

Clear Creek Center

1531 Piedmont Avenue, Atlanta, GA 30324

Retail/Office Space in Midtown Atlanta



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

Great location, glass storefronts with street exposure and access to Monroe Drive and Piedmont Avenue.

Adjacent to Piedmont Park.
Walking distance from Ansley Park,
Morningside neighborhoods.

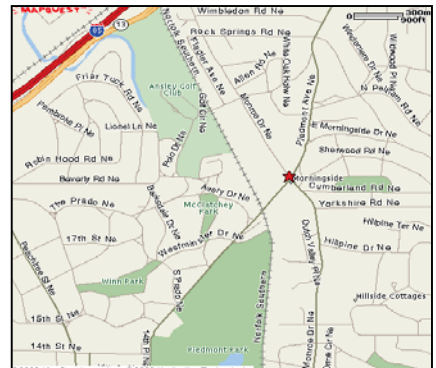
Common Area Expenses: \$4.56 aspf
Base Rental Rate: \$30.00 aspf nnn with
3% Annual Increases

Traffic Count vehicles per day

Monroe Drive 19,040
Piedmont Avenue 23,481

3 Mile Demographics

2019 Projection	178,990
2014 Estimate	162,344
Growth 2014-2019	10.25%



For More Information - Contact: Anne Puett
or Deshon Crawford

MEWS
DEVELOPMENT

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