



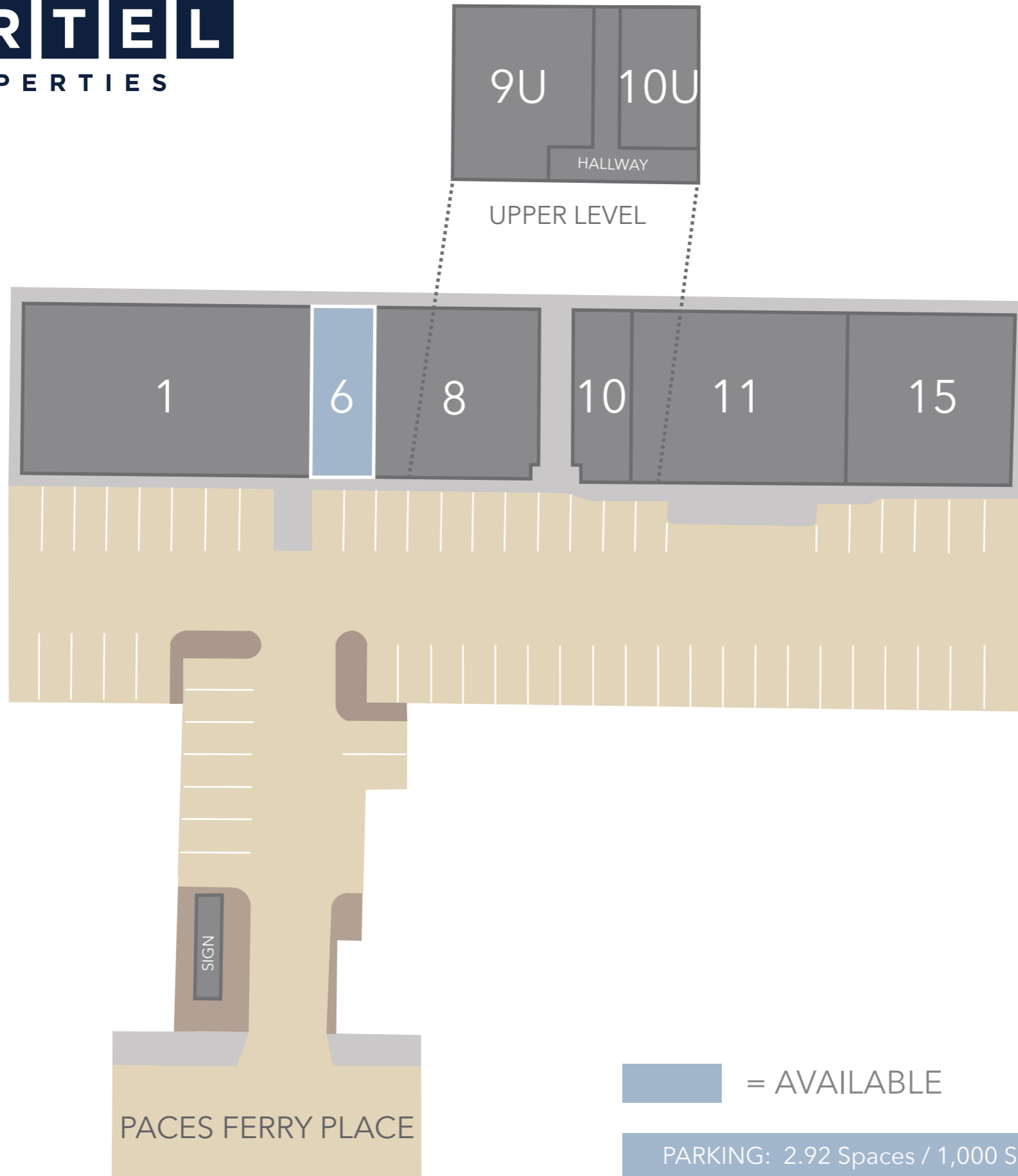
PACES FERRY PLACE

3209 Paces Ferry Place
Atlanta, Georgia 30305

Paces Ferry Place, a 20,203 square foot, Two Level Retail Center, is located in the West Village of Buckhead Atlanta. The center offers 59 surface parking spaces and features prominent signage on Paces Ferry Place. The property is uniquely positioned to serve the daytime population base as well as the surrounding neighborhoods.



