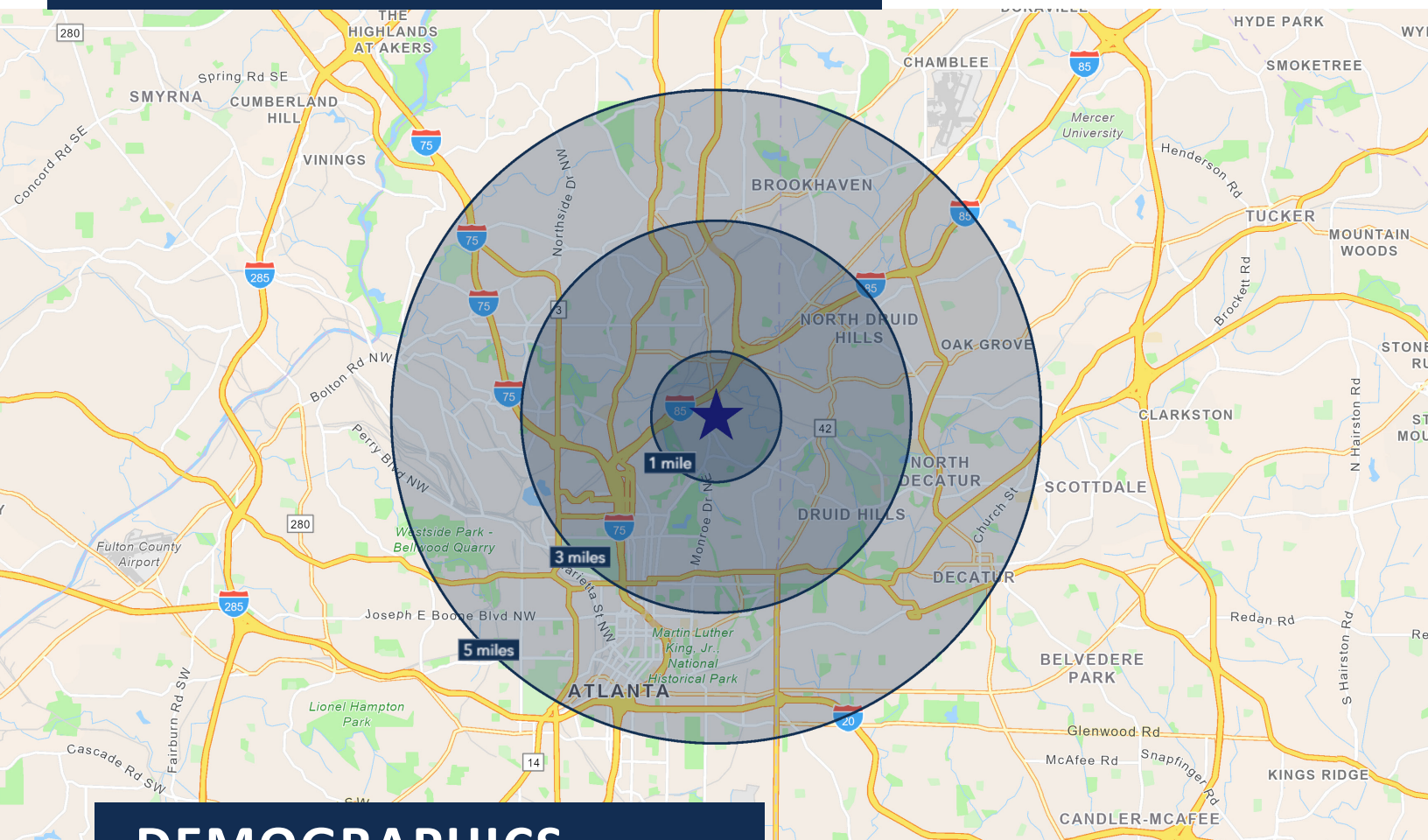
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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS



DEMOGRAPHICS

| | 1-Mile | 3-Mile | 5-Mile |
|--|-----------|-----------|-----------|
|  Population | 17,552 | 189,779 | 430,235 |
|  Households | 9,533 | 103,288 | 212,351 |
|  Avg. Household Income | \$157,233 | \$160,034 | \$190,882 |

Source: 2024 ESRI

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