

EAT CLEAN
BRO
www.eatcleanbro.com

RETAIL/FLEX/ MEDICAL OFFICE

1913 Piedmont Rd. NE | Atlanta, GA 30324

 **AVAILABLE**
ATLANTA LEASING & INVESTMENT
404-348-4448

9,920SF
.925AC


UNREAL
CAPITAL

1907
Suite B



**ATLANTA LEASING
& INVESTMENT**

Morningside/Lenox Park/Piedmont Heights

ECONOMICS – For Lease

Suites Currently Available: 1913 1st Floor (+/- 5,744 SF),
See broker email for pricing

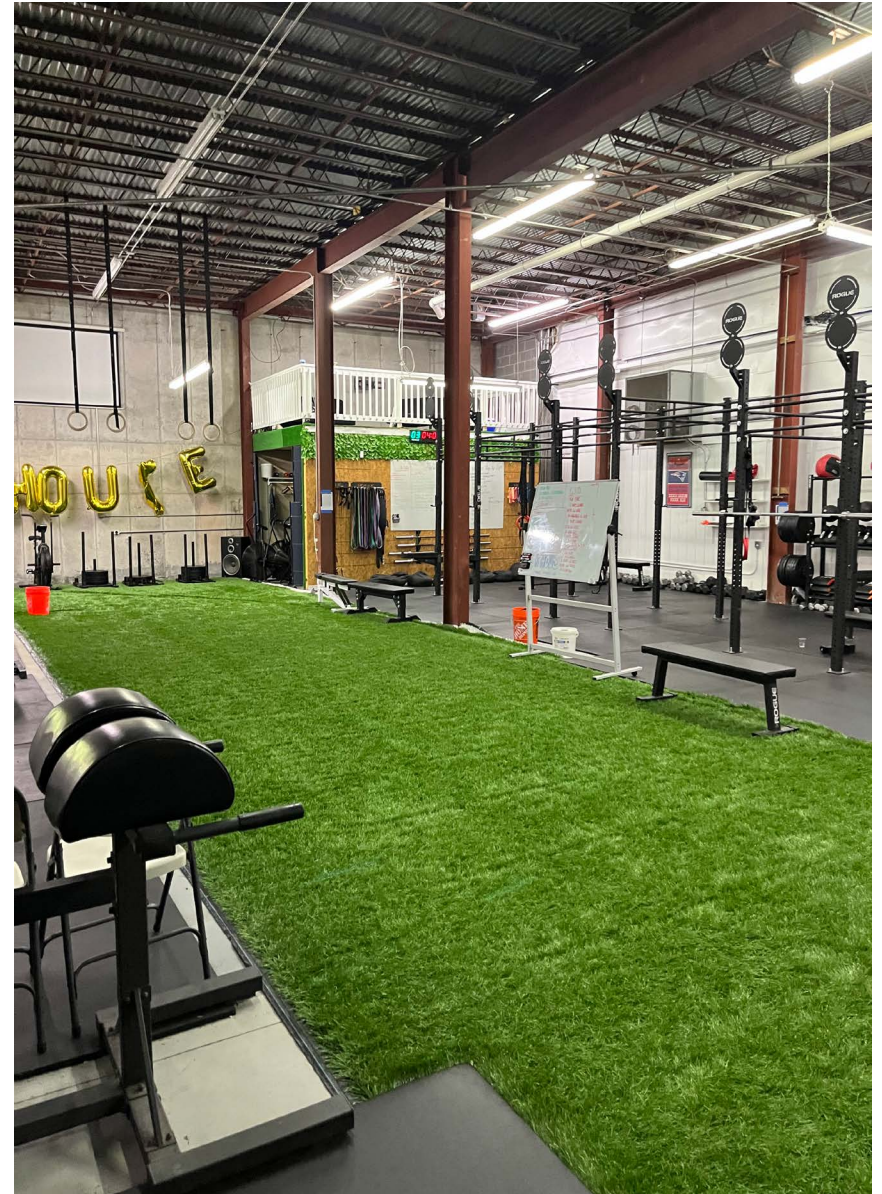
1913 Terrace (+/- 4,176 SF),
See broker email for pricing

Tenant pays utilities, CAM, Tax & Insurance separately on a pro-rata basis.

