

Retail/Office Space in Midtown Atlanta

Clear Creek Center

1529 Piedmont Road Atlanta, GA 30324



1531 Piedmont Road, Suite D
2,476 sq ft of Retail/Office Space located at
the intersection of Piedmont Road and Monroe Drive

Great location with ample parking.
Glass storefronts with street exposure and access to Monroe Drive and Piedmont Road. Walking distance from Ansley Park, Morningside and Virginia Highlands neighborhoods.

Rental Rate: \$19.00 apsf nnn with 3% Annual Increases

Common Area Expenses: \$4.36 aspf

Traffic Count 2008 vehicles per day

Monroe Dr. South of Piedmont Rd. 20,910

Piedmont Rd. East of Monroe Dr. 18,520

Piedmont Rd. West of Monroe Dr. 25,300

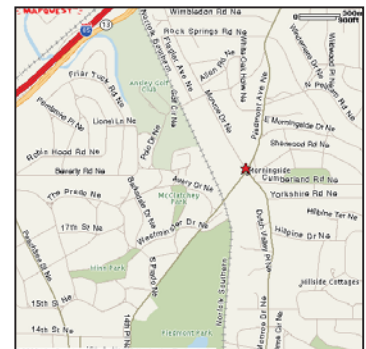
2009 3 Mile Demographics

Estimated Population: 160,125

Estimated Average Household Income: \$93,479

Median Age: 30-34

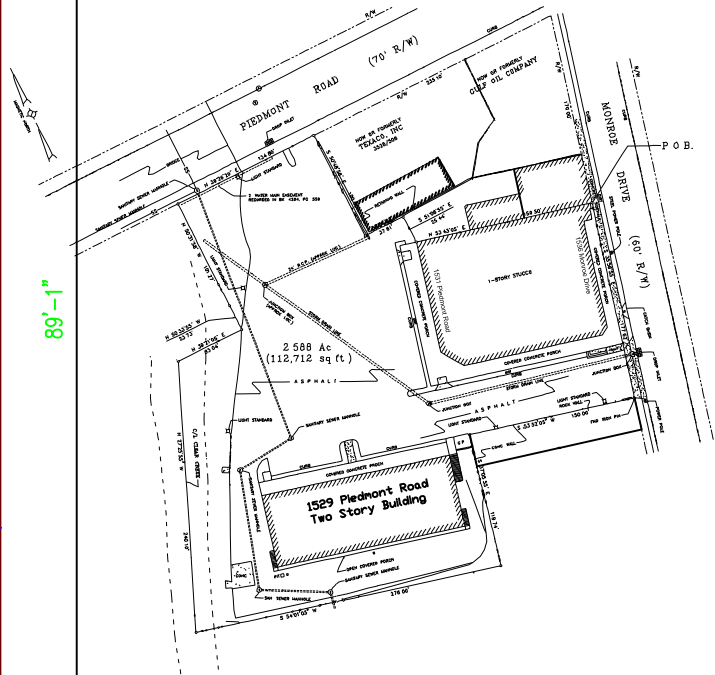
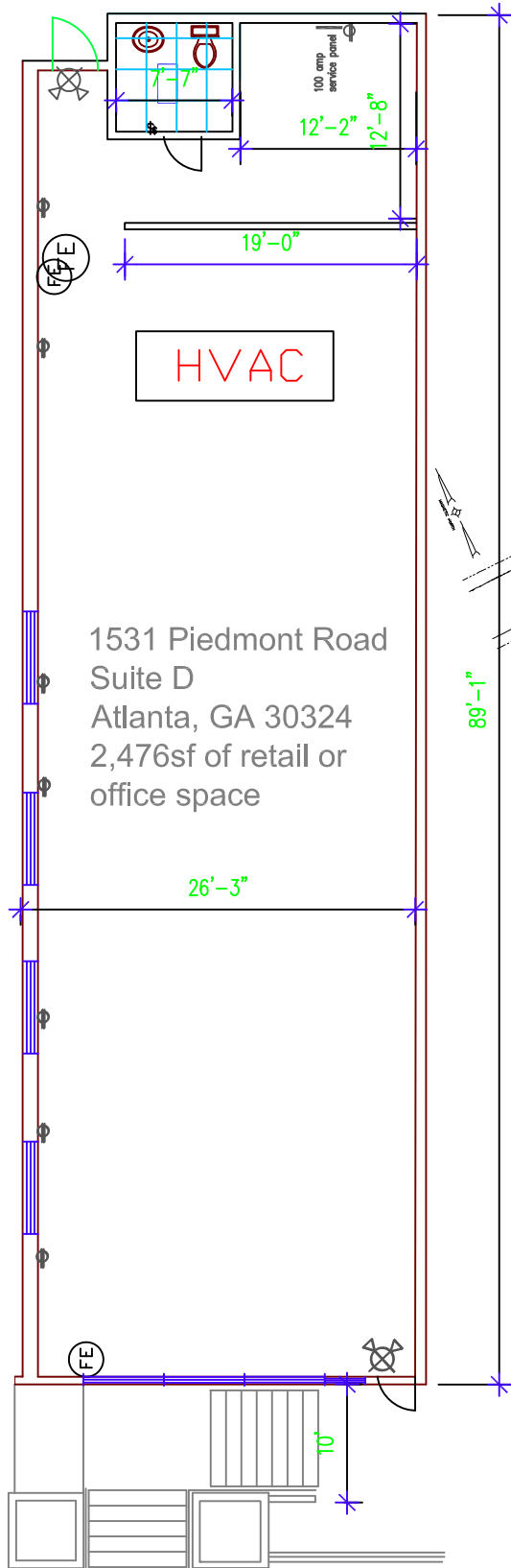
Average House Values: \$341,300



For More Information - Contact: Anne Puett
or Deshion Crawford

MEWS
DEVELOPMENT

2135 Defoor Hills Road, Ste. K2
Atlanta, GA 30318
anne@mewsdevelopment.com
deshion@mewsdevelopment.com
www.mewsdevelopment.com
404.355.1505



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