

# For Lease

1240 Old Chattahoochee Ave NW, Atlanta, GA 30318

7,220 SF AVAILABLE



## **BRITTANY MCCALL**

Senior Vice President

678.420.1388

[brittany.mccall@srsre.com](mailto:brittany.mccall@srsre.com)

Ga Lic No. 332747

## **STEWART PRESTON**

Senior Associate

678.259.9569

[stewart.preston@srsre.com](mailto:stewart.preston@srsre.com)

Ga Lic No. 420929

## **HARRISON NORMAN**

Associate

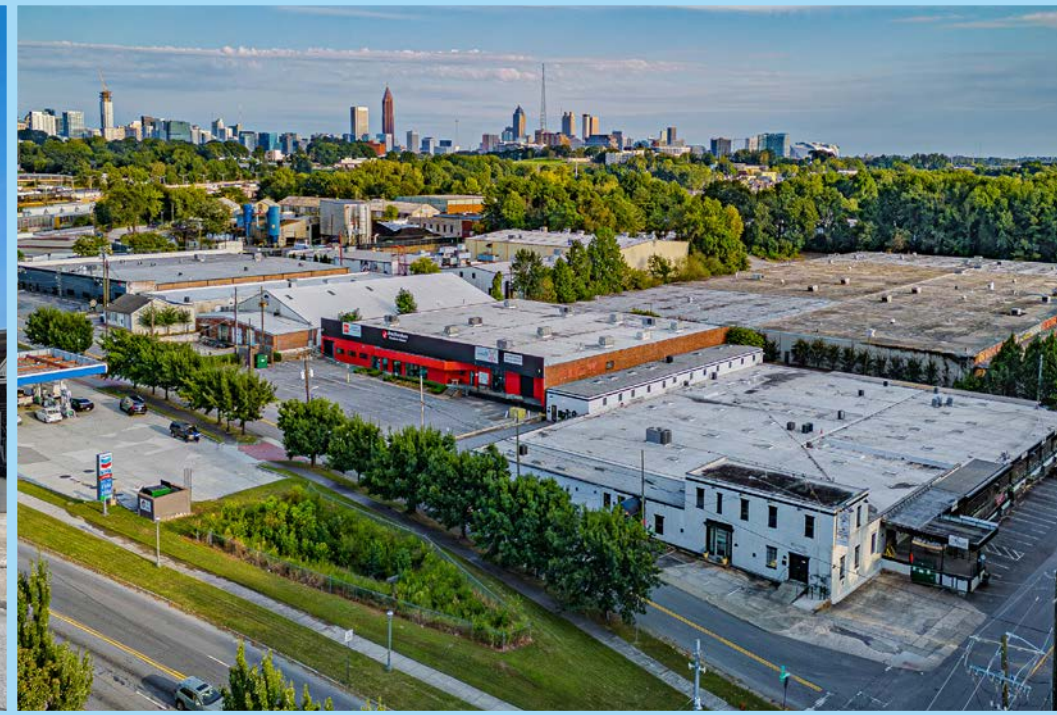
678.686.0263

[harrison.norman@srsre.com](mailto:harrison.norman@srsre.com)

Ga Lic No. 441837







## Property Highlights

1240 Old Chattahoochee Ave NW, Atlanta, GA 30318

### ABOUT THE PROPERTY

This premier location places your brand in the center of one of the city's most vibrant and rapidly evolving districts. Surrounded by creative office campuses, adaptive reuse projects, and some of Atlanta's most celebrated dining, design, and lifestyle destinations, 1240 Chattahoochee offers unparalleled connectivity and visibility. With a built-in audience of trend-driven consumers and proximity to major thoroughfares, the property is an ideal setting for retailers and brands seeking to plug into the energy of the Westside.



