

Retail/Office Space in Midtown Atlanta



1536 Monroe Drive, Suite E
2,877 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: \$14.00 apsf nnn with 3% Annual Increases
Common Area Expenses: \$4.42 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

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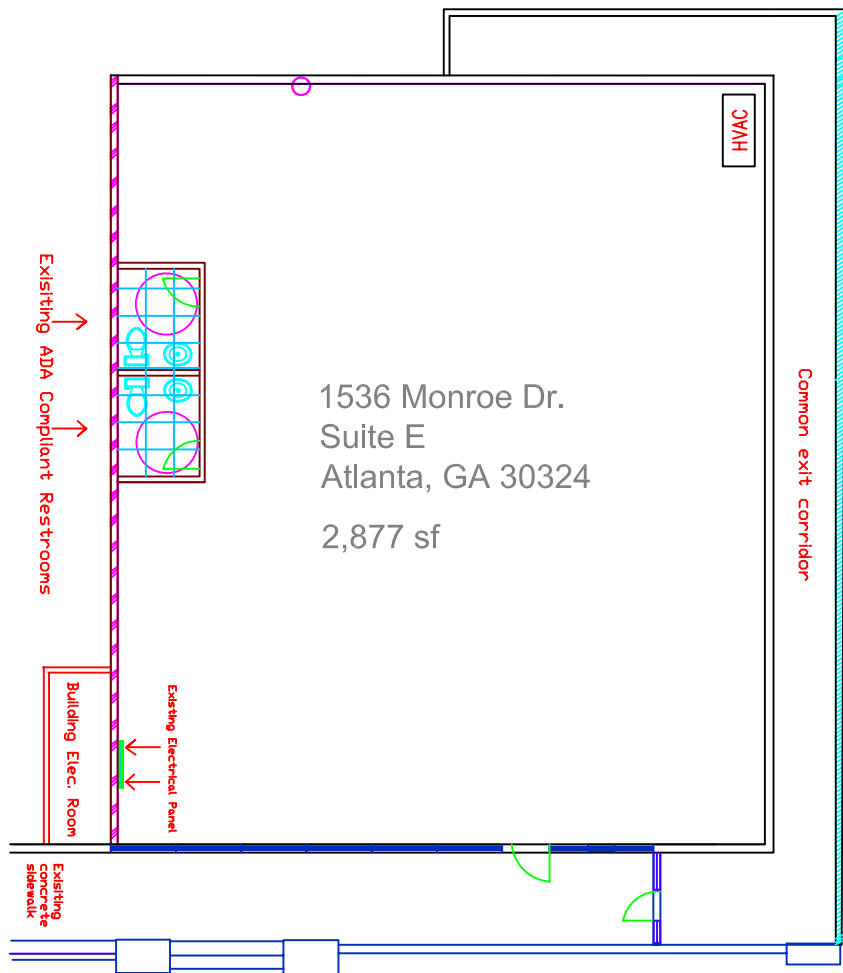
2135 Defoor Hills Road, Ste. K2
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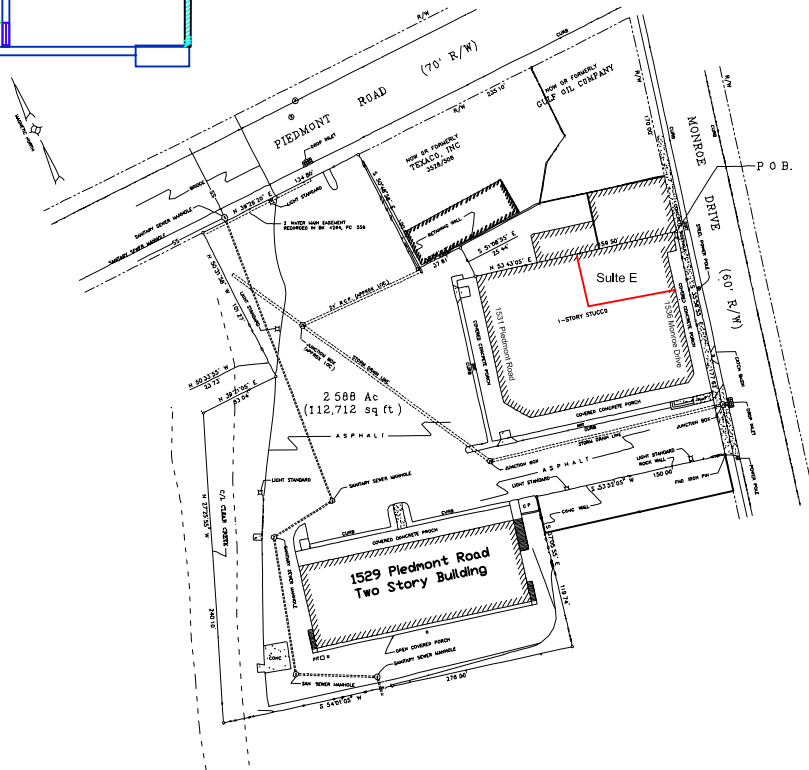
404.355.1505

Clear Creek Center

1529 Piedmont Road Atlanta, GA 30324



Monroe Drive



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