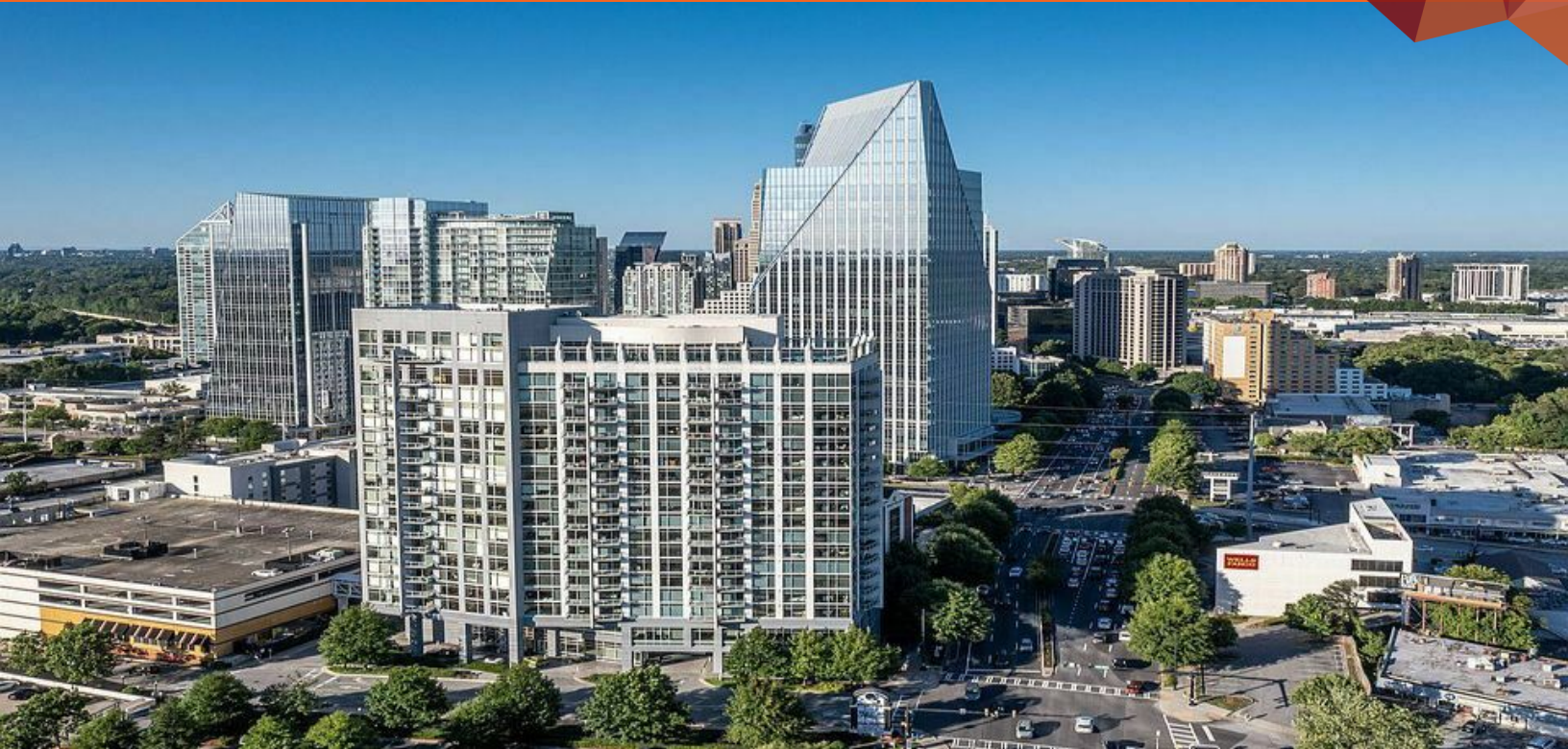


# THE TOWER ON PIEDMONT

3242 PEACHTREE RD NE, ATLANTA, GA 30305

## RETAIL FOR LEASE



### LOCATION DESCRIPTION

High profile property located at the core of the Buckhead Business District at the intersection of Peachtree Road & Piedmont Road

