

Clear Creek Center

1529 Piedmont Avenue, Atlanta, GA 30324

991 sf of Office or Retail Space in Midtown Atlanta



Access to Monroe Drive and Piedmont Road. Walking distance from Ansley Park, Morningside and Virginia Highlands neighborhoods, 500 feet from the Beltline. Minutes from Downtown, Interstate 85 and GA 400.

Common Expenses: \$4.56 apsf

Rental Rate: \$24.00 apsf nnn
with 3% annual increase

Traffic Count vehicles per day

Monroe Dr. South of Piedmont Ave. 19,040

Piedmont Ave. East of Monroe Dr. 19,890

Piedmont Ave. West of Monroe Dr. 20,030

3 Mile Demographics

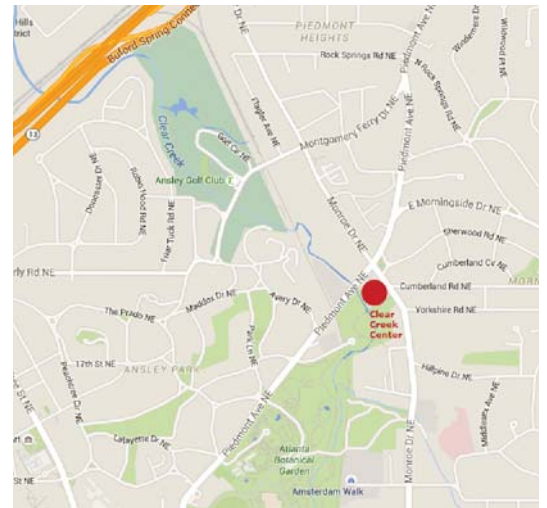
2019 Projection 178,990

2014 Estimate 162,344

Growth 2014-2019 10.25%

2014 Est. Average Household Income \$90,044

1 mile 2014 Est. Average Household Income \$126,754



MEWS DEVELOPMENT

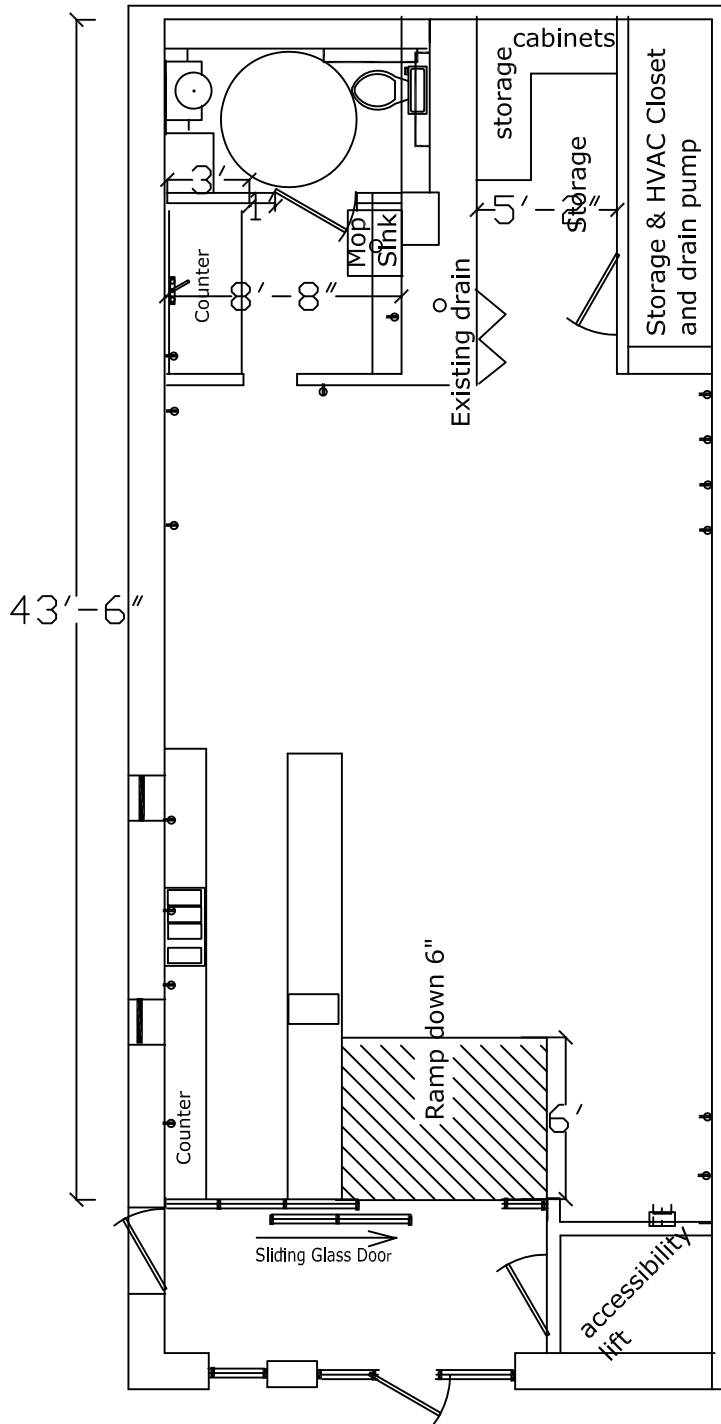
For More Information - Contact:

