



BRIARCLIFF OFFICE FOR LEASE

3040 Briarcliff Rd, Suite A | Atlanta, GA 30324



**ATLANTA LEASING
& INVESTMENT**

One-Story Office on High-Traffic Street



RETAIL FACING SPACE FOR LEASE

LEASE RATE *please inquire*

EXPENSES Modified Gross

ADDRESS 3040 Briarcliff Rd. Suite A
Atlanta, Georgia 30329

SQUARE FEET +/- 1,133

LEASE HIGHLIGHTS

- Rare opportunity to secure an office space along the highly traveled Briarcliff/Clairmont Road corridor
- +/- 30 parking spaces available on a first-come, first-served basis
- Highly visible monument signage on Briarcliff Road
- Along strong retail corridor surrounded by an abundance of customers
- Easy access to Interstate 85

EXECUTIVE SUMMARY

Atlanta Leasing Investment is pleased to offer 3040 Briarcliff Rd, Suite A (the "Property") for lease. Per our current floor plans, 3040 Briarcliff Rd. Suite A, consists of +/- 1,133 SF office. The interior features include hardwood flooring, LED lighting throughout and many other upgrades. The suite consists of 5 private offices, a break room, a reception and two restrooms.

DEMOGRAPHICS – POPULATION

Radius	2-Mile	5-Mile	10-Mile
2010 Population	58,419	289,393	1,003,987
2022 Population	59,488	364,577	1,206,851
2027 Population Projection	60,496	387,064	1,277,063
Annual Growth 2010-2022	0.2%	2.2%	1.7%
Annual Growth 2022-2027	0.3%	1.2%	1.2%
Median Age	36.6	38.1	37.1
Bachelor's Degree or Higher	52%	59%	48%
U.S. Armed Forces	10	172	679

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DEMOGRAPHICS - INCOME

Radius	2-Mile	5-Mile	10-Mile
Avg Household Income	\$117,572	\$125,246	\$107,003
Median Household Income	\$80,679	\$89,366	\$73,619
< \$25,000	3,134	22,729	82,692
\$25,000 - 50,000	4,545	25,039	96,679
\$50,000 - 75,000	4,095	23,033	77,831
\$75,000 - 100,000	3,079	19,647	59,469
\$100,000 - 125,000	1,766	14,446	43,248
\$125,000 - 150,000	1,698	10,766	31,741
\$150,000 - 200,000	2,194	14,789	39,200
\$200,000+	4,436	33,734	75,042

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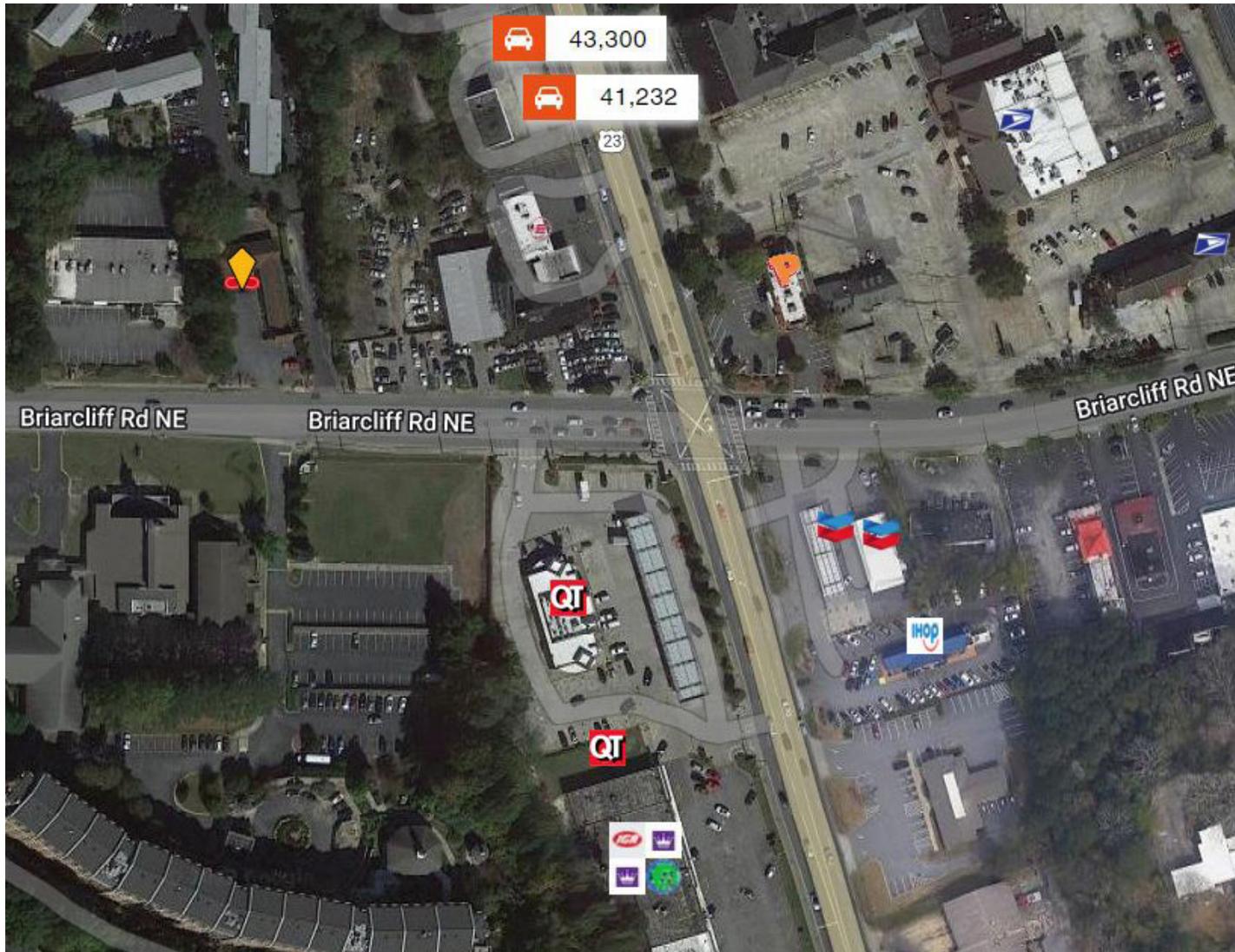
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AREA RETAIL MAP



**ATLANTA LEASING
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EXTERIOR



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INTERIOR



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ADJACENT MULTIFAMILY DEVELOPMENT



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