



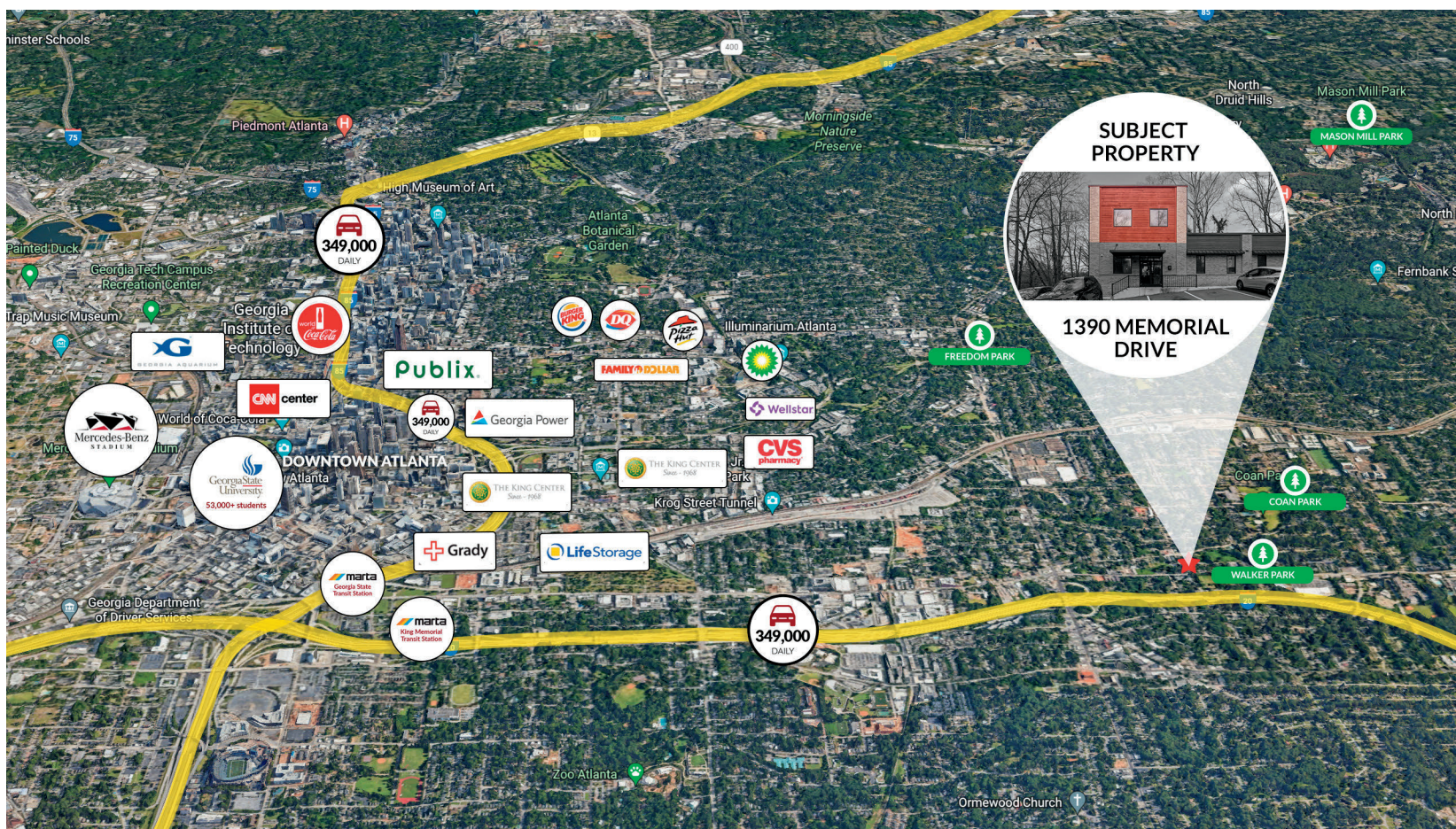
Titan Real Estate Group is proud to present **1390 Memorial Drive, Atlanta, Georgia 30317**. Well suited for a wide range of businesses including yoga or pilates studio, graphic design office, print studio, photography studio, content marketing agency and the list goes on.

