





Cheshire Bridge Center

- 40,816 SF retail shopping center with diverse tenant mix.
- 100% occupied
- Located close to Lenox Mall, right off I-85 exit
- Well established retail corridor along Cheshire bridge Road, close in highly dense market
- Complimentary mix of retail, and service tenants with
- Average tenure of 10-20+ years

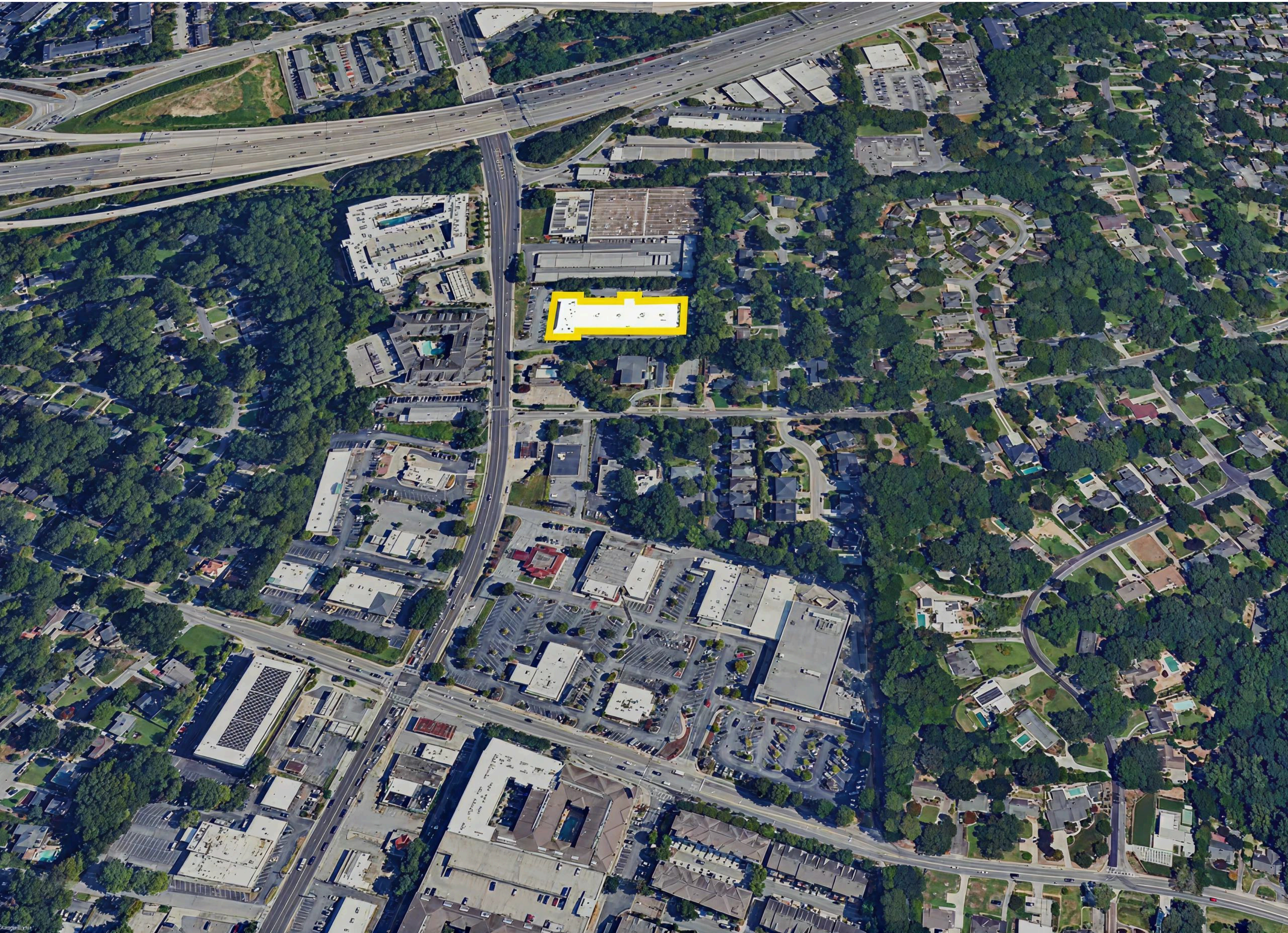
Area		1 MILE	3 MILE	5 MILE
Demographics				
 2024 Population		20,172	157,386	408,588
 Daytime Population		20,248	285,129	1,125,783
 2024 Households		11,626	79,449	200,444
 Household Income		\$116,900	\$153,800	\$161,600