### PROPERTY HIGHLIGHTS

- Total square footage 8,875 SF on two levels. Can be leased as a whole or as 2 separate floors: 3,312 SF on the ground floor, 5,563 SF on the 2nd level
- Premier signage opportunities on 3 sides of the building
- 155-unit apartment building above
- Over 3M square feet of high end shopping and dining within walking distance
- Proximity to GA 400, MARTA, Piedmont Rd, Peachtree Rd, & Roswell Rd allowing for easy access to property
- GA DOT Traffic Counts: Peachtree Rd-39,000 AADT / Piedmont Rd-36,000 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	27,204	135,999	343,419
Average HH Income	\$167,145	\$174,259	\$167,414
Daytime Population	89,665	203,897	569,035

**TSCG**

**STACI SPANGLER**

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770.955.2434

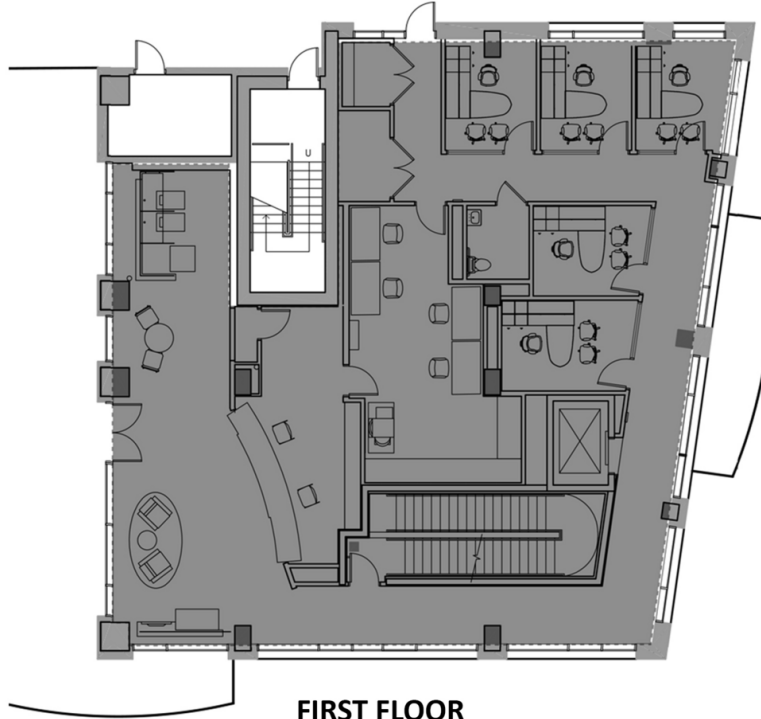
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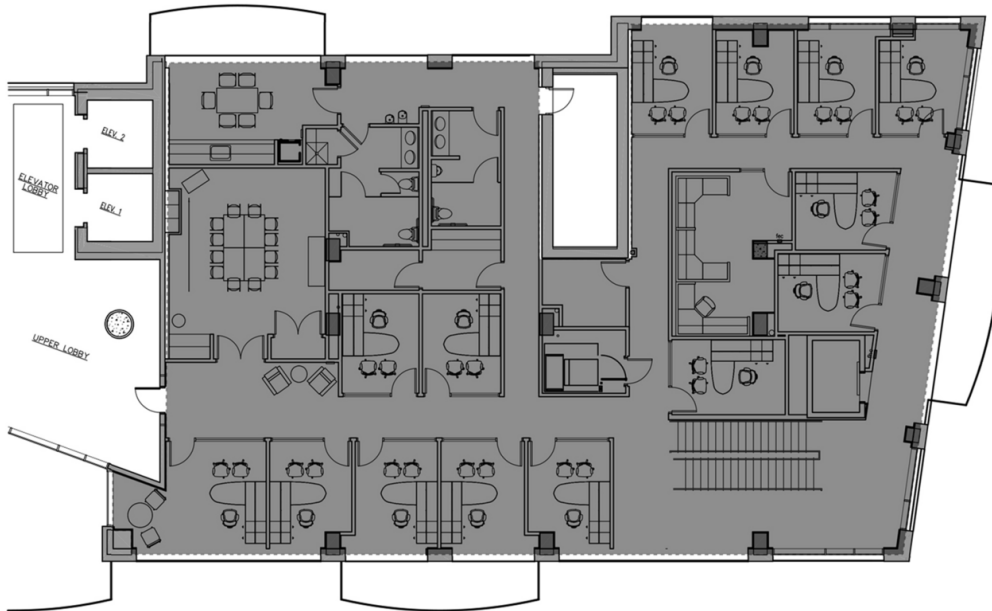
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## RETAIL FOR LEASE



