Prime Property in Hot Chamblee for Ground Lease

Strategically Located on Automotive Row

Approx. 1.4 Acres

5621 Peachtree Blvd, Chamblee, GA 30341



Located inside I 285

Between Ga. 400 & I 85

- Permitted Uses
- Desirable CC Corridor Commercial Zoning
 - *Automobile Parts/ Tire Stores, both Retail/ Wholesale (e.g., tires, mufflers, etc.)
 - *Trade Schools
 - *Hotels
 - *Medical Facilities
 - *Food & Grocery Retail
 - *Eating Establishments
 - *Fitness Establishments
 - *Event Centers

Lease: \$20,0000 per mo. NNN





Rick Ferguson



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Property

Section 210-8. CC, Corridor Commercial district.

Purpose and intent. This zoning district is intended primarily for commercial and mixed-use development and related accessory uses at a medium density. This district provides a location for residences, retail, goods and services and offices to satisfy the common and frequent needs of the city's businesses and residents. Design standards and design parameters encourage a pedestrian-friendly traditional urban form, oriented to pedestrians, which limits the conflicts between vehicles and pedestrians.

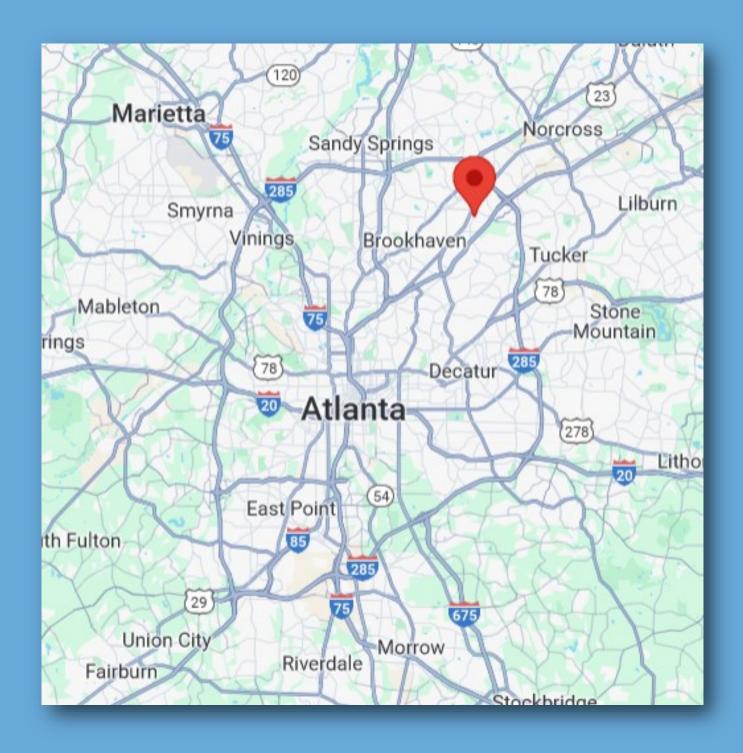


Current Structure Can Remain or be Removed

Desirable CC – Corridor Commercial Zoning



Central Location—*Inside the Perimeter*



Downtown Chamblee



Houses for Sale in Chamblee Downtown ...



City of Chamblee, GA - Home | Facebook



Apartments for Rent - Rent.com | Homes .. rent.com



3400 Malone Dr #110, Chamblee, GA 30341 .



Chamblee: A Vibrant Community With A



Rail Trail with MARTA land acquisition ...



Land for Sale Chamblee Downtown, GA ... point2homes.com



Downtown Chamblee Apar... apartmentguide.com



Downtown Chamblee, Chamblee, GA . apartmentlist.com



Apartments for Rent - Rent.com | Homes rent.com



3245 Chamblee Dunwoody Rd, Chamblee, GA



City Of Chamblee Tucked Away In D



Chamblee trail links Keswick park to. thecrier.net



5300 Peachtree Rd #2511 Chamblee, GA ...



Chamblee Plaza - Shopping & Retail ...



Chamblee - Baverman Property Consultant



Chamblee, GA Living - News Break

Close To The Assembly Studios



★ assemblyatlanta.com
Assembly Atlanta |



Universal Production Services Assembly Studios



★ Assembly Atlanta |
 Assembly Studios | Assembly Atl...



Universal Production Services Assembly Studios



★ Assembly Atlanta |
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Georgia EntertainmentGray Television's Assembly Studios ...



™ Rough Draft Atlanta film studio in Doraville ...



Atlanta Journal-Constitution Gray opens Assembly TV/film stud...



Georgia EntertainmentAssembly Atlanta: A Game-Changer for ...



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Rick Ferguson

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Rick Ferguson's commercial real estate expertise centers on common sense and skilled negotiations. Raised in a middle class, blue collar town in upstate New York, Rick learned how to work hard, be persistent and get things done.

Upon graduation from Siena College with a bachelor's degree in marketing and management, Rick visited Atlanta and was fascinated by its business community's fast pace and enormous potential. Two weeks after his original visit, Rick relocated to the city and begun what would be a 20-year career selling commercial telephone systems to hundreds of businesses, including real estate offices, doctors, attorneys, CPAs, wealth management consultants, construction companies and more.

In 2005 Rick secured his real estate license and began facilitating site selection for various firms working to locate, negotiate and lease office space. In addition to site selection, Rick's company, ATL Commercial Real Estate, Inc., represents firms and investors as they work to acquire commercial real estate. The company especially prides itself on taking property to market and selling for higher than anticipated. In 2019 Rick became licensed as a broker and can now supervise real estate agents.

Rick lives in Brookhaven with Kathy, his Atlanta-born wife, and is quickly becoming an empty nester as his children (two adopted from Russia and one an Atlanta native) venture into the real world. Rick's hobbies include road biking, traveling, boating & driving his vintage convertible.