

# Retail/Office Space in Midtown Atlanta



**1531 Piedmont Road, Suite D**  
**5,354 sq ft of Prime 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: \$18.50 apsf nnn with 3% Annual Increases  
Common Area Expenses: \$4.42 aspf

**Traffic Count** 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

**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**

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# Clear Creek Center

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