### SURROUNDING ATTRACTIONS



BALLARD DESIGNS

**BOLD MONK**  
BREWING CO.



#### SUITE A

11,670 SF

AVAILABLE SPACE

**\*LEASE NEGOTIATION\***

#### SUITE G

7,220 SF

AVAILABLE SPACE

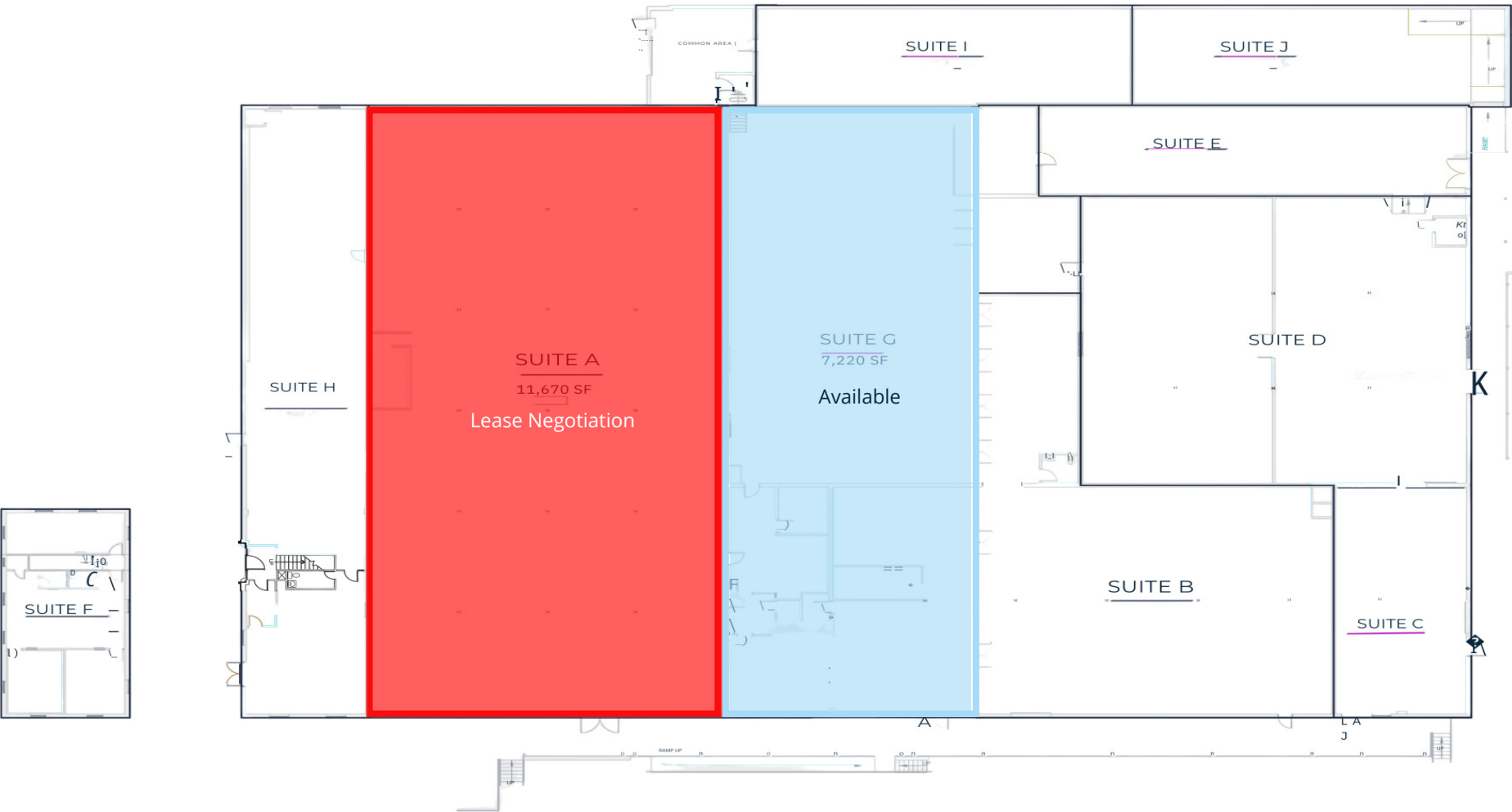
### TRAFFIC COUNTS

Chattahoochee Ave NE	14,100 VPD
Marietta Blvd NW	15,300 VPD
I-75	218,000 VPD
Ellsworth Industrial Blvd NW	15,300 VPD