**FIRST FLOOR**  
**3,312 SF**



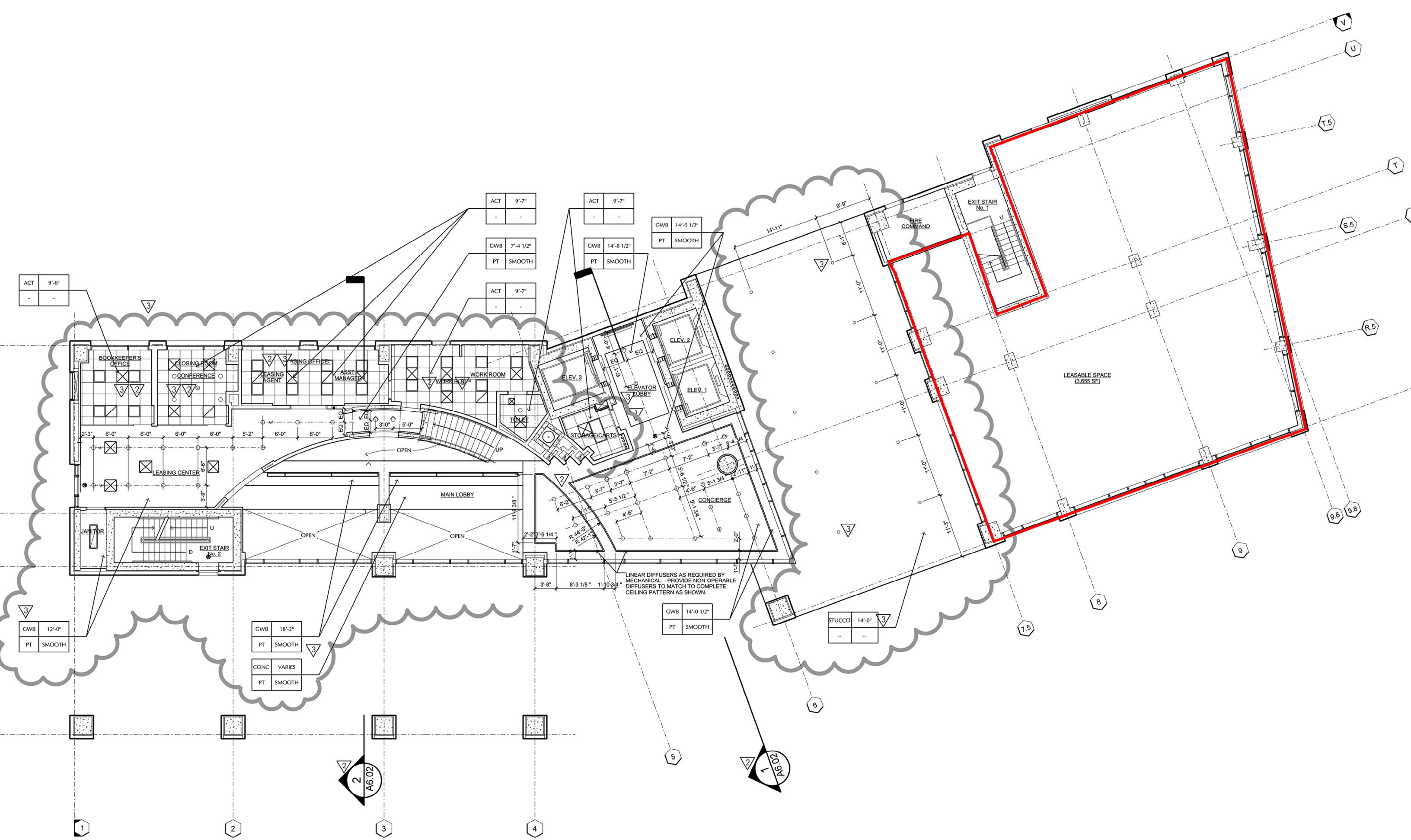
**SECOND FLOOR**  
**5,563 SF**



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ACT	9'-6"
-	-

ACT	9'-7"
-	-

GWB	7'-4 1/2"
PT	SMOOTH

ACT	9'-7"
-	-

ACT	9'-7"
-	-

GWB	14'-8 1/2"
PT	SMOOTH

GWB	14'-0 1/2"
PT	SMOOTH

GWB	12'-0"
PT	SMOOTH

GWB	18'-2"
PT	SMOOTH

CONC	VARIES
PT	SMOOTH

GWB	14'-0 1/2"
PT	SMOOTH

STUCCO	14'-0"
-	-

