

FOR SALE

1624 PIEDMONT AVE NE | ATLANTA, GA 30324

HARRY
NORMAN

Forbes
GLOBAL PROPERTIES



TURNKEY DENTAL OFFICE IN MORNINGSIDE ANSLEY

OWNER USER OR INVESTMENT OPPORTUNITY IN A PRIME INTOWN CORRIDOR



ASKING PRICE: **\$1,395,000** | PRICE PER SF: **\$493.28**
BUILDING SIZE: **2,828 SF** | LOT SIZE: **0.30 AC**
PARKING: **12 SPACES** | ZONING: **RLC**

1624 PIEDMONT AVE NE | ATLANTA, GA 30324

1624 Piedmont Ave NE is a fully operational dental office opportunity on one of Atlanta's most recognized intown corridors. The property offers a proven dental layout with multiple operatories, private offices, a welcoming reception area, and strong street visibility on Piedmont Ave. With on site parking and convenient access to Midtown, Buckhead, and I 85, the property is well positioned for an owner user practice, specialty dental user, or investor seeking medical office demand in an infill location.

PROPERTY TYPE: **OFFICE** | SUBTYPE: **MEDICAL**

SALE TYPE: **INVESTMENT OR OWNER USER**

BUILDING SIZE: **2,828 SF** | BUILDING HEIGHT: **1 STORY**

YEAR BUILT: **1930** | LOT SIZE: **0.30 AC** | ZONING: **RLC**

TENANCY: **SINGLE** | PARKING: **12 SPACES**

MAJOR TENANT LISTED: **ATLANTA DENTAL GROUP**

AMENITIES LISTED: **SIGNAGE, WHEELCHAIR ACCESSIBLE, RECEPTION, STORAGE SPACE**



PROPERTY HIGHLIGHTS

Turnkey dental office layout with multiple operatories and reception area

Strong Piedmont Ave frontage with excellent visibility and signage potential

Freestanding single story medical office building

12 on site parking spaces, approximately 4.24 spaces per 1,000 SF

Wheelchair accessible with reception, storage space, and air conditioning

Walk Score of 80, Very Walkable

Minutes to Midtown, Buckhead, and I-85 access



Piedmont Ave provides direct access to dense intown neighborhoods and major employment centers, making this location highly functional for patient access and staff convenience. The property sits in a strong infill corridor between Midtown and Buckhead with immediate connectivity to the broader Atlanta market.



LoopNet's property record page for 1624 Piedmont Ave NE includes 1 mile, 3 mile, and 5 mile demographic rings for the subject address.

1 MILE RADIUS AROUND 1624 PIEDMONT AVE NE

2024 population: 13,059

2024 to 2029 population growth: +3.12%

Average age: 38

2024 households: 6,293

2024 to 2029 household growth: +3.31%

Median household income: \$127,613

Average household size: 2.00

Median home value: \$824,999

3 MILE RADIUS

2024 population: 197,559

2024 to 2029 population growth: +2.77%

Average age: 36

2024 households: 102,123

2024 to 2029 household growth: +3.18%

Median household income: \$97,231

Average household size: 1.70

Median home value: \$617,007

5 MILE RADIUS

2024 population: 435,036

2024 to 2029 population growth: +2.81%

Average age: 37

2024 households: 209,868

2024 to 2029 household growth: +3.14%

Median household income: \$94,399

Average household size: 1.90

Median home value: \$559,031

TRAFFIC COUNT AND EXPOSURE ESTIMATE FOR 1624 PIEDMONT AVE NE:

Monroe Dr S of Piedmont Ave (TC 5598): 20,900 AADT

Piedmont Ave NE of Monroe Dr (TC 5160): 24,400 AADT

Piedmont Ave SW of Monroe Dr (TC 5158): 21,900 AADT

Estimated vehicle exposure using 24,400 AA

Per day: 24,400 vehicles

Per week (x7): 170,800 vehicles

Per month (30 day estimate): 732,000 vehicles

Per month (annualized average month): about 742,167 vehicles

Reasonable range using all nearby intersection counts

Low end proxy (20,900 AADT)

Per day: 20,900

Per week: 146,300

Per month (30 day): 627,000

Per month (annualized avg month): about 635,708

High end proxy (24,400 AADT)

Per day: 24,400

Per week: 170,800

Per month (30 day): 732,000

Per month (annualized avg month): about 742,167

Midpoint proxy (23,150 AADT)

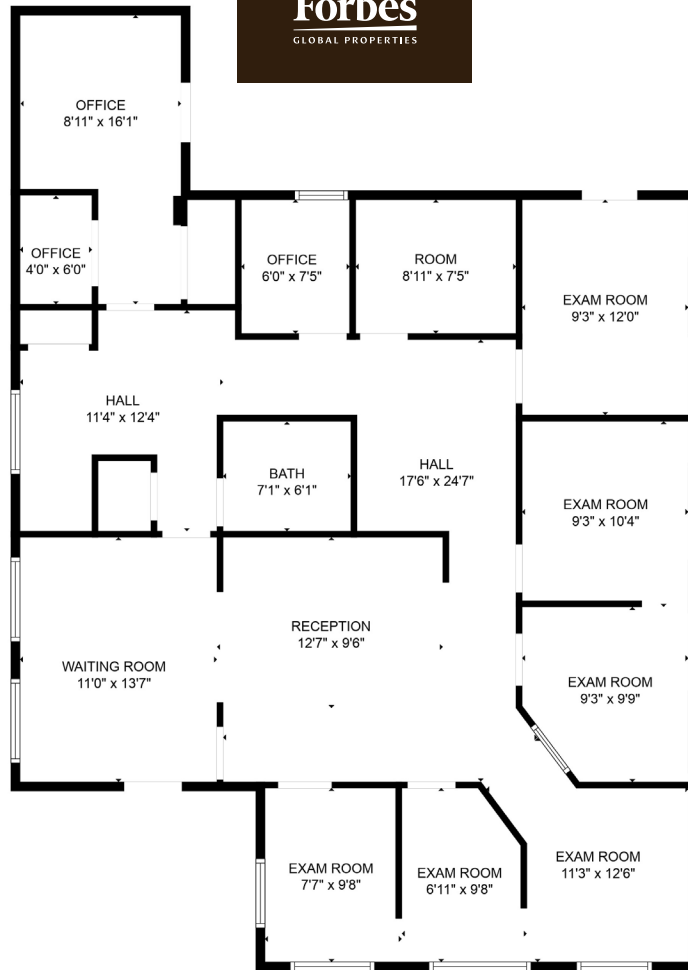
Per day: 23,150

Per week: 162,050

Per month (annualized avg month): about 704,146

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PRIVATE TOURS BY APPOINTMENT ONLY. DO NOT DISTURB OCCUPANTS.

CONTACT STEPHEN CLARK FOR PRICING GUIDANCE, ACCESS, AND DUE DILIGENCE INFORMATION.



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