Cheshire Bridge Center
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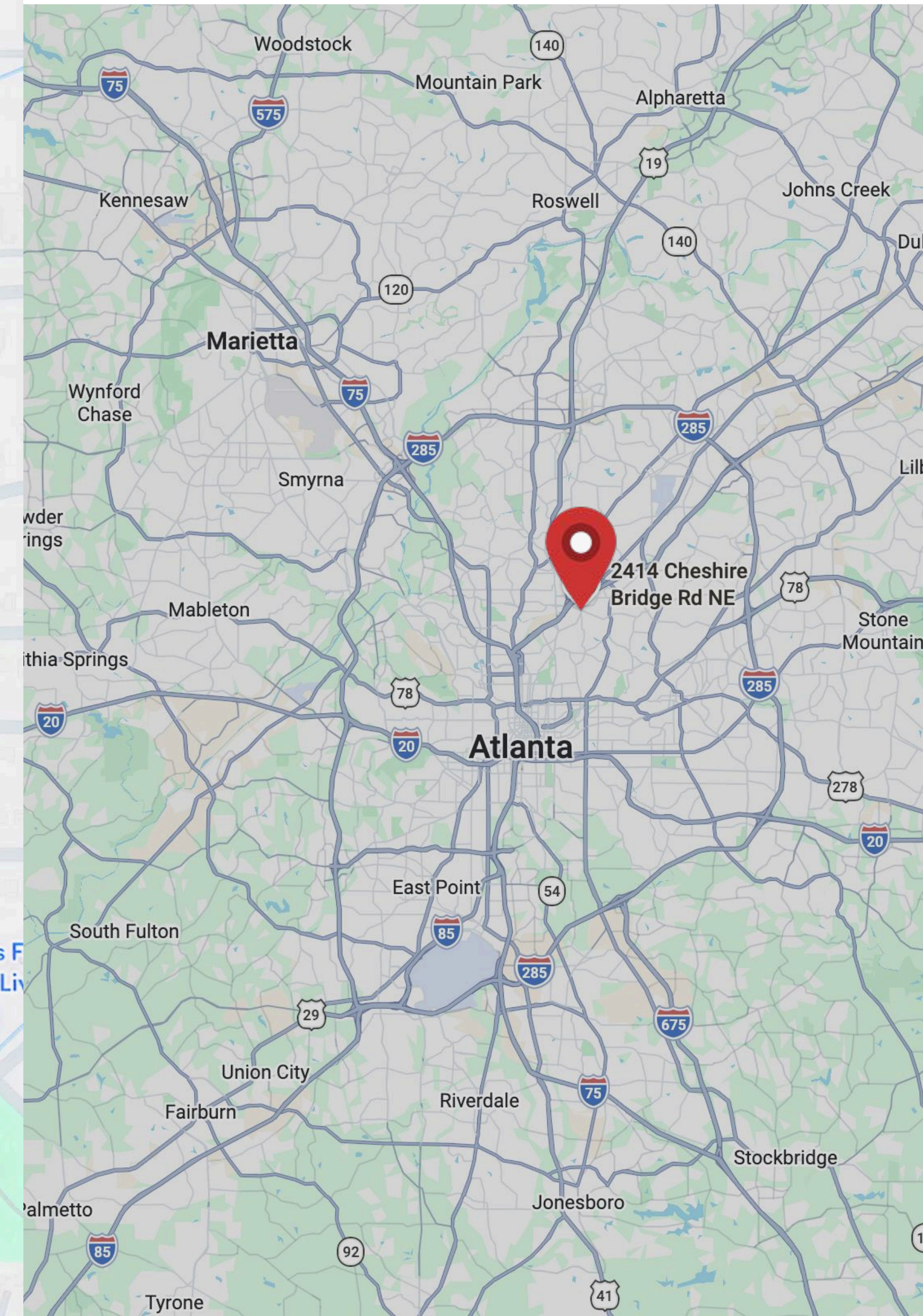
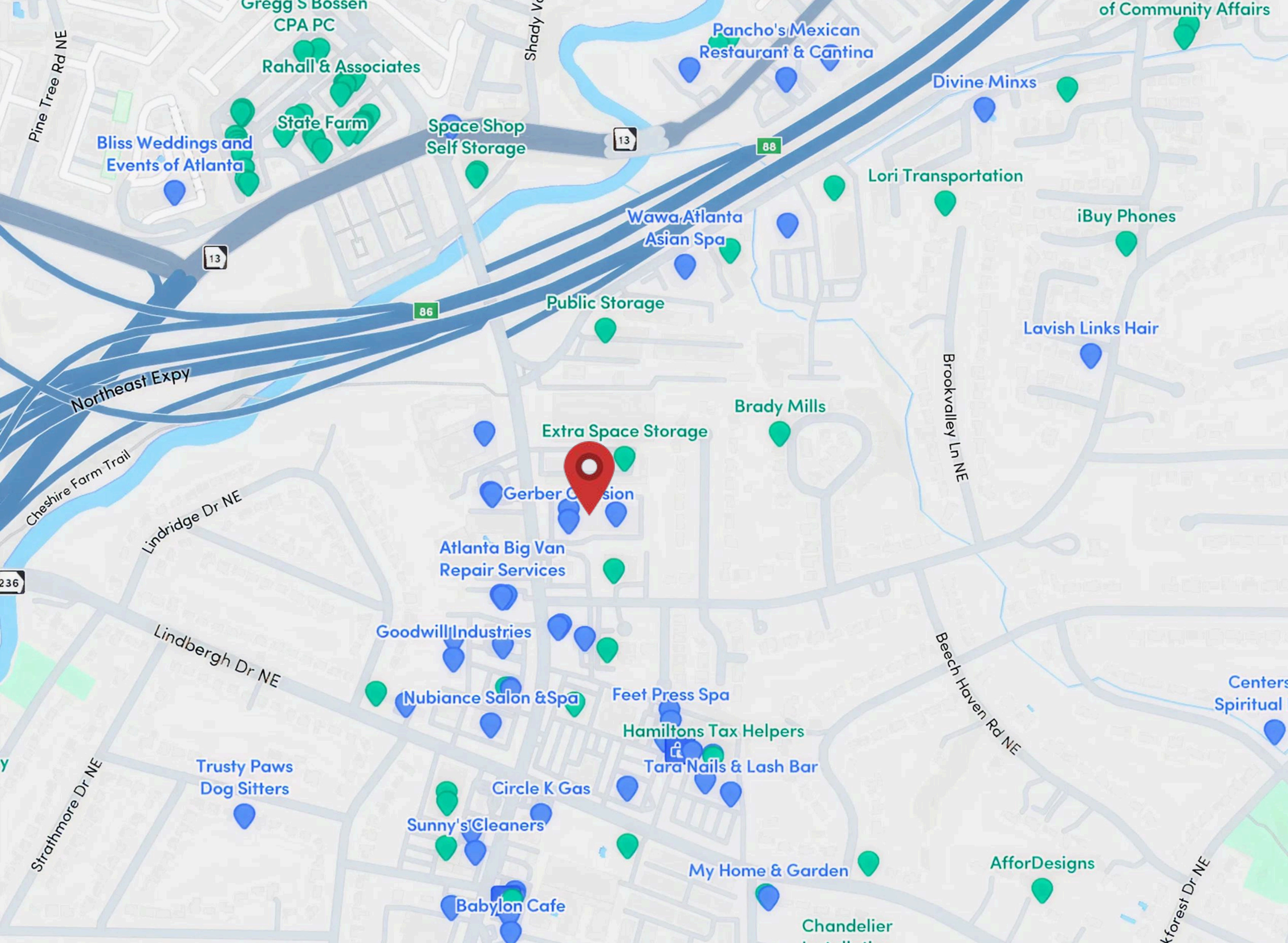


Cheshire Bridge Center

Suite	Tenant	Square Feet
100	Cheshire-cleaners	2,915
120	Retail Space Available	900
130	Sunny Massage	1,615
200	Enterprise Rental Car	1,725
210	FedEx	2,300
220	Gerber Collision	31,301

Cheshire Bridge Center is a 40,816 SF shopping center maintaining high occupancy with long-term tenant tenure. Located near Lenox Mall off I-85, featuring complementary retail and service tenants in Atlanta's highly dense close-in market. Exceptional tenant stability and Buckhead proximity validate sustained performance in one of Metro Atlanta's most established corridors.

Available Space Suite 120: 900 SF
 Consistent customer traffic supporting tenant profitability
 Strong location fundamentals (access, visibility, demos)



What Makes This Special: Cheshire Bridge Center represents a stabilized asset with proven cash flow in close-in Atlanta's dense market. 100% occupancy and 10-20+ year tenant tenure eliminate occupancy risk while Lenox proximity and I-85 access provide long-term value appreciation potential in one of Metro Atlanta's most established corridors.