Bill Dabney
(404) 237 2972
Leasing@cartelgroup.com



= AVAILABLE
PARKING: 2.92 Spaces / 1,000 SF

| Suite | Tenant |
|-------|---|
| 1 | Waterworks (5,494 sf) |
| 6 | AVAILABLE (1,382 sf) |
| 8 | Anna Booth Interiors (1,344 sf) |
| 9U | Castro Design Studio (1,721 sf) |
| 10U | Glo Bar Sugaring & SkinCare (700 sf) |
| 10 | Miller Brothers (1,300 sf) |
| 11 | The Sanctuary (6,296 sf) |
| 15 | Rebecca Boutique (3,226 sf) |



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DEMOGRAPHIC SNAPSHOT

2023

| | 1 mile | 3 mile | 5 mile |
|-------------------|-----------|-----------|-----------|
| Population | 32,193 | 132,853 | 328,887 |
| Average HHI | \$143,933 | \$148,427 | \$140,646 |
| Median Age | 40.7 | 38.9 | 37.9 |
| Total Households | 18,351 | 67,308 | 158,148 |
| Daytime Employees | 39,340 | 119,226 | 442,863 |

TRAFFIC COUNT

2022

| | |
|-----------------------|--------------|
| Roswell Rd & Irby Ave | 19,706, aadt |
|-----------------------|--------------|



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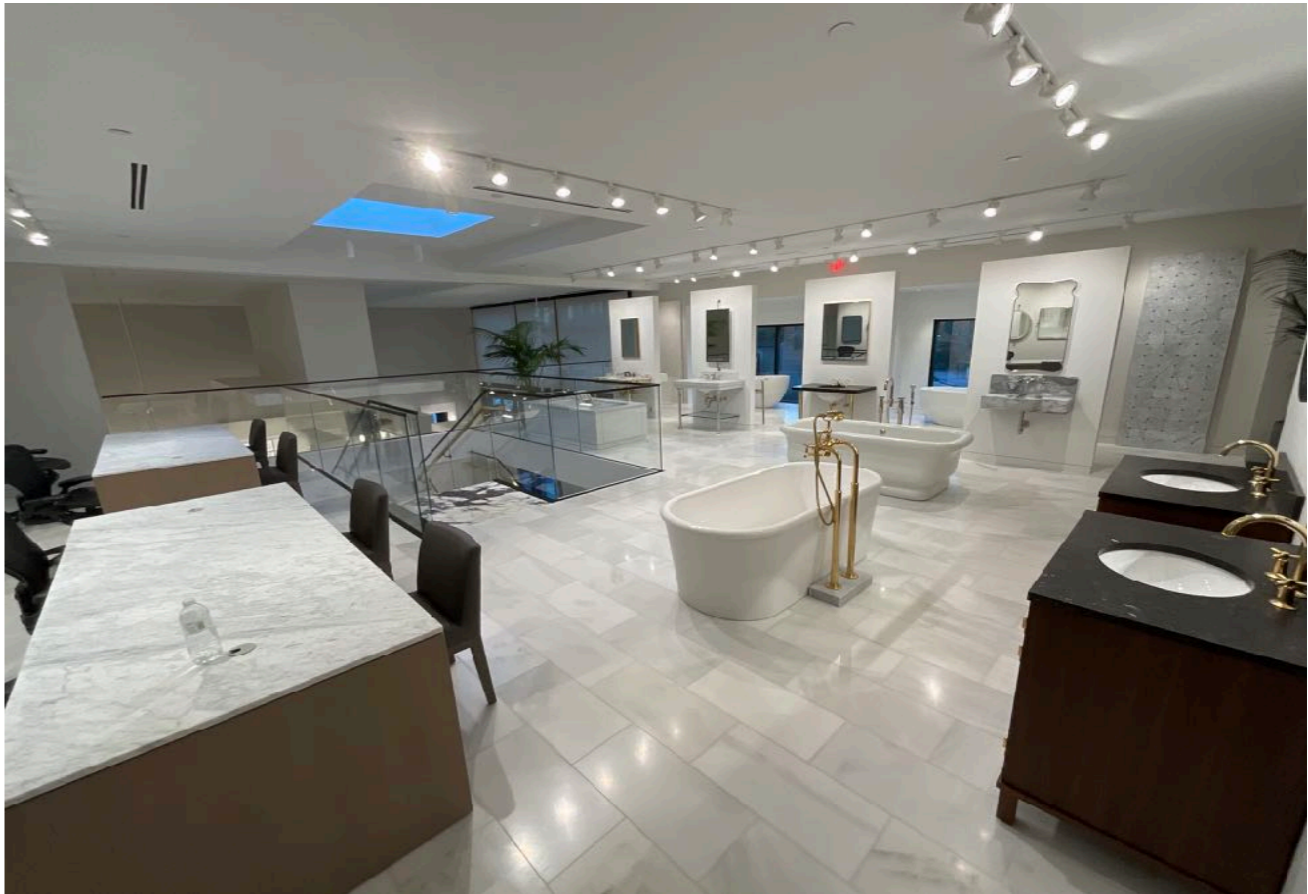
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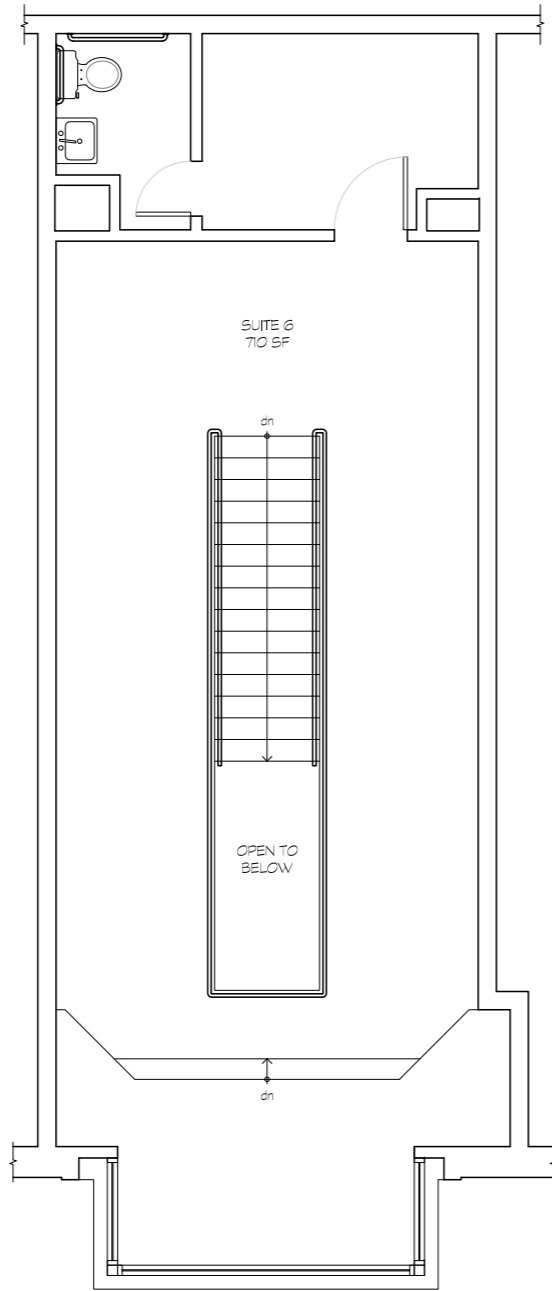