- Over 50 parking spaces, including parking for both retail and ground level spaces
- Incredible intown location just off I-85 with +/- 25,000 vehicles/day
- 1-mile radius demographics indicate \$95k MHI and 35% growth since 2010
- 1st floor interior features heavily demised space ideal for medical and other high end personal services
- Wide-open terrace space boasts 17' ceilings & drive-in door
- Pylon sign and opportunity billboard signage opportunity

www.atlantaleasing.com/1913Piedmont

All information contained herein is believed to be accurate but is not warranted.



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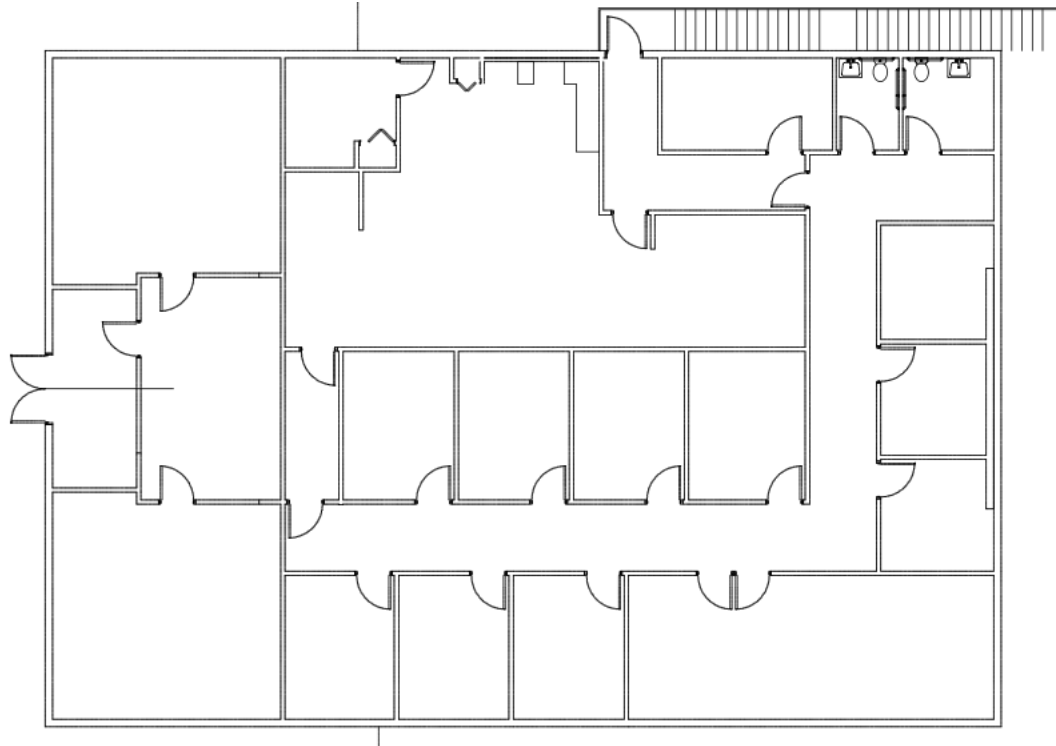
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FLOOR PLAN - 1st Floor

AREA 5,744 SF



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PHOTOS - 1st Floor



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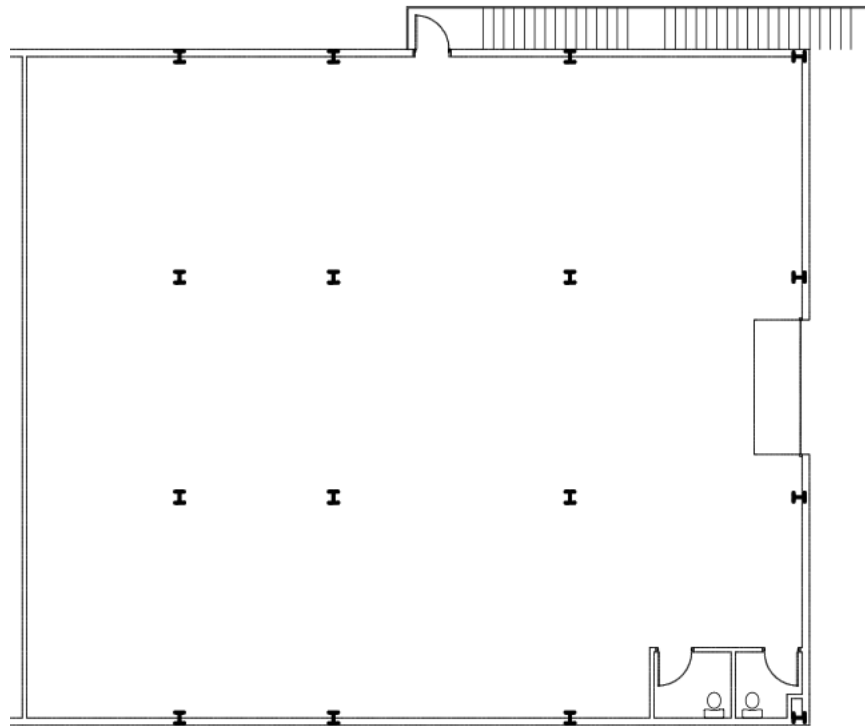
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FLOOR PLAN - Terrace Level