Year: 2025 | Source: GDOT

# Property Site Plan

1240 Old Chattahoochee Ave NW



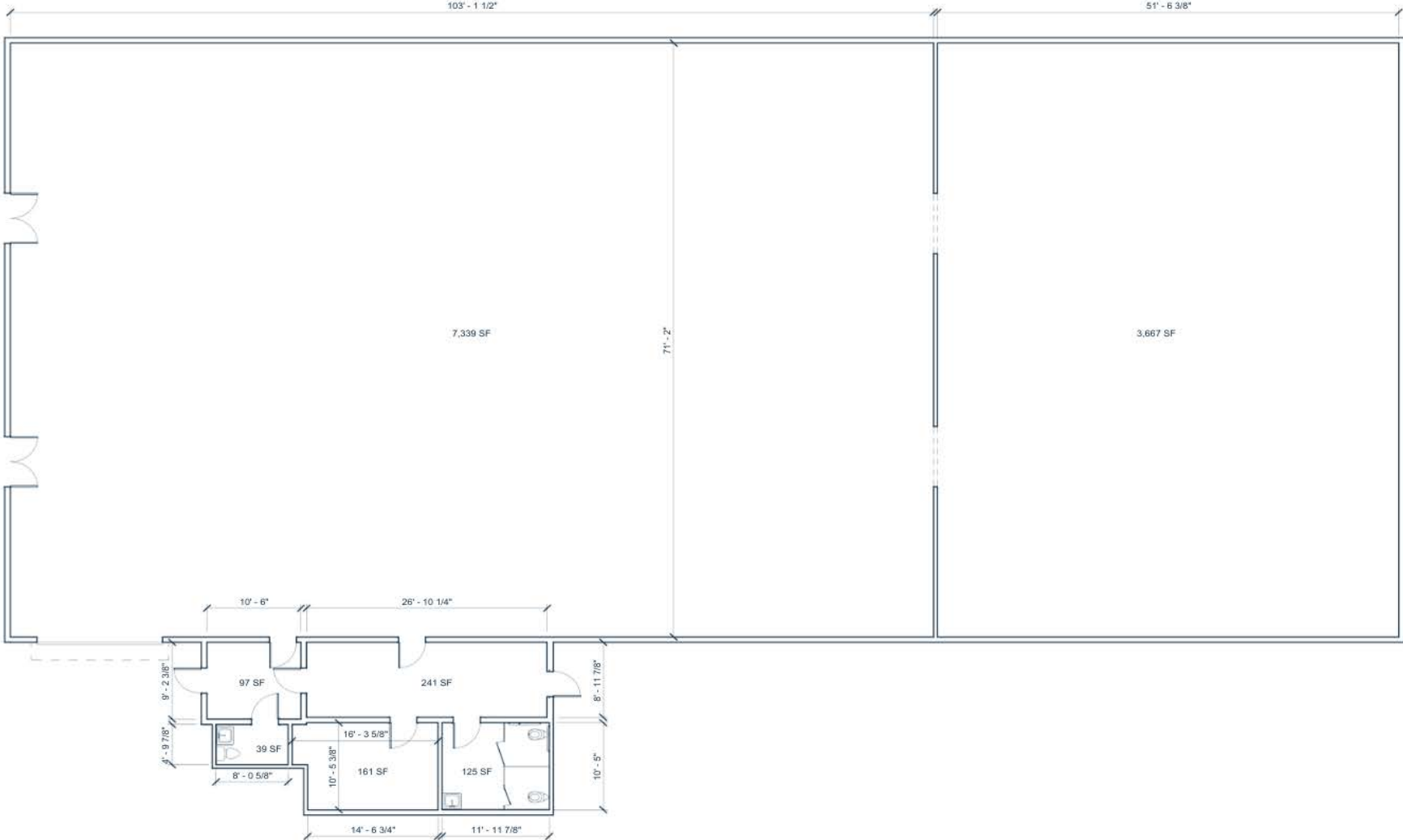
## CURRENT DIRECTORY

<b>SUITE A</b> LEASE NEGOTIATION	<b>SUITE C</b> PERIDOT WEST	<b>SUITE E</b> Modern Home Furnishings by Resurrected Furniture Design	<b>SUITE G</b> AVAILABLE	<b>SUITE I</b> The Pierides Gallery
<b>SUITE B</b> PERIDOT WEST	<b>SUITE D</b> WESTBROOK PROPERTY CO.	<b>SUITE F</b> DOMINO MEDIA GROUP	<b>SUITE H</b> WOLFGANG GALLERY	<b>SUITE J</b> The Pierides Gallery

