

For Sale

Prime Upper Piedmont Retail

2087 Piedmont Rd NE • Atlanta, GA 30024

OFFERING HIGHLIGHTS

Prime Buckhead / Upper Piedmont Location

- Directly adjacent to Piedmont Heights, one of Intown Atlanta's most prestigious neighborhoods

Site advantages

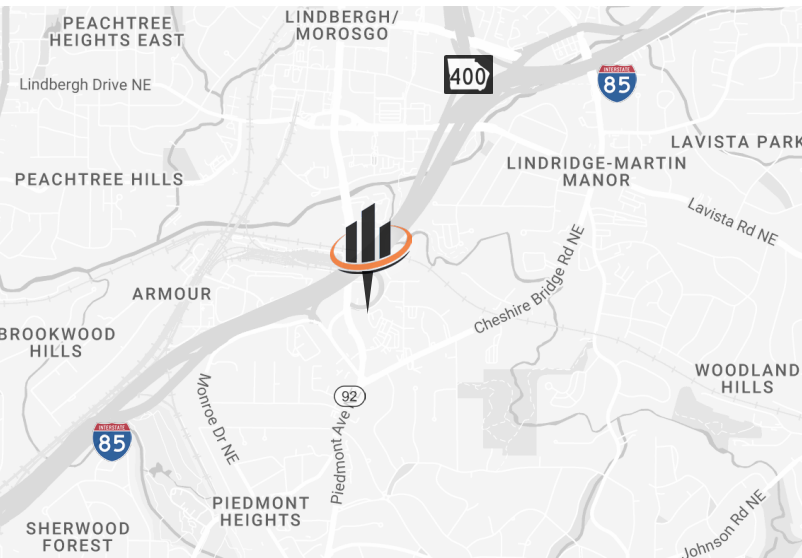
- Prominent frontage and high traffic exposure
- Direct curb-cut access
- Shell Condition offers blank slate for retail, showroom, or customer-facing users

Value-Add / Expansion Upside

- Potential rooftop patio or vertical expansion (subject to approvals)
- Mixed Residential Commercial zoning allows flexible redevelopment potential

Excellent Connectivity

- Convenient access to I-85 and GA-400, serving Buckhead, Midtown, and NE Atlanta



OFFERING SUMMARY

Price	\$1,625,000
Property Type	Stand-Alone Retail
Building Size	±6,156 SF
Year Built	1955
Lot Size	±0.33 Acres
On-Site Parking	±15 Spaces
Market Area	Buckhead / Upper Piedmont
Zoning	MRC-2-C (Mixed Residential Commercial District)

EXCLUSIVELY LISTED:

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