

324 E Paces Ferry Rd. Atlanta GA 30305

1. Prime Location in Buckhead / Buckhead Village District
2. Investment or Owner user / Ideal for Mixed-Use Projects
3. Future-Proof Investment Opportunity
4. Flexible Zoning for Mixed-Use Development
5. Regulatory Support for Developers



Jung B. Lee Broker

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324 E Paces Ferry Rd. Atlanta GA 30305

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Property Highlights

- 3,520 SF
- 0.19 Acre, Two Story Retail Office
- Built 1968, Renovation 2001
- 11 Surface Spaces, Ratio of 3.13/1,000 SF
- Zoning - SPI-9 SA1
- Tenant : Vaped shop

Demographics

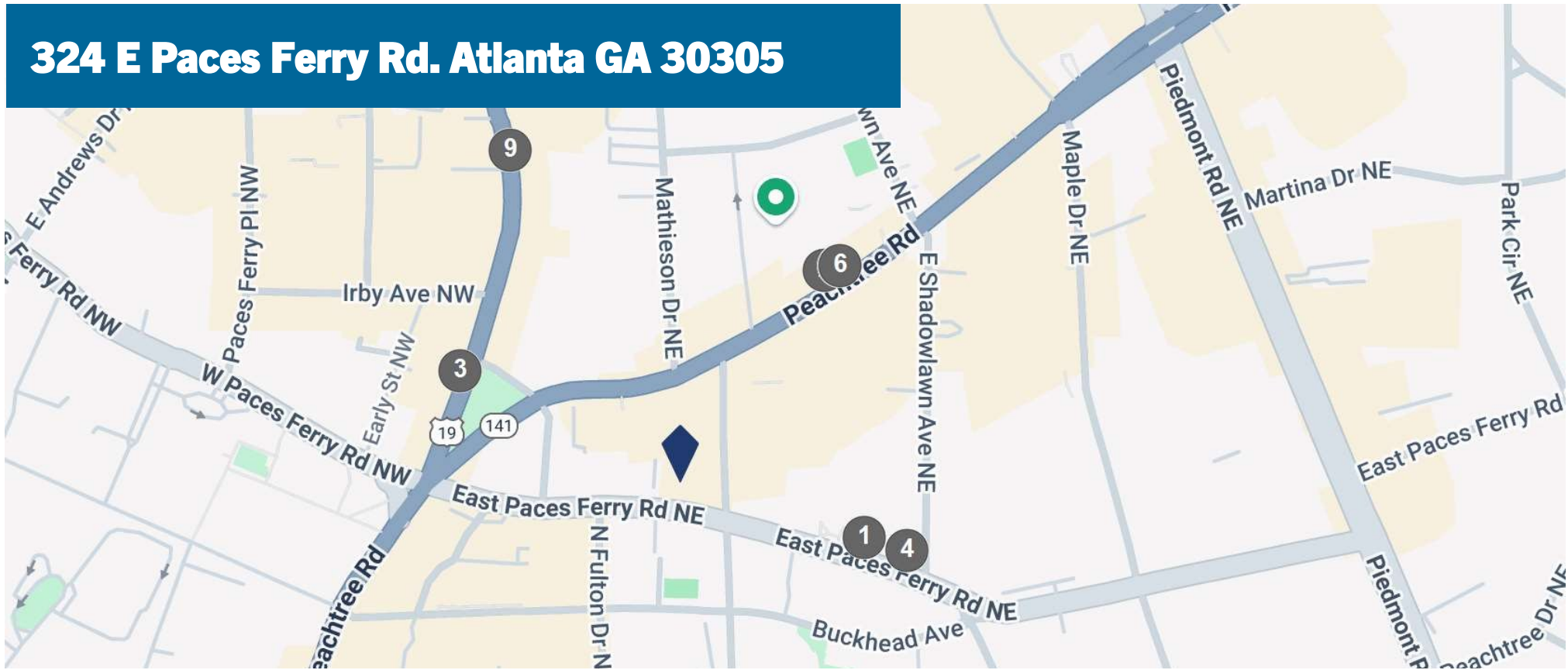
	1-mi.	3-mi.	5-mi.
2025 Population	25,886	132,179	341,693
2025 Household	15,668	69,147	166,921
2025 HH Income (Avg.)	\$132,811	\$138,987	\$137,380