# Suite A Floorplan

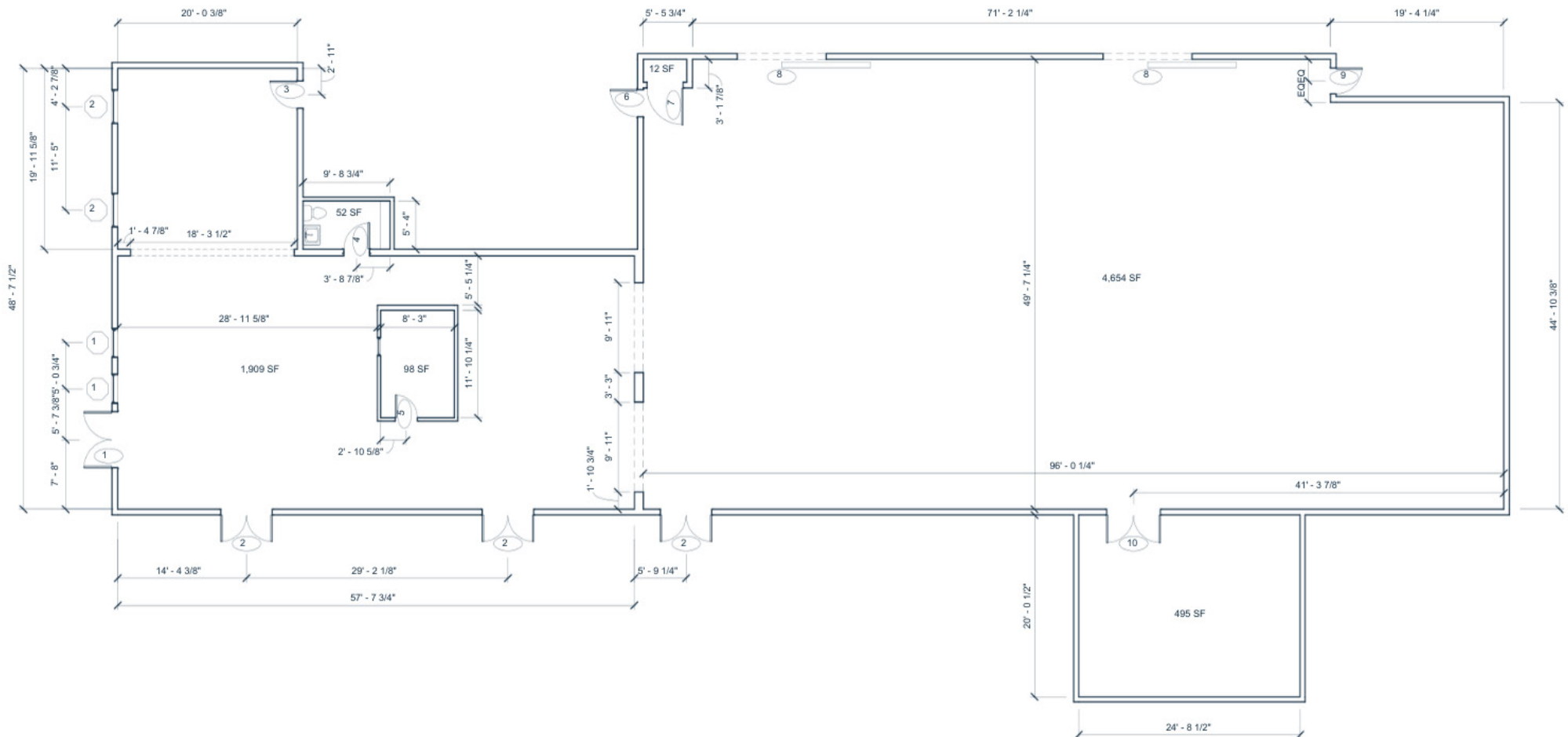
1240 Old Chattahoochee Ave NW

**11,670 SF**  
**\*LEASE NEGOTIATION\***



1240 Old Chattahoochee Ave NW

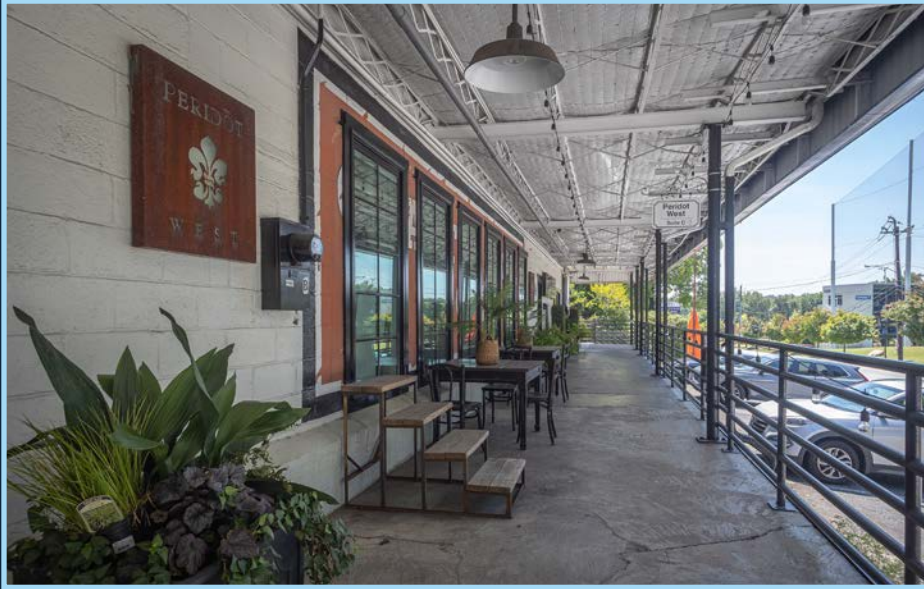
