



For Lease

- 3,048 SF available on the ground level of this freestanding building.
- Prime site located in Buckhead at the intersection of Peachtree Road NE and East Paces Ferry Road.
- Over 63,000 daytime employees currently work within 1 mile of the property with projected double digit growth over the next five years.
- \$2.6 Billion of new planned construction taking place in Buckhead.
- Adjacent to The Shops Buckhead Atlanta, a 350,000 SF luxury mixed-use development. Customers between 25-44 years of age spend \$315 per shopping trip vs. \$103 national average.
- Buckhead is a destination with over 32 Million visitors annually and 2 Million annual overnight hotel guests.
- Great opportunity for retail or creative office space.

3077-3079 Peachtree Road

Atlanta, Georgia 30305
Peachtree Road & East Paces Ferry Road

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Traffic Counts



21,000

East Paces Ferry Rd NE at E Shadowlawn Ave NE



38,620

Peachtree Rd at W Shadowlawn Ave NE



34,950

Peachtree Rd at Peachtree Ave NE



39,400

Piedmont Rd NE at N Hills Dr NE

Demographics

1 Mile



19,194

Estimated population



63,426

Estimated daytime population



\$120,534

Average household income



38.6

Median age

3 Miles



130,964

Estimated population



214,762

Estimated daytime population



\$132,397

Average household income



36.1

Median age

5 Miles



334,812

Estimated population



546,722

Estimated daytime population



\$123,566

Average household income



34.0

Median age