



## GRAND THREE FORTY

340 E Paces Ferry Road  
Atlanta, Georgia 30305

Paces Ferry Road  
& Grandview

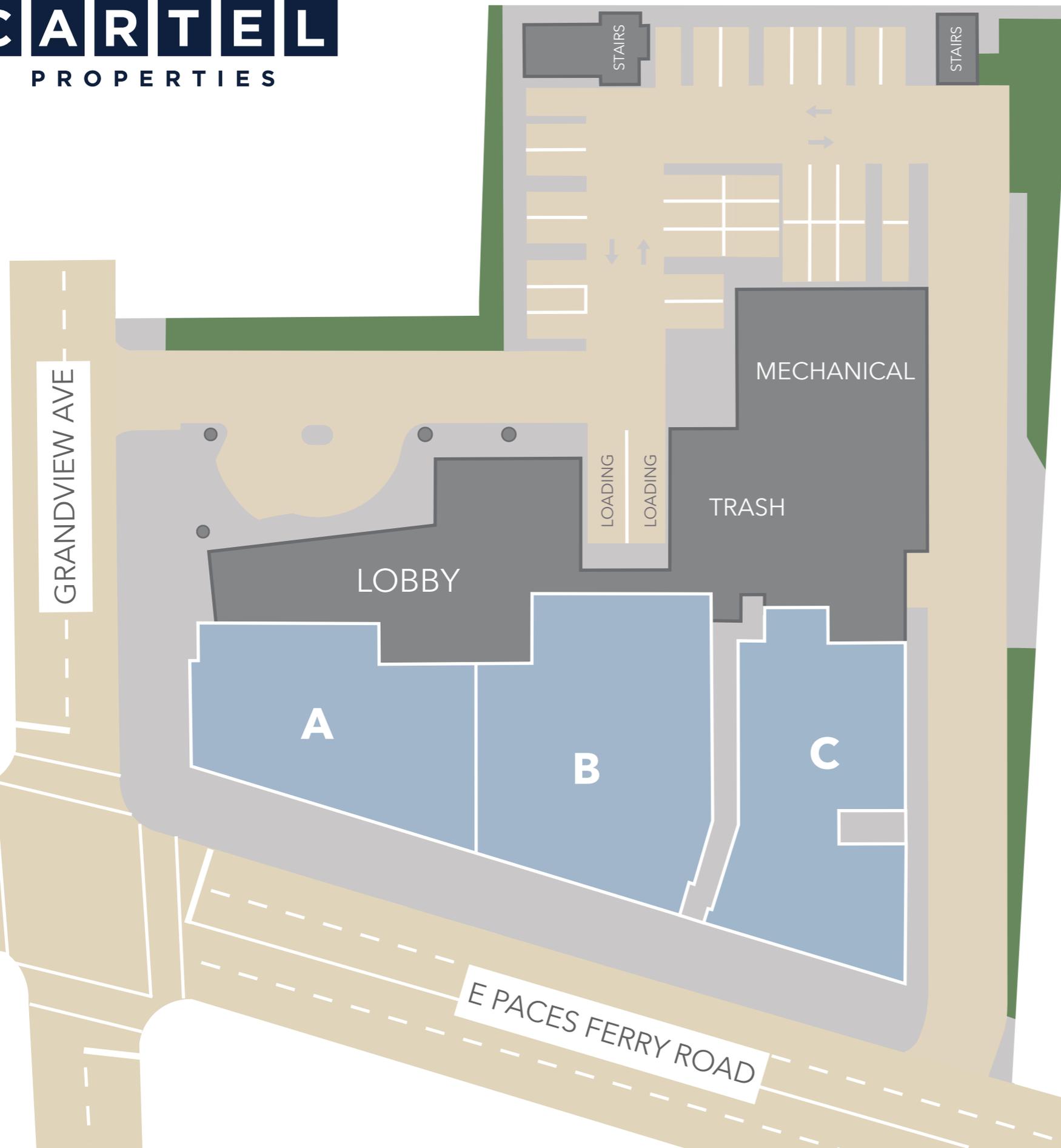
340 East Paces Ferry is a 22-story building containing 483 luxury apartments located in the heart of Buckhead Atlanta at the intersection of East Paces Ferry and Grandview Avenue. The Property features 15,000 Square feet of street level retail and prominent signage on East Paces Ferry.



Bill Dabney  
(404) 237 2972  
[Leasing@cartelgroup.com](mailto:Leasing@cartelgroup.com)

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| Suite | Tenant                                     |
|-------|--|
| A     | AVAILABLE<br>(4,386 sf)<br>(Sub-Dividable) |
| B     | AVAILABLE<br>(5,705 sf)<br>(Sub-Dividable) |
| C     | AVAILABLE<br>(4,756 sf)                    |



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## DEMOGRAPHIC SNAPSHOT

2024

|                          | 1 mile    | 3 mile    | 5 mile    |
|--------------------------|-----------|-----------|-----------|
| <b>Population</b>        | 26,783    | 133,743   | 343,512   |
| <b>Average HHI</b>       | \$131,591 | \$138,437 | \$137,432 |
| <b>Median Age</b>        | 37.9      | 36.7      | 34.8      |
| <b>Total Households</b>  | 16,080    | 69,720    | 167,760   |
| <b>Daytime Employees</b> | 45,974    | 124,834   | 460,304   |

## TRAFFIC COUNT

2022

|                                     |             |
|-------------------------------------|-------------|
| E Paces Ferry (East of Site)        | 9,102 aadt  |
| Peachtree Road (North East of Site) | 39,155 aadt |



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