



±2,800 freestanding retail/office building, great exposure on Piedmont Rd, and ample parking



# RARE FREE STANDING RETAIL/ OFFICE BUILDING FOR LEASE ON HIGH TRAFFIC PIEDMONT RD

±2,800 freestanding retail/office building, great exposure on Piedmont Rd, and ample parking

LEASE RATE \$47/SF + NNN

NNN EXPENSES 2022 estimated at \$4/SF

ADDRESS 1916 Piedmont Rd NE Atlanta, GA 30324

SQUARE FEET ±2800 SF

ZONING MRC-2-C

#### **LEASE HIGHLIGHTS**

- Rare free standing building on highly sought after Piedmont Rd Corridor
- Ample parking for any use
- Easily converted into multiple uses
- Along strong retail corridor surrounded by an abundance of customers
- · Highly visible sign directly on Piedmont Rd
- Incredible intown location just off I-85 with ± 23,000 vehicles/day
- 1-mile radius demographics indicate \$95K median household income and 35% growth over the last 10 years

#### **EXECUTIVE SUMMARY**

Atlanta Leasing Investment is pleased to offer this  $\pm$  2,800 freestanding retail/office building available for lease on high traffic Piedmont Rd. This space is perfect for a variety of uses and with a few small improvements is move-in ready. The space has ample parking, large monument signage, high visibility, and is in one of the prime retail corridors in Atlanta.

# **DEMOGRAPHICS - POPULATION**

Radius	2-Mile	5-Mile	10-Mile
2010 Population	64,030	330,902	978,194
2022 Population	86,049	415,921	1,174,764
2027 Population Projection	93,822	446,281	1,244,254
Annual Growth 2010-2022	2.9%	2.1%	1.7%
Annual Growth 2022-2027	1.8%	1.5%	1.2%
Median Age	38.9	37.4	37.2
Bachelor's Degree or Higher	71%	64%	49%
U.S. Armed Forces	51	272	782

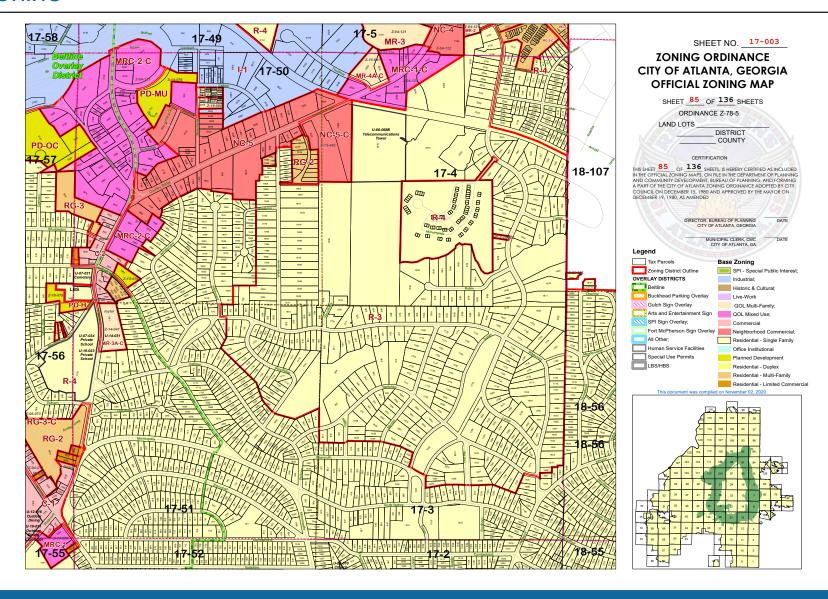


# **DEMOGRAPHICS - INCOME**

Radius	2-Mile	5-Mile	10-Mile
Avg Household Income	\$136,573	\$127,827	\$106,111
Median Household Income	\$102,089	\$94,700	\$73,247
< \$25,000	4,602	27,805	89,086
\$25,000 - 50,000	5,500	25,610	92,973
\$50,000 - 75,000	6,393	25,925	75,211
\$75,000 - 100,000	5,573	23,429	59,148
\$100,000 - 125,000	4,709	19,035	42,664
\$125,000 - 150,000	3,263	14,186	31,636
\$150,000 - 200,000	4,499	18,926	39,223
\$200,000+	10,384	40,690	74,008

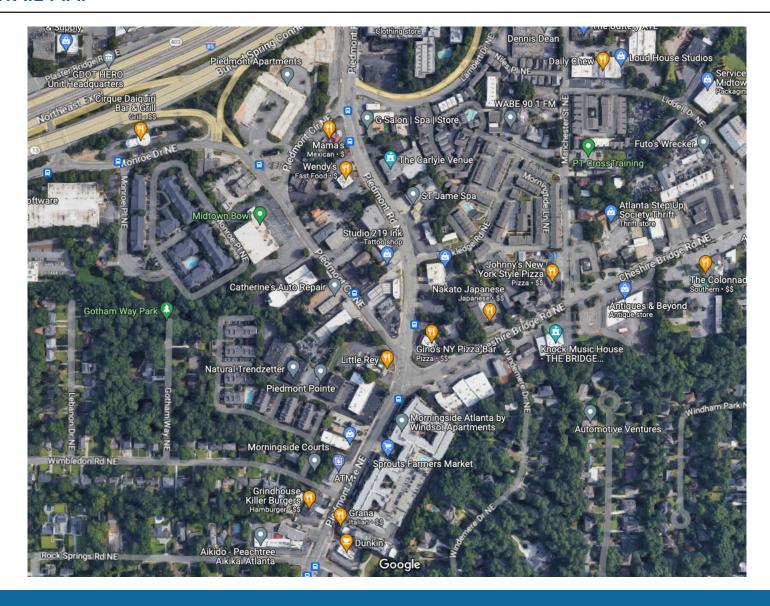


#### **ZONING**





#### **AREA RETAIL MAP**





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# **INTERIOR**











# **EXTERIOR**