AREA: +/- 4,176 SF



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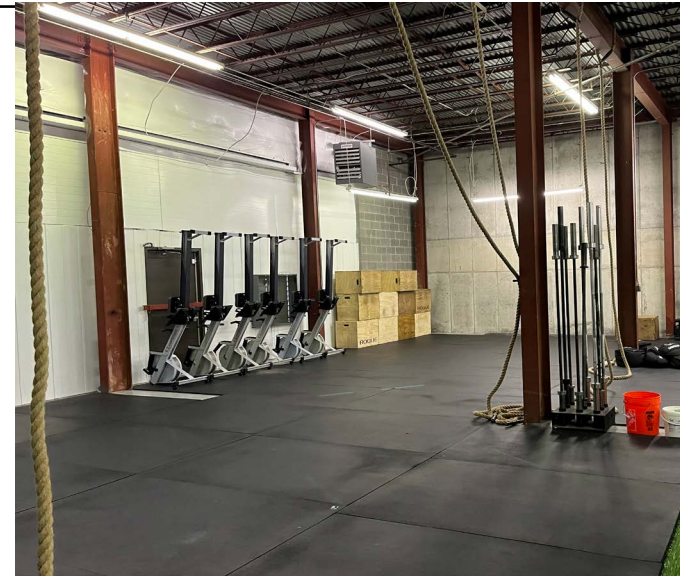
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PHOTOS - Terrace Level



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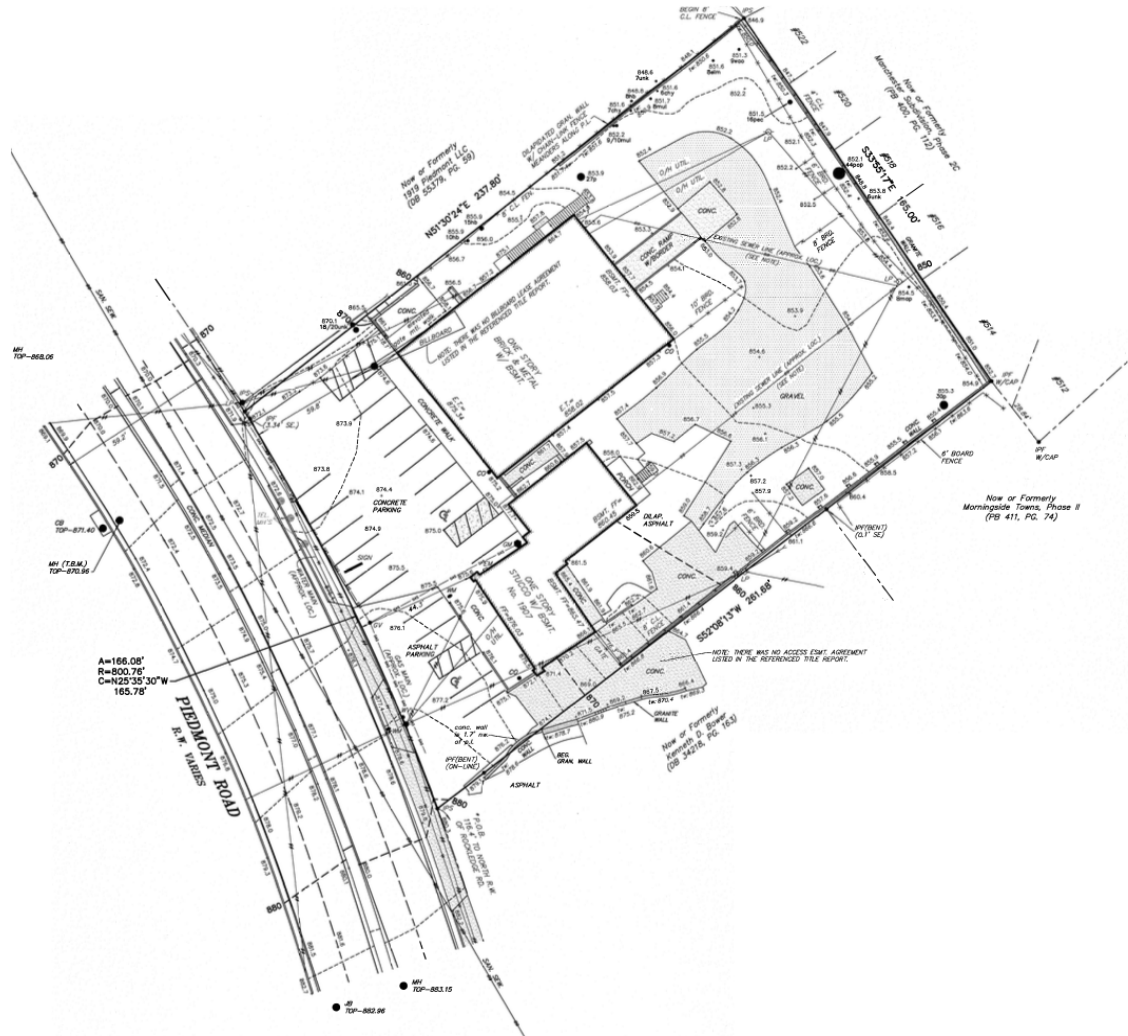
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PHOTOS - Site Plan