**7,220 SF**





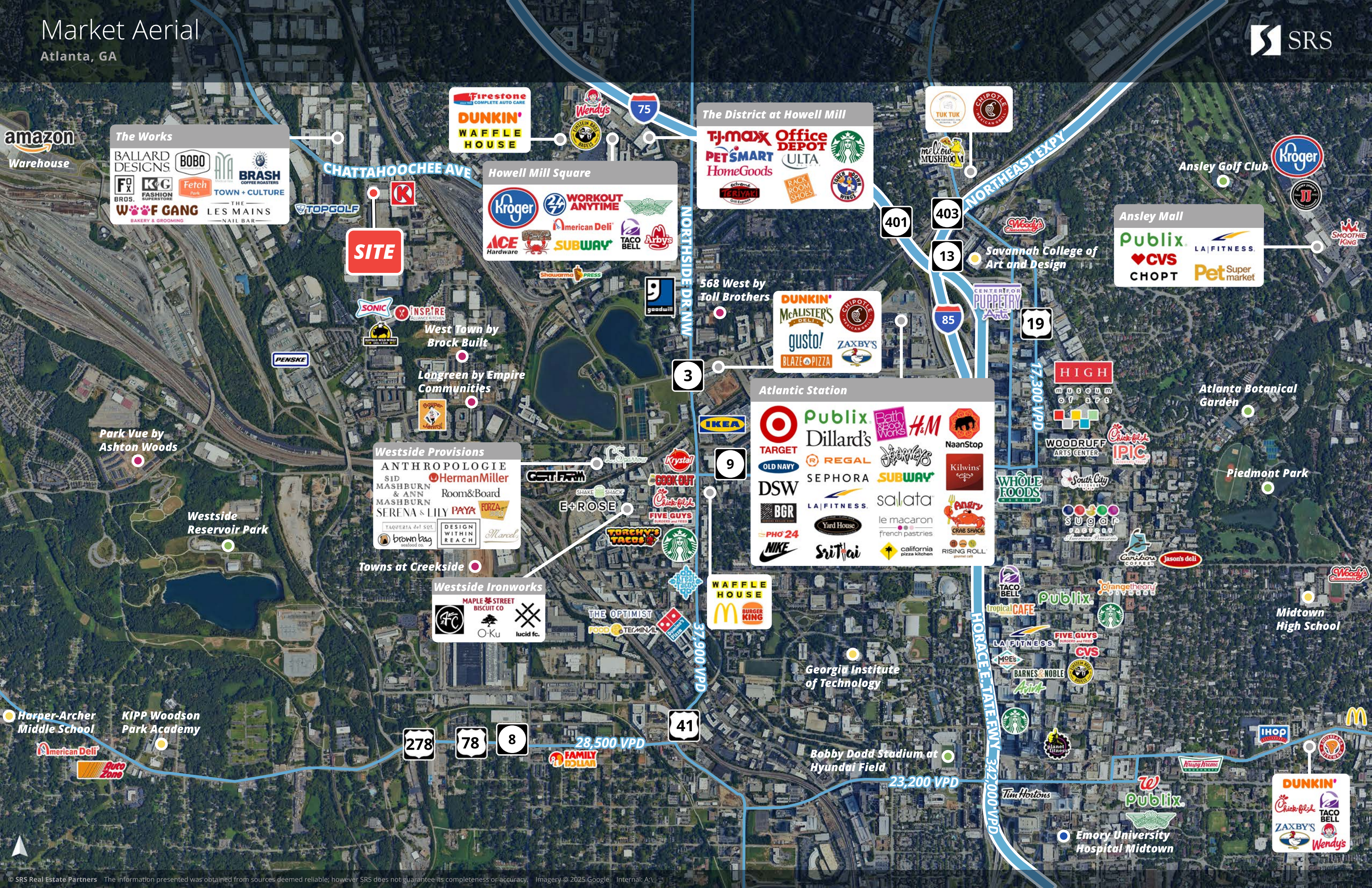
# Property Images

1240 Old Chattahoochee Ave NW





## Atlanta, GA





# Mid Zoom Aerial

Atlanta, GA



**The Works**

BALLARD DESIGNS BOBO AYA BRASH COFFEE ROASTERS  
F&B K&G Fetch TOWN + CULTURE  
WPAW GANG THE LES MAINS  
BAKERY & GROOMING NAIL BAR

**The District at Howell Mill**

TJ-MAXX Office DEPOT Starbucks  
PET SMART HomeGoods ULTA  
TERIYAKI RACK ROOM SHOES