Tom Puett or Deshion Crawford

tom@mewsdevelopment.com

deshion@mewsdevelopment.com

www.mewsdevelopment.com 404.355.1505

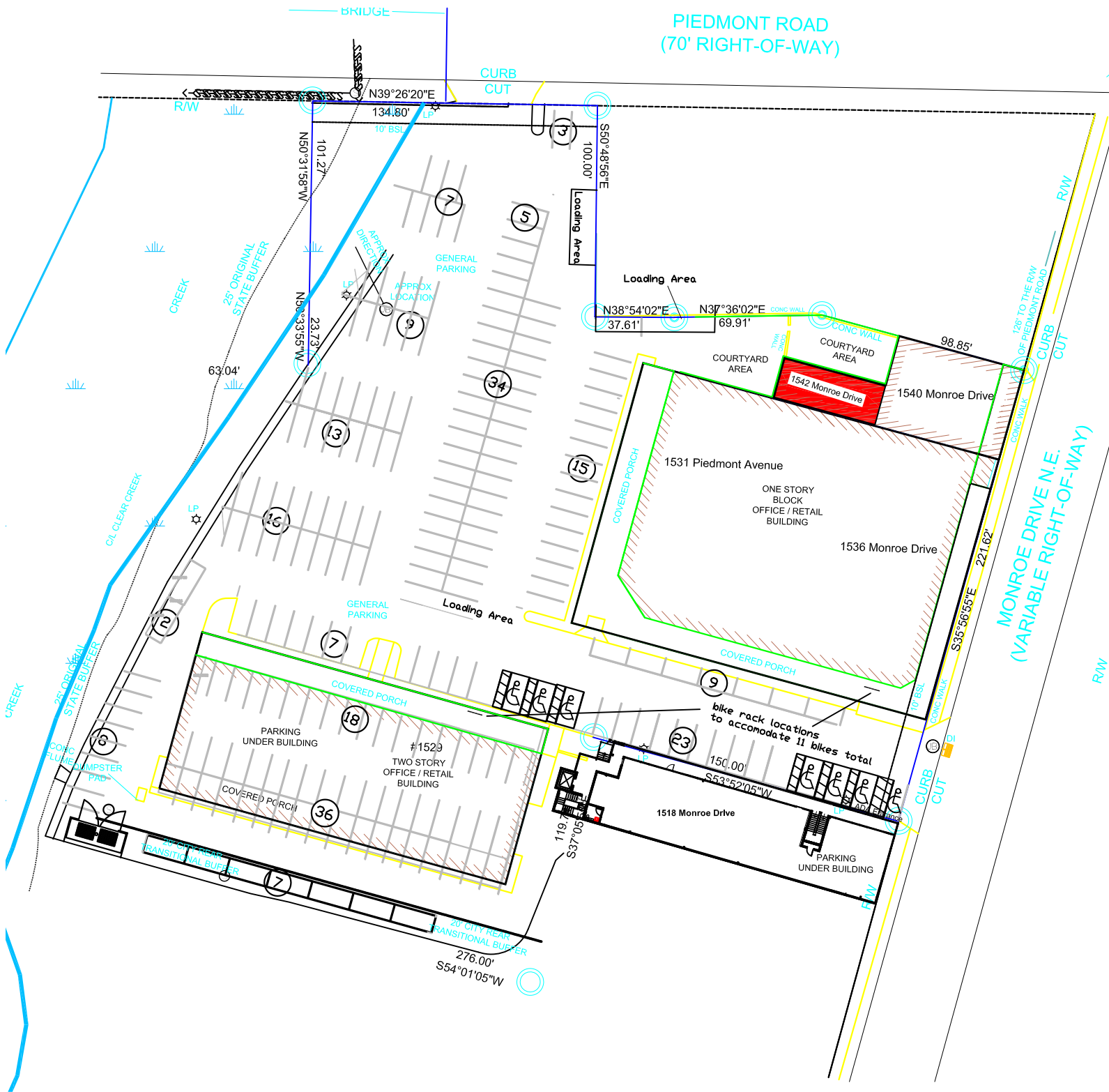


1542 Monroe Drive
991 Square Feet

MEWS
DEVELOPMENT

For more informaton contact: Tom Puett or Deshion Crawford
tom@mewsdevelopment.com or
deshion@mewsdevelopment.com

PIEDMONT ROAD
(70' RIGHT-OF-WAY)



MONROE DRIVE N.E.
(VARIABLE RIGHT-OF-WAY)