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PHOTOS - Exterior



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DEMOGRAPHICS

Radius from 1907-1913 Piedmont	1-Mile	2-Mile	3-Mile
2010 Population	12,484	64,137	139,950
2023 Population	15,523	79,399	177,596
2028 Population Projection	15,865	81,076	181,918
Annual Growth 2010-2028	1.34%	1.31%	1.46%
2023 Est. Average HH Income	\$127,266	\$141,036	\$135,803
2023 Est. Median HH Income	\$99,289	\$107,303	\$103,150
2023 Est. Median Housing Values	\$95,411	\$101,924	\$96,088
Median Age	37	39	38
Median Year Built	1993	1984	1990
Total Specified Consumer Spending	\$264M	\$1.5B	\$3.3B



The Edley Apartments



Morningside Atlanta by Windsor



Beckham Place at Morningside

“**PIEDMONT HEIGHTS CAPTURES SOME OF THE NEAT FEATURES OF MIDTOWN (EXCITING RESTAURANTS, CONVENIENT SHOPPING) AND THE ...RESIDENTIAL GREENERY OF NEARBY MORNINGSIDE**”

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MRC-2 ZONING (CITY OF ATLANTA)

Sec. 16-34.005. - Permitted principal uses and structures.

1. Automobile service stations, provided that no service station may be located within 1,500 feet of another service station, battery exchange stations, car washes.
2. Banks, savings and loan associations, and similar financial institutions.
3. Barber shops, beauty shops, manicure shops and similar personal service establishments.
4. Business or commercial schools.
5. Childcare centers, kindergartens and special schools.
6. Clubs and lodges.
7. Commercial greenhouses.
8. Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly, and similar uses, with primary activities conducted within fully enclosed buildings.
9. Digital industry switchboards, power generators and other relay equipment and rooms housing such equipment when located on subterranean levels or the second floor above sidewalk level and higher, or on ground floors provided that retail, office, institutional, or residential uses are provided for a minimum depth of 20 feet from any building facade along the public sidewalk.
10. Restaurants, bars, coffee shops, delicatessens, taverns and other eating and drinking establishments including those licensed for the on-premises consumption of malt beverages, wine and/or distilled spirits.
11. Institutions of higher learning, including colleges and universities.
12. Laundry and dry-cleaning stores, collection stations or plants.
13. Mortuary and funeral homes.
14. Museums, art galleries, libraries, and similar profit or non-profit cultural facilities.
15. New and used car sales, including other motorized vehicles such as mopeds and motorcycles.
16. Nursing homes and convalescent centers.
17. Offices, studios, clinics (including veterinary), laboratories and similar uses, but not blood donor stations except at hospitals. Veterinary clinics including all kennels and accessory areas shall be enclosed within sound proof buildings when located within 300 feet of any residential use from the closest point of the nearest residential building to the closest point of the veterinary clinic, subject to the provisions in chapter 74
18. Park-for-hire parking decks.
19. Plumbing, air conditioning service and repair.
20. Photocopying or blueprinting shops.
21. Professional or service establishments, but not hiring halls.
22. Public schools or private schools having similar academic curricula and special schools for exceptional children.
23. Repair garages, paint and body shops.
24. Retail establishments.
25. Sales and repair establishments for home appliances, bicycles, lawn mowers, shoes, & similar household goods.
26. Subject to the requirements of section 16-34.010(7) and not when any part of the property is within 500 feet of the beltline corridor as defined in City Code Section 16-36.007, mixed-use storage facility having less than 100,000 SF of total floor area of storage use. An existing mixed-use storage facility within 500 FT of the beltline corridor may be redeveloped at its existing floor area ratio and consistent with the requirements of this part.
27. Single-family, two-family and multi-family dwellings.
28. Structures and uses required for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing switching or maintenance shop as the primary use.
29. Tailoring, custom dressmaking, millinery and similar establishments.
30. Supportive housing.
31. Urban gardens.
32. Market gardens.
33. Microbrewery and microdistillery (as defined by City of Atlanta Code Section 10-1).
34. Small discount variety stores, provided that no small discount variety store may be located within 5,280 feet of another small discount variety store.

