

# 3080 East Shadowlawn

3080 E SHADOWLAWN AVE NE  
ATLANTA, GA 30305

FOR LEASE

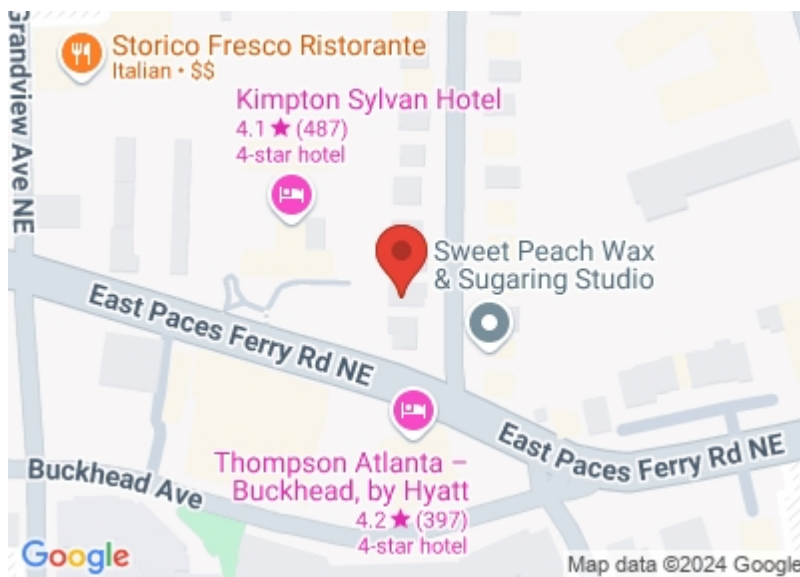


## PROPERTY SUMMARY

3080 East Shadowlawn is conveniently located in the Buckhead neighborhood of Atlanta, GA. This property is strategically located on Shadowlawn Ave and is one house down from East Paces Ferry. 3080 East Shadowlawn is located in a high traffic area surrounded by many hotels such as the Thompson and the Kimpton and national retail brands including Trader Joes, Dancing Goats, Kale Me Crazy and many others.

- Beautiful Craftsman Style Open-Floorplan Property
- Two Ingress/Egress Points.
- Near Heavy Traffic Corner Location With Abundant Street Parking.
- Located in a busy retail area, surrounded by national retail brands including: The Thompson, Kimpton Hotel, Trader Joes, Kale Me Crazy, Dancing Goats Coffee, and many others.

Building SqFt	1,800 SqFt
Floor Plan	Open
# of Private Offices	2
# of Full Bathrooms	1
# of Half Bathrooms	2