**Howell Mill Square**

Kroger 24 WORKOUT ANYTIME  
ACE Hardware American Deli SUBWAY TACO BELL Arby's

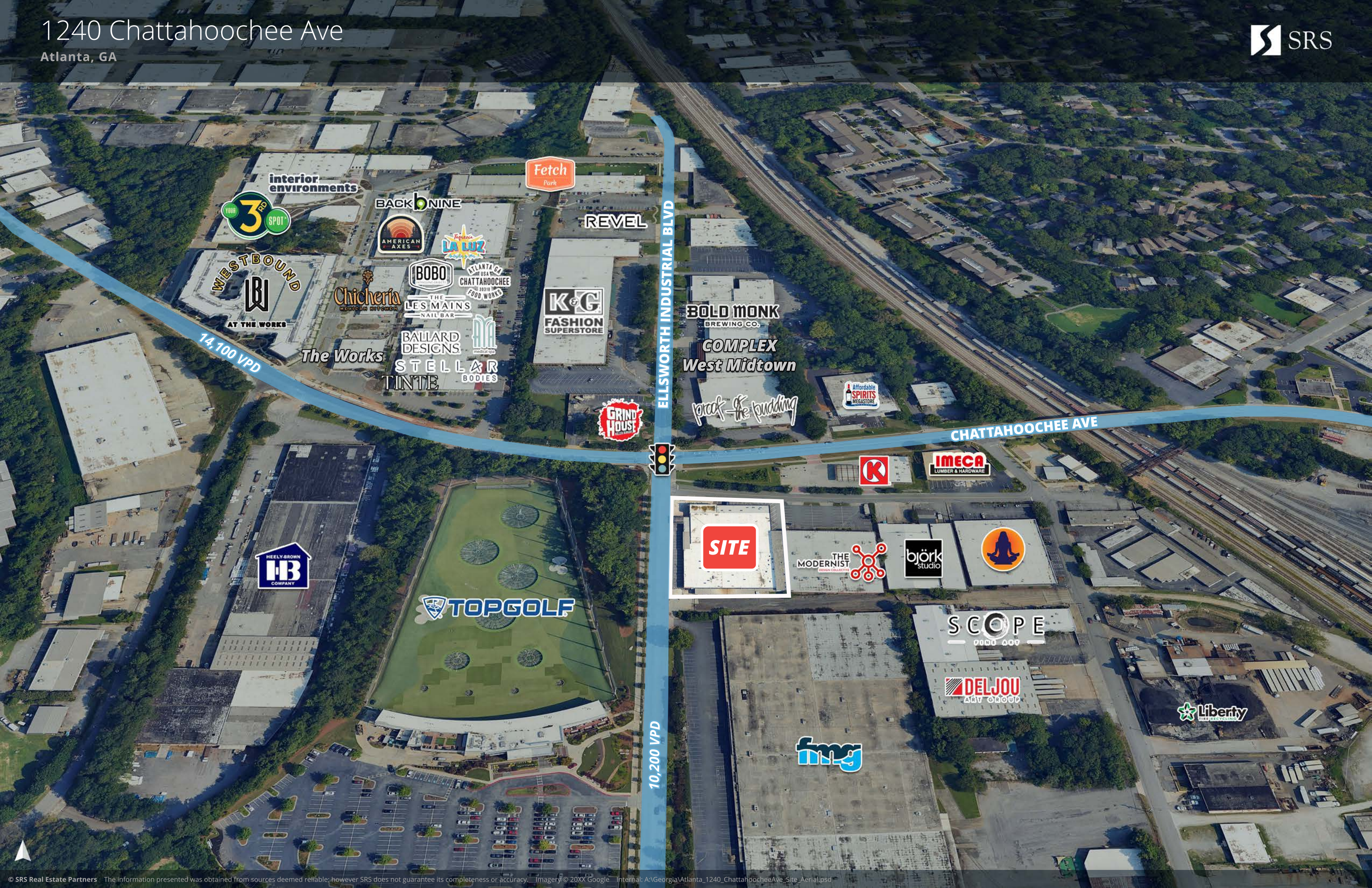
**Atlantic Station**

Target Publix Bath & Body Works H&M NaanStop  
OLD NAVY REGAL Jockey's Kilwins  
DSW SEPHORA SUBWAY  
BGR LA FITNESS salata  
PHO 24 Yard House le macaron  
NIKE SriThai french pastries CRAB SHACK  
california pizza kitchen RISING ROLL gourmet cafe



