

# 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: \$4.92 apsf

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

### Traffic Count vehicles per day

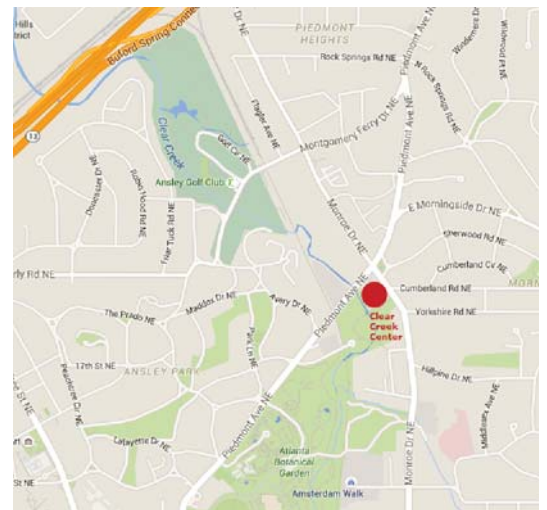
Monroe Dr. South of Piedmont Ave. 19,040

Piedmont Ave. East of Monroe Dr. 19,890

Piedmont Ave. West of Monroe Dr. 20,030

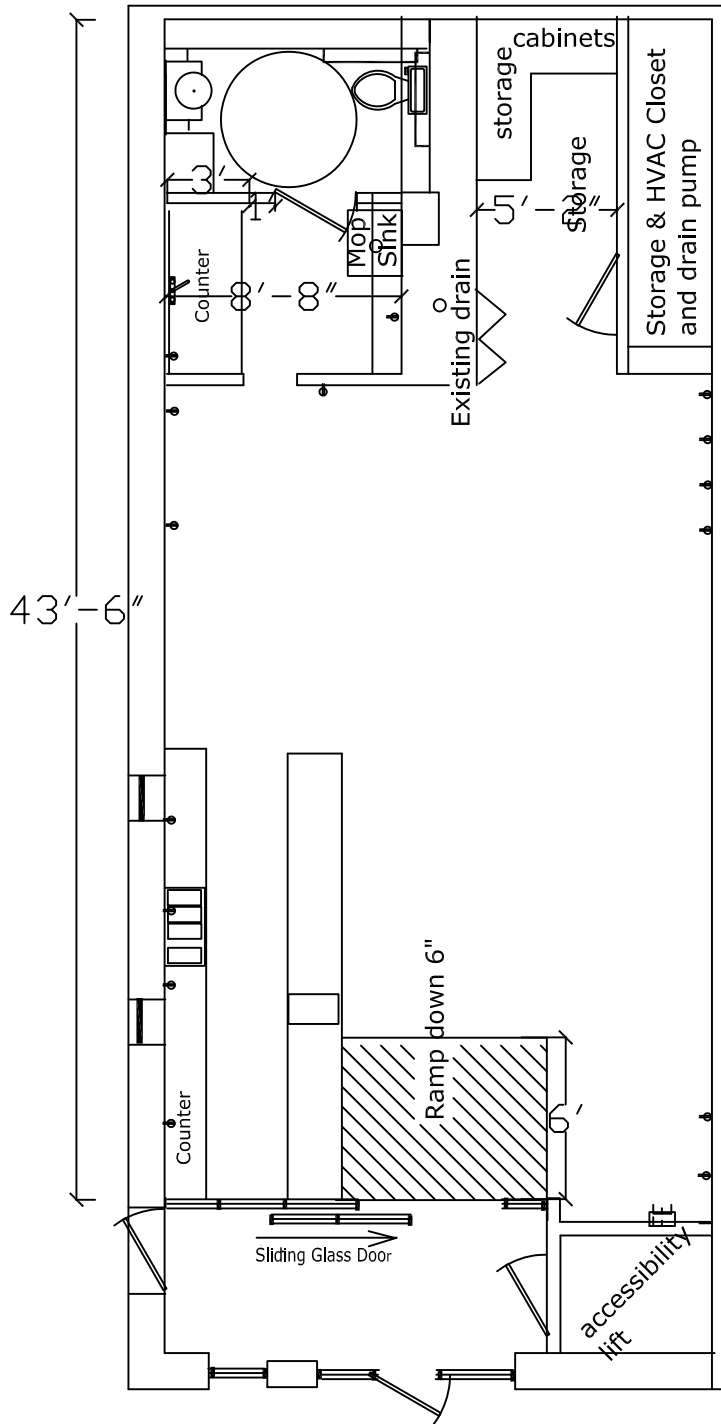
### 3 Mile Demographics

|   |           |
|---|-----------|
| 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](mailto:tom@mewsdevelopment.com)  
[deshion@mewsdevelopment.com](mailto:deshion@mewsdevelopment.com)  
[www.mewsdevelopment.com](http://www.mewsdevelopment.com) 404.355.1505