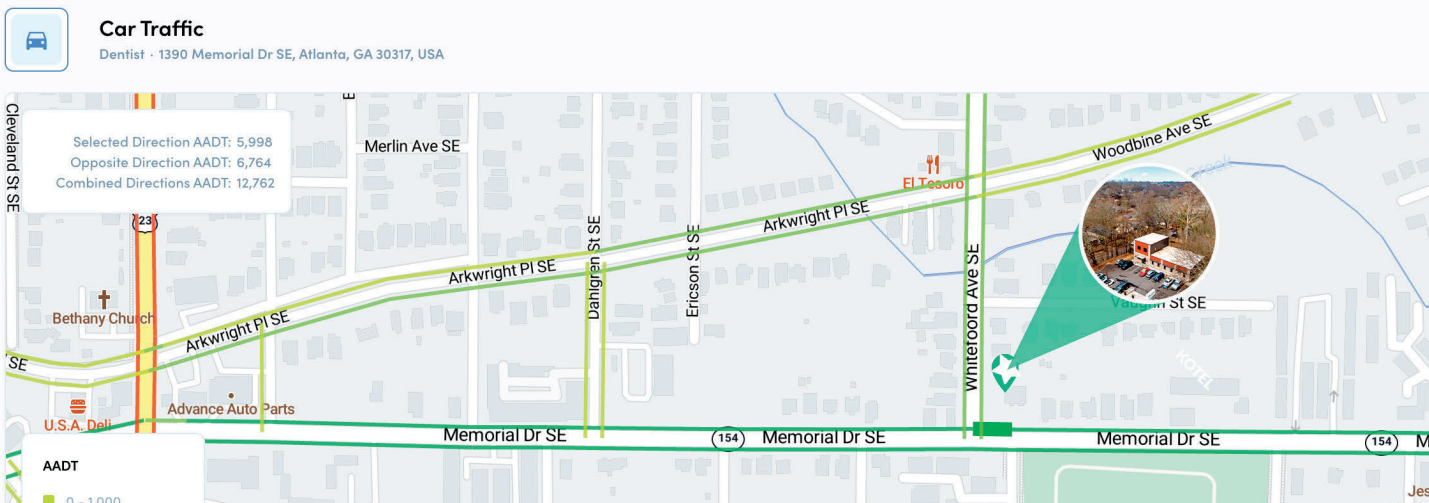
Located on the second-floor of a quiet and well-maintained building, this open-floor plan comes with its own private entrance that leads to a spacious floor plan that is filled with an abundance of natural light. There is a rest room for convenience, and air-conditioning for year-round comfort.

This building is located on a signalized corner lot with a **daily traffic count of 12,762** which allows great signage exposure from passing traffic, there is also ample parking directly out the front for both staff and customers. You are also located moments away from **popular cafes, restaurants, parks, shops and amenities**. Access to major roads is also nearby, and you can be in Downtown Atlanta in under 10 minutes.

Property Highlights

- Located Signalized Corner
- Traffic Count 12,762 per day
- Open Floor Plans
- Private Entrance
- Restroom
- Ample Parking
- Close proximity to Interstate & Downtown Atlanta





DEMOGRAPHICS

3 Mile Radius

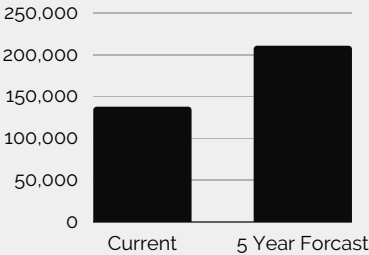
Population

137,380

Total Population

210,084

Workday Population



Race & Ethnicity

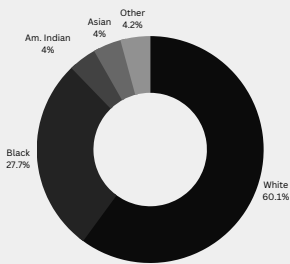
White (90,237)

Black (41,624)

Am. Indian (190)

Asian (6,008)

Other (6,365)



Household Income

\$89.5k

Median Household Income

\$130k

Average Household Income

Age

38.6

Median Age

38.595

Average Age

Households

66,891

Total Households

40,593

NonfamilyHouseholds



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