# 1240 Chattahoochee Ave

Atlanta, GA





# Demographics

1240 Old Chattahoochee Ave NW

## 1 Mile

10,190	18,947	\$162,843	6,207
Population	Total Daytime Population	Average Household Income	Total Households

## 3 Mile

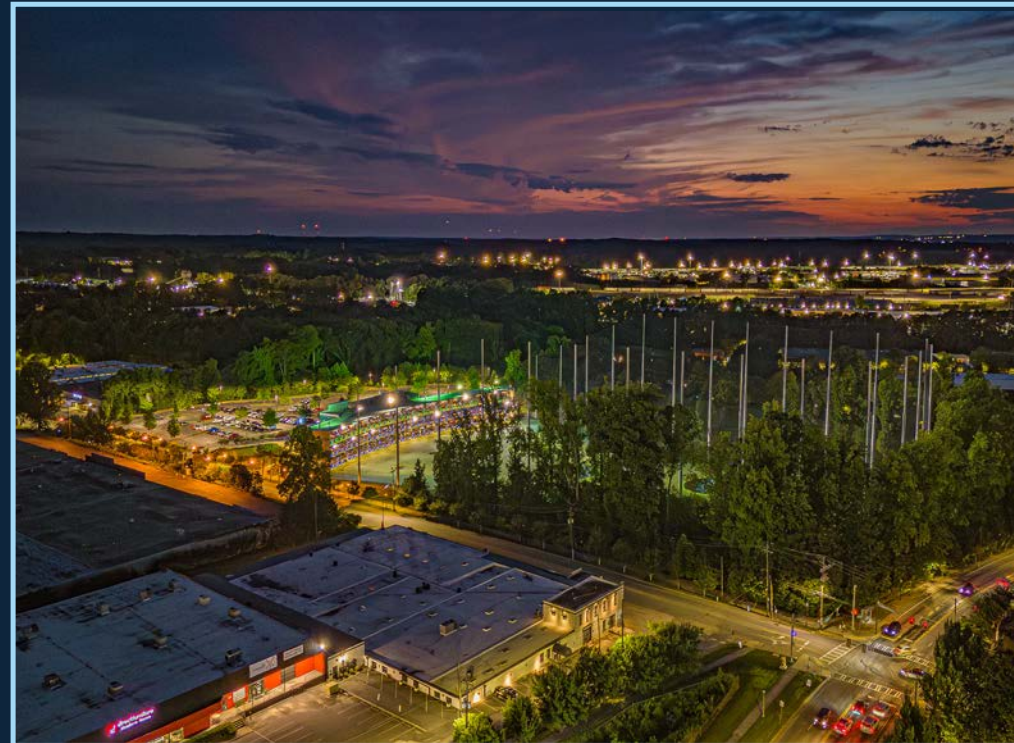
135,513	231,804	\$170,574	66,440
Population	Total Daytime Population	Average Household Income	Total Households

## 5 Mile

353,262	601,901	\$158,492	176,090
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE







**SRS REAL ESTATE PARTNERS - SOUTHEAST LLC**

3445 Peachtree Road NE, Suite 950  
Atlanta, GA 30326  
404.231.2232

**BRITTANY MCCALL**

Senior Vice President

678.420.1388

brittany.mccall@srsre.com

Ga Lic No. 332747

**STEWART PRESTON**

Senior Associate

678.259.9569

stewart.preston@srsre.com

Ga Lic No. 420929

**HARRISON NORMAN**

Associate

678.686.0263

harrison.norman@srsre.com

Ga Lic No. 441837

**SRSRE.COM**

©2025 SRS Real Estate Partners LLC. All Rights Reserved.

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.