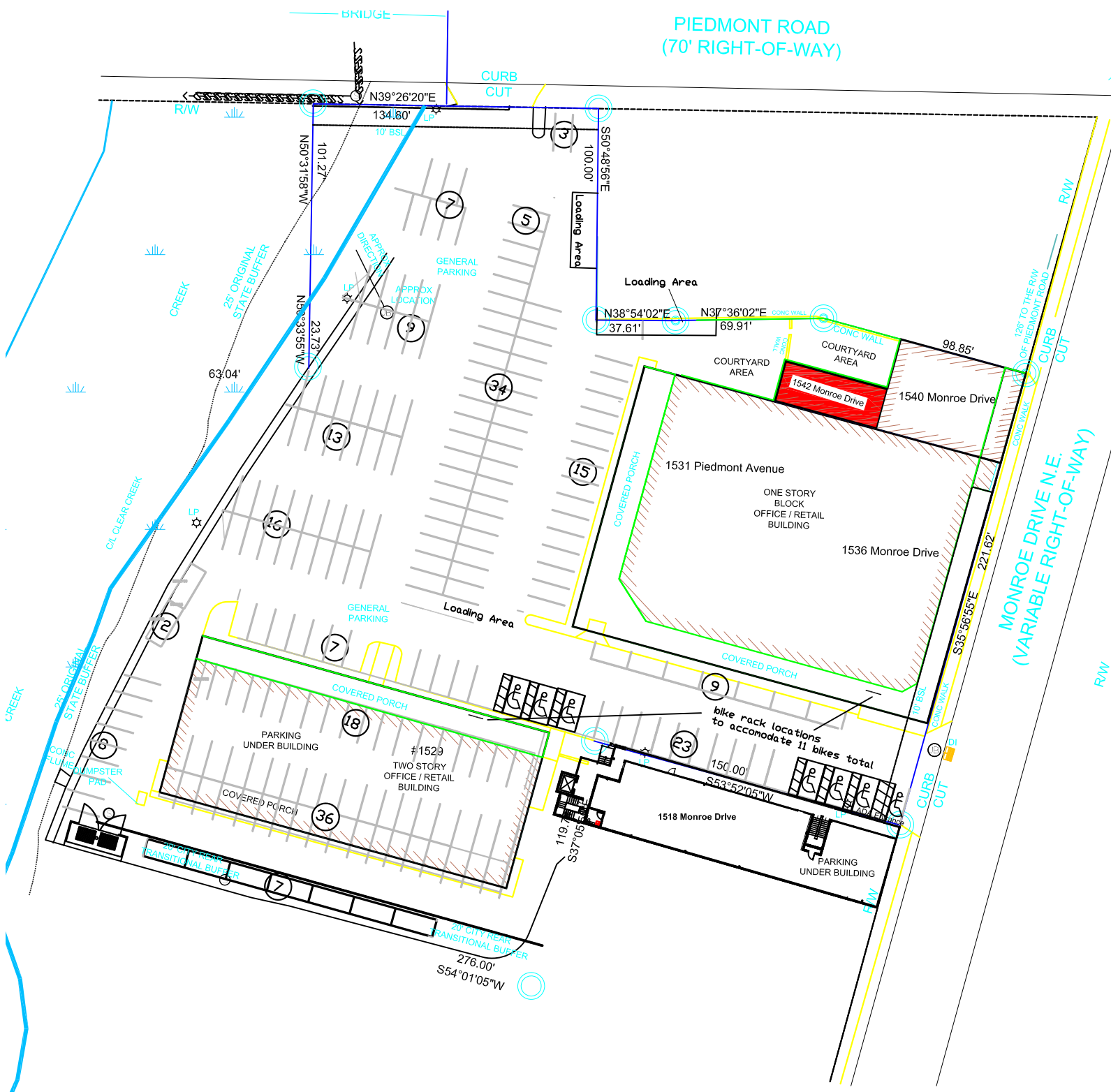


1542 Monroe Drive  
991 Square Feet

**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)

276.00'  
S54°01'05"W

bike rack locations  
to accommodate 11 bikes total

TRANSITIONAL BUFFER

#1529  
TWO STORY  
OFFICE / RETAIL  
BUILDING

150.00'

1518 Monroe Drive

PARKING  
UNDER BUILDING

COVERED PORCH

COVERED PORCH

COURTYARD  
AREA

COURTYARD  
AREA

CONC WALL

CONC WALL

Loading Area

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GENERAL PARKING

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