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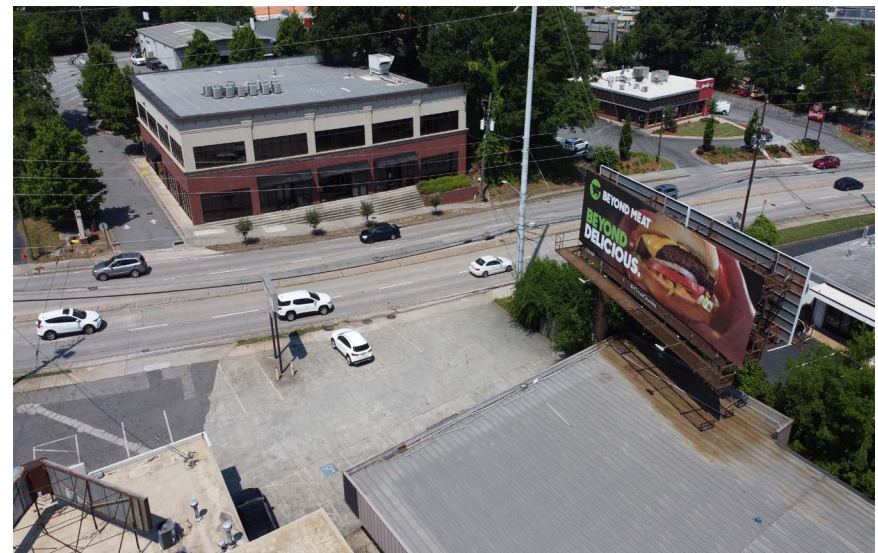
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SPECIAL PERMITS

Sec. 16-34.007. - Special permits.

(1) Special use permits:

- (a) Bingo parlors.
- (b) Broadcasting towers and line-of-sight relay devices for telephonic, radio or television communications greater than 70 feet in height, except alternative design mounting structures as contemplated by subsection 16-25.002
- (c) Churches, synagogues, temples, mosques and other religious worship facilities having a minimum lot area greater than one acre.
- (d) Community centers and similar establishments, when not owned by a governmental agency.
- (e) Community centers.
- (f) Dormitories, fraternity houses and sorority houses.
- (g) Group home, congregate care home and rehabilitation centers.
- (h) Helicopter landing facilities or pickup or delivery stations.
- (i) Hospitals.
- (j) Hotels.
- (k) 90 days or more duration: Outdoor amusement enterprises, exhibits, entertainment, meetings, displays or sales areas, or outdoor areas for religious ceremonies.
- (l) Park-for-hire surface parking lots.
- (m) Poolrooms, billiard parlors, amusement arcades.
- (n) Repealed.
- (o) Rooming houses and boardinghouses.
- (p) Single room occupancy residence.
- (q) Truck stops.
- (r) Transfer of development rights. Transfer of development rights is permissible provided each of the following criteria are met in addition to those set forth in section 16-28.023.
- (s) Shelter



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