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COUNTS BY STREETS

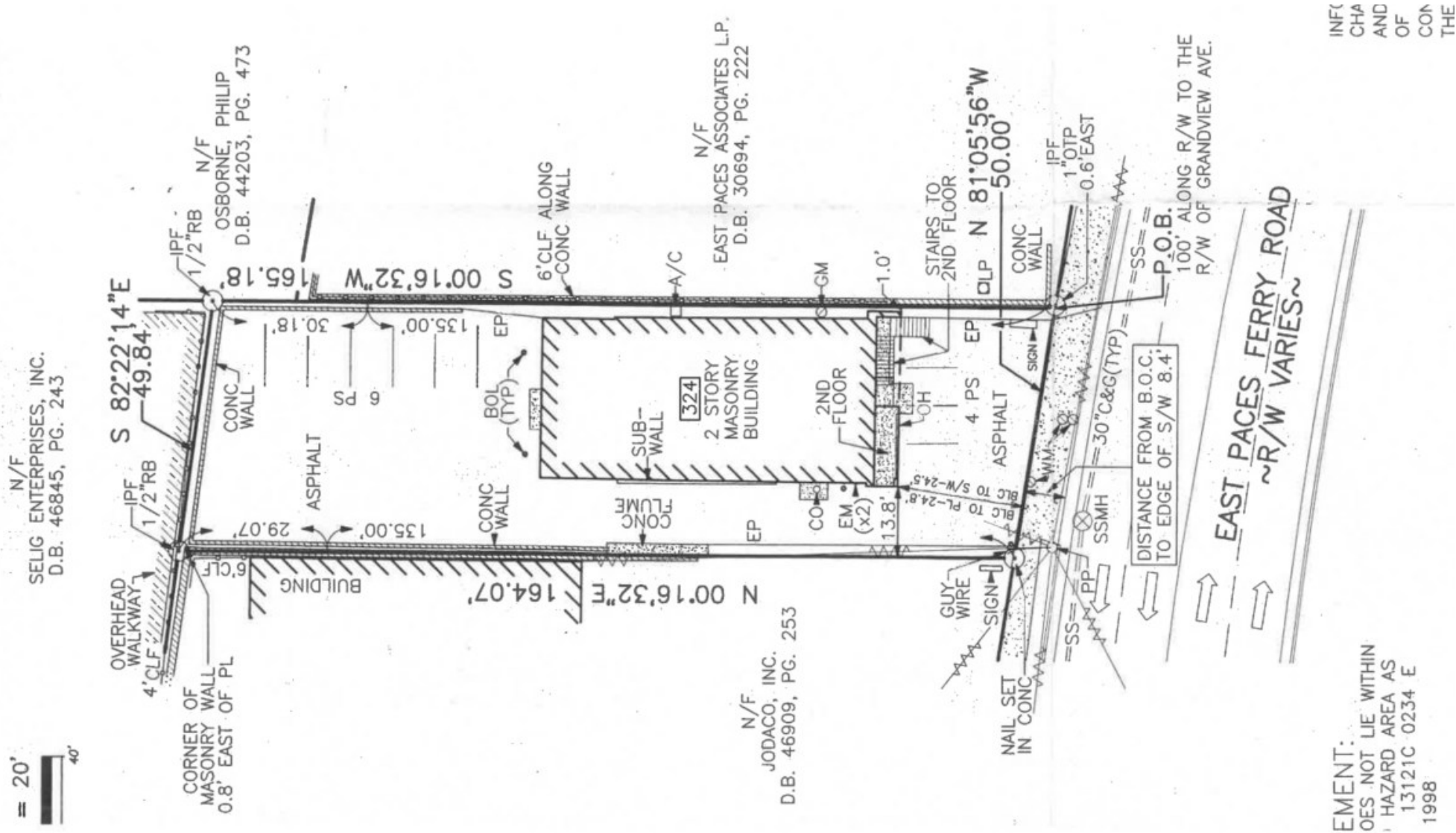
Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① E Paces Ferry Rd NE	E Shadowlawn Ave NE - E	9,740	2024	0.13 mi
② Peachtree Road Northeast	W Shadowlawn Ave NE - NE	39,372	2025	0.16 mi
③ Roswell Rd	Sardis WayNE - NE	21,979	2025	0.16 mi
④ East Paces Ferry Road Northeast	E Shadowlawn Ave NE - E	9,439	2025	0.16 mi
⑤ Peachtree Rd	W Shadowlawn Ave NE - NE	39,869	2024	0.17 mi
⑥ Peachtree Road	W Shadowlawn Ave NE - NE	43,999	2020	0.17 mi
⑦ Pharr Road Northeast	Bagley St NE - E	13,914	2025	0.22 mi
⑧ Pharr Road Northeast	Maple Dr NE - E	12,669	2024	0.22 mi