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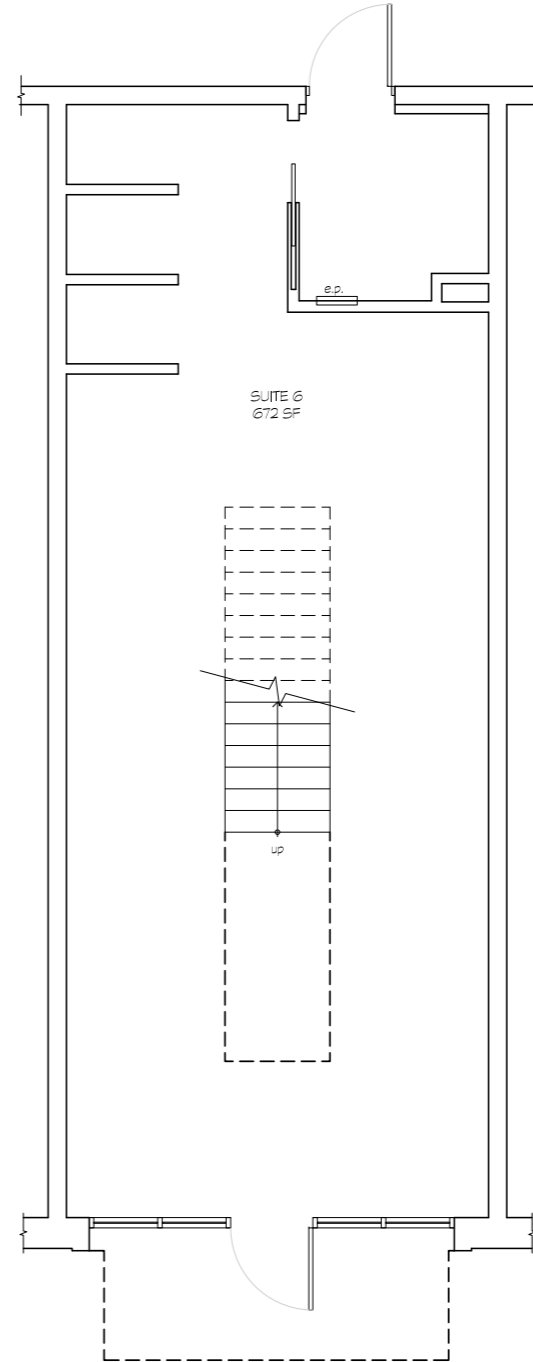








2 **EXISTING SECOND LEVEL**
 AD1.0 0 4' 8' 1/4" = 1'-0"



1 **EXISTING FIRST LEVEL**
 AD1.0 0 4' 8' 1/4" = 1'-0"