

Clear Creek Center

1531 Piedmont Avenue/1536 Monroe Drive, Atlanta, GA 30324

Retail/Office Space in Midtown Atlanta



1536 Monroe Drive, Suite G
1,337 sq ft of Prime 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: \$4.92 aspf
Base Year Rental Rate: \$22.00 aspf nnn
3% Annual Increases



Traffic Count vehicles per day

Monroe Drive 19,040
Piedmont Avenue 23,481

3 Mile Demographics

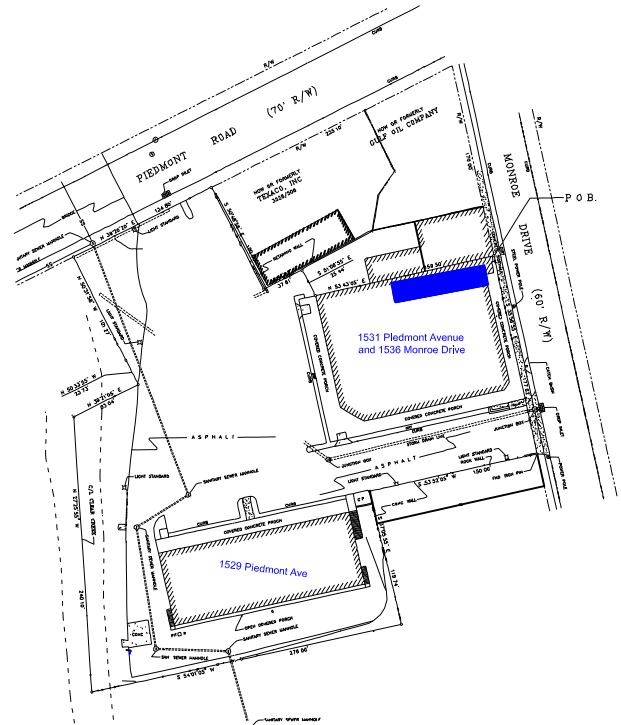
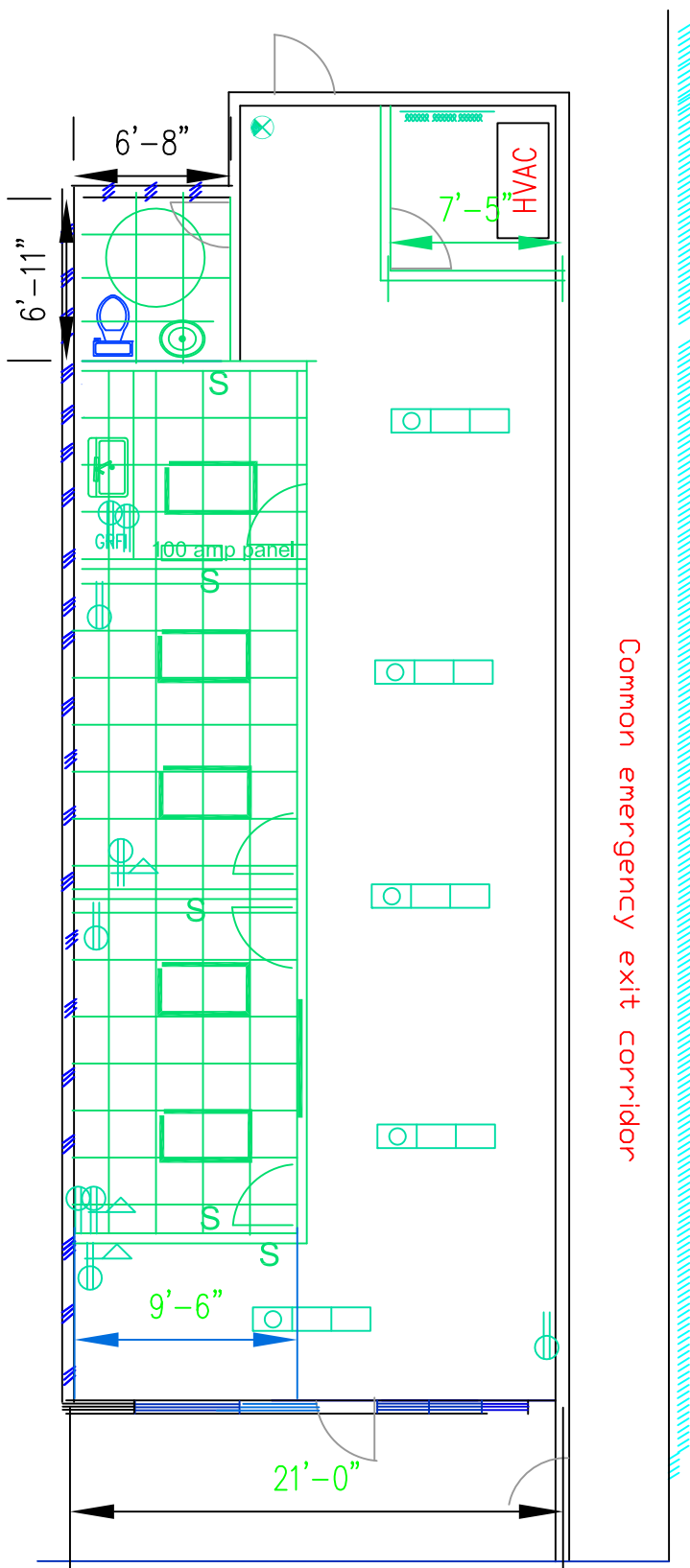
2019 Projection	178,990
2014 Estimate	162,344
Growth 2014-2019	10.25%

For More Information - Contact: Tom Puett
or Deshion Crawford

MEWS
DEVELOPMENT

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1,337 sf



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