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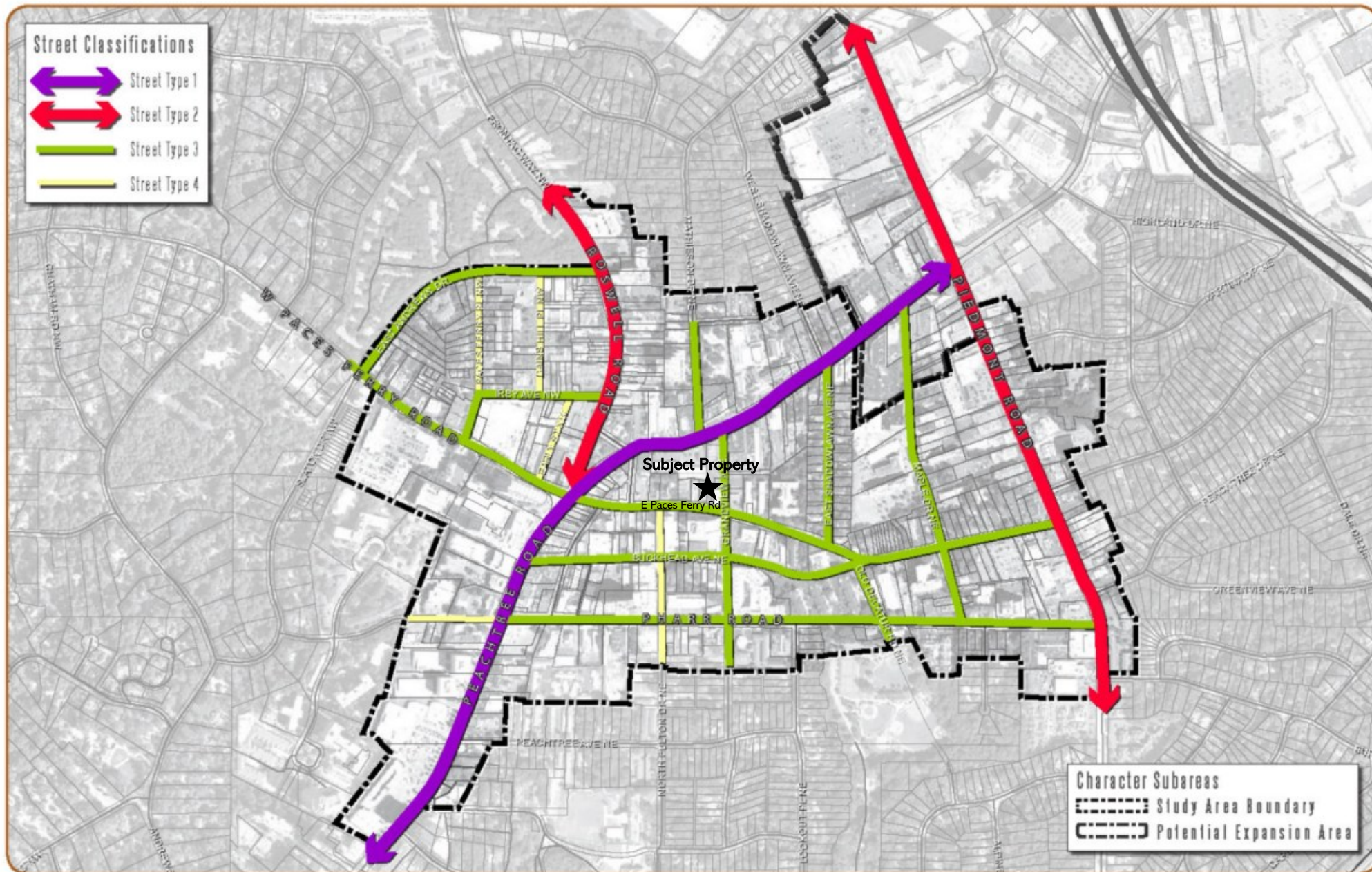




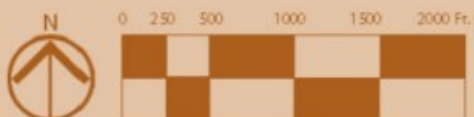
BUCKHEAD SPI-9 EXPANSION AND UPDATE

Urban Collage in association with
Jordan, Jones & Goulding, Inc.,
Kimley-Horn and Associates, Inc., and
RCLCO





MAP ATTACHMENT B: STREET CLASSIFICATIONS



Map Created: March 10, 2009

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