



— FOR SALE — PRIME FREESTANDING COMMERCIAL PROPERTY

1640 Piedmont Avenue NE

Atlanta, Georgia 30324

\$1.75M

ASKING PRICE

2,638

SQUARE FEET

25,000+

CARS / DAY

\$181K

AVG. HH INCOME

11

PARKING SPACES

R-LC-C ZONING

FREESTANDING BUILDING

TRAFFIC LIGHT SIGNAGE

3 STORIES · 879 SF/FLOOR

BUILT 1925 · RENOVATED 2006

DENTAL X-RAY EQUIPMENT INCLUDED

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EXECUTIVE SUMMARY

A Rare Freestanding Address in Atlanta's Wealthiest Corridor

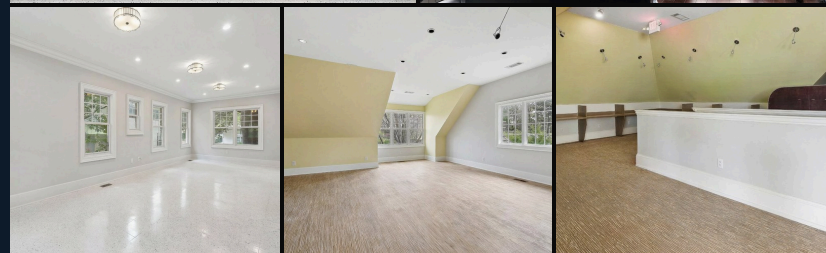
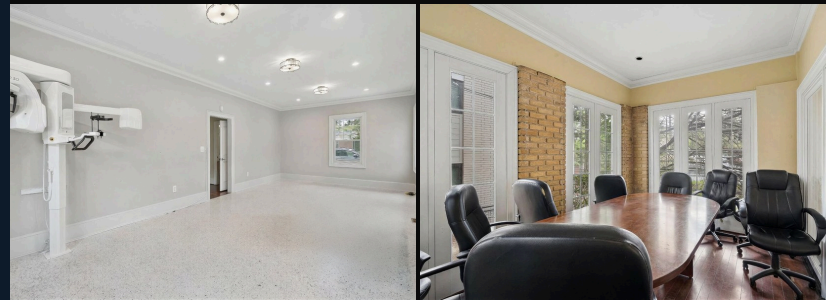
1640 Piedmont Avenue NE is a 2,638 SF, three-story freestanding building positioned at the nexus of Piedmont Heights, Ansley Park, Morningside, and Virginia-Highland — four of Atlanta's most affluent intown neighborhoods. Originally built in 1925 and fully restored in 2006, this landmark property delivers the rare combination of historic architectural character, modern infrastructure, and exceptional street visibility.

Zoned R-LC-C (Residential-Live-Commercial), the property is approved for a broad spectrum of high-value uses: medical and dental practices, professional office, boutique retail, wellness, and mixed-use residential infill. Eleven dedicated on-site parking spaces serve clients and staff, while prominent on-building signage at a signalized intersection reaches over 25,000 vehicles every day — the equivalent of a \$4,000/month billboard at zero ongoing cost.

★ *The neighboring 1624 Piedmont Ave NE (2,828 SF · \$1,395,000) is available for simultaneous acquisition — creating a combined 5,466 SF campus on a contiguous lot, ideal for a multi-tenant medical complex, expanded professional office, or phased mixed-use redevelopment.*

BUILDING FEATURES

● Hardwood floors — main level	● Terrazzo floors — lower suite
● Sirona OP 30 X-ray installed	● Crown molding throughout
● Exposed original brick	● Conference room w/ French doors
● Built-in cabinetry & workstations	● Track lighting — upper floors
● ADA compliant · Wheelchair access	● Central A/C · Security system
● All utilities on-site	● On-building signage included



ASKING PRICE \$1,750,000 \$663.38 / SF	BUILDING SIZE 2,638 SF 3 Stories · 879 SF/floor
LOT SIZE 0.27 Acres 11,761 SF Parcel	ZONING R-LC-C Residential-Live-Commercial
YEAR BUILT 1925 Renovated 2006	PARKING 11 Spaces 4.17 / 1,000 SF
TRAFFIC COUNT 25,000+ Daily Vehicles (AADT)	BUILDING CLASS Class C Fully Renovated

- UPPER FLOOR · STAIRCASE LANDING
- DENTAL X-RAY SUITE
- CONFERENCE ROOM
- TERRAZZO FLOOR
- UPPER LEVELS



Atlanta Skyline Visible from the Property Corridor — Drone Perspective

MIDTOWN · 1.8 MI SOUTH · BUCKHEAD · 2.5 MI NORTH

MARKET DEMOGRAPHICS

Atlanta's Wealthiest Intown Corridor

\$181K

AVG. HOUSEHOLD INCOME

The average household income in Morningside/Lenox Park is \$181,286 — placing this community among the top residential income markets in the U.S. (U.S. Census Bureau, 2024)

\$125K

MEDIAN INCOME · 1-MILE

Even the median household income within one mile of this address dramatically outpaces national benchmarks — and that's before accounting for the Buckhead/Midtown spillover commuter base.