**BILL DABNEY**  
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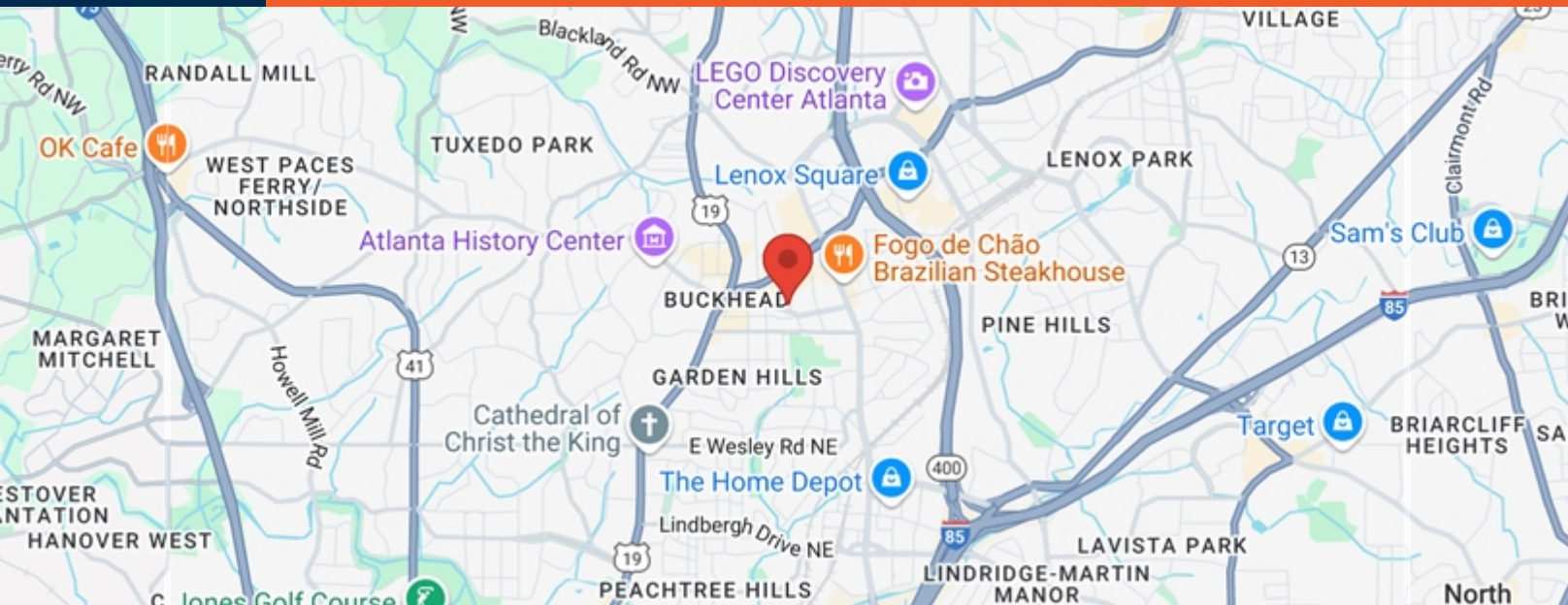


Cartel Properties  
 416 East Paces Ferry Road  
 Atlanta, GA 30305  
 Office: 225-803-2515  
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,165	95,632	253,224
2010 Population	16,546	112,048	285,658
2024 Population	25,515	137,994	355,205
2029 Population	25,698	139,151	367,813
2024-2029 Growth Rate	0.14 %	0.17 %	0.7 %
2024 Daytime Population	79,203	212,372	617,693

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,612	4,484	11,532
\$15000-24999	774	2,840	6,259
\$25000-34999	698	2,648	6,331
\$35000-49999	711	3,796	10,324
\$50000-74999	1,954	8,757	22,155
\$75000-99999	1,871	8,283	19,382
\$100000-149999	2,590	12,716	31,426
\$150000-199999	1,831	8,591	21,036
\$200000 or greater	3,718	20,065	47,132
Median HH Income	\$ 103,489	\$ 116,277	\$ 114,446
Average HH Income	\$ 155,074	\$ 174,380	\$ 170,145

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,170	47,167	116,273
2010 Total Households	9,729	55,872	133,987
2024 Total Households	15,758	72,179	175,576
2029 Total Households	16,281	74,349	186,704
2024 Average Household Size	1.59	1.89	1.93
2024 Owner Occupied Housing	5,336	31,236	76,216
2029 Owner Occupied Housing	5,588	32,826	79,505
2024 Renter Occupied Housing	10,422	40,943	99,360
2029 Renter Occupied Housing	10,693	41,523	107,198
2024 Vacant Housing	2,515	8,557	20,687
2024 Total Housing	18,273	80,736	196,263

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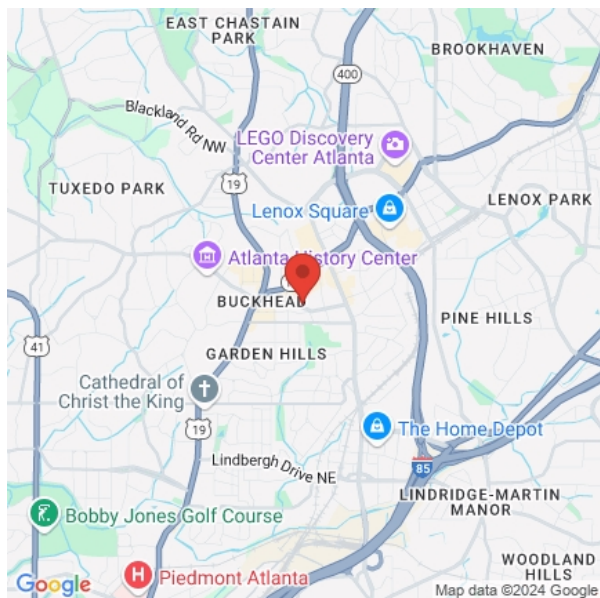
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## CITY OF ATLANTA

COUNTY

FULTON

AREA

POPULATION

## ABOUT ATLANTA

Atlanta (at-LAN-tə) is the capital and most populous city in the U.S. state of Georgia. It is the seat of Fulton County, and a portion of the city extends into neighboring DeKalb County. With a population of 510,823 living within the city limits, Atlanta is the eighth most populous city in the Southeast and 37th most populous city in the United States according to the 2020 U.S. census.

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