\$1.15M

MEDIAN HOME VALUE

Morningside/Lenox Park median listed home price is \$1.15M. These owner-occupants carry significant equity, high disposable income, and consistently invest in premium health, wellness, and professional services.

11,423

IMMEDIATE TRADE AREA POP.

Morningside/Lenox Park alone — rising significantly when adding Piedmont Heights, Ansley Park, and Virginia-Highland. This is a dense, high-income walk-and-drive consumer base.

40

MEDIAN AGE (YEARS)

A median age of 40 reflects an established, peak-earning professional population — the single highest-value consumer segment for medical, dental, legal, financial, and wellness services.

90%+

ABOVE POVERTY LINE

Over 90% of residents live well above the poverty line. Combined with high homeownership, strong education attainment, and stable employment, this is one of Atlanta's most recession-resistant trade areas.

Morningside

Directly Adjacent · \$900K+ Median Home Value

Ansley Park

0.5 Mi West · Ultra-Luxury Residential

Virginia-Highland

Buckhead / Midtown

VISIBILITY & PROXIMITY

Traffic · Signage · Access

25,000+

DAILY VEHICLES (AADT)

Piedmont Avenue connects Midtown to Buckhead — 25,000+ cars stop or pass your building every day at a signalized intersection, capturing peak-income commuters and locals alike.

9.1M

ANNUAL BRAND IMPRESSIONS

Your on-building signage delivers more than 9 million brand impressions per year — with zero ongoing media spend. No billboard, social campaign, or search ad can compete with this level of neighborhood saturation.

\$0

BILLBOARD EQUIVALENT COST

A comparable billboard on the Piedmont Ave corridor runs \$3,000–\$5,000 per month. The existing prominent on-building signage is included with the property — 24 hours a day, 365 days a year.

Sitting at a **signalized intersection**, vehicles stop directly in front of your signage every cycle — creating the kind of dwell time that static billboards cannot achieve. This property advertises your business to the people who matter most: **high-income locals who live, work, and spend within one mile.**

KEY PROXIMITIES

- **Piedmont Park / BeltLine** 1.2 mi south
- **Ansley Mall (Publix anchor)** 0.4 mi west

IDEAL USER TYPES

Who Thrives Here — And Why



Dental Practice

Sirona OP 30 panoramic X-ray already installed and in place. No dental office exists at the Piedmont/Monroe intersection. \$125K+ 1-mile median income. 11 parking spaces ideal for patient scheduling.

★ MOVE-IN READY



Medical Spa / Aesthetics

The nearest medspa is 15–20 minutes away from Morningside. \$181K average HH income delivers premium pricing power. Traffic light visibility means new patients walk through the door without a marketing budget.

★ PRIME GAP



Concierge / Direct Primary Care

Membership-based primary care (\$150–\$400/mo) is purpose-built for this demographic. Not a single concierge or DPC practice exists within 1 mile despite the ideal household income profile.

HIGH GROWTH



Therapy / Mental Health Group

Three private floors create natural separation for multi-provider practices. Post-pandemic demand is surging; Buckhead and Midtown practices are at capacity. The Piedmont corridor is chronically underbuilt for this use.

UNDERSERVED



Dermatology Practice

Among the highest revenue-per-patient of any private medical specialty. Median age of 40, Georgia sun exposure, and \$1.15M median home value create a large, loyal, and recurring patient base with strong out-of-pocket spend.

UNDERSERVED



Boutique Veterinary Clinic

Morningside and Virginia-Highland are among Atlanta's most pet-dense, pet-spending neighborhoods. There is no boutique vet clinic on this corridor — high demand, high average spend per visit, zero direct competition.

UNTAPPED NICHE



Wealth Management / Law Firm

A Piedmont Avenue address signals prestige to clients who live within walking distance. The 1925 historic character and prominent street presence reinforce brand positioning that a generic office park can never replicate.



Architecture / Interior Design Studio

\$900K–\$1.5M home renovations are routine in this neighborhood. The 1925 building itself serves as a living portfolio. Proximity to high-net-worth residential clients creates a natural referral pipeline from day one.

CREATIVE FIT

PRICING & TERMS

Acquisition Summary

\$1,750,000

\$663.38 per square foot · 2,638 SF

Investment or Owner-User · Offered Unencumbered · No Tenants to Displace

Asking Price	\$1,750,000
Price Per SF	\$663.38
Building Size	2,638 SF
Lot Size	0.27 AC · 11,761 SF
Stories / Floor Plate	3 Floors · 879 SF each
Zoning	R-LC-C
Parking	11 Dedicated Spaces
Year Built / Renovated	1925 / 2006
Total Assessed Value	\$288,440

Sirona OP 30 panoramic dental X-ray machine

Original multi-pane windows — historic character

Built-in cabinetry and workstations (upper floors)

Prominent street signage at traffic light

Security system · ADA compliant entry

Track lighting system — upper level flex space