



## **PACES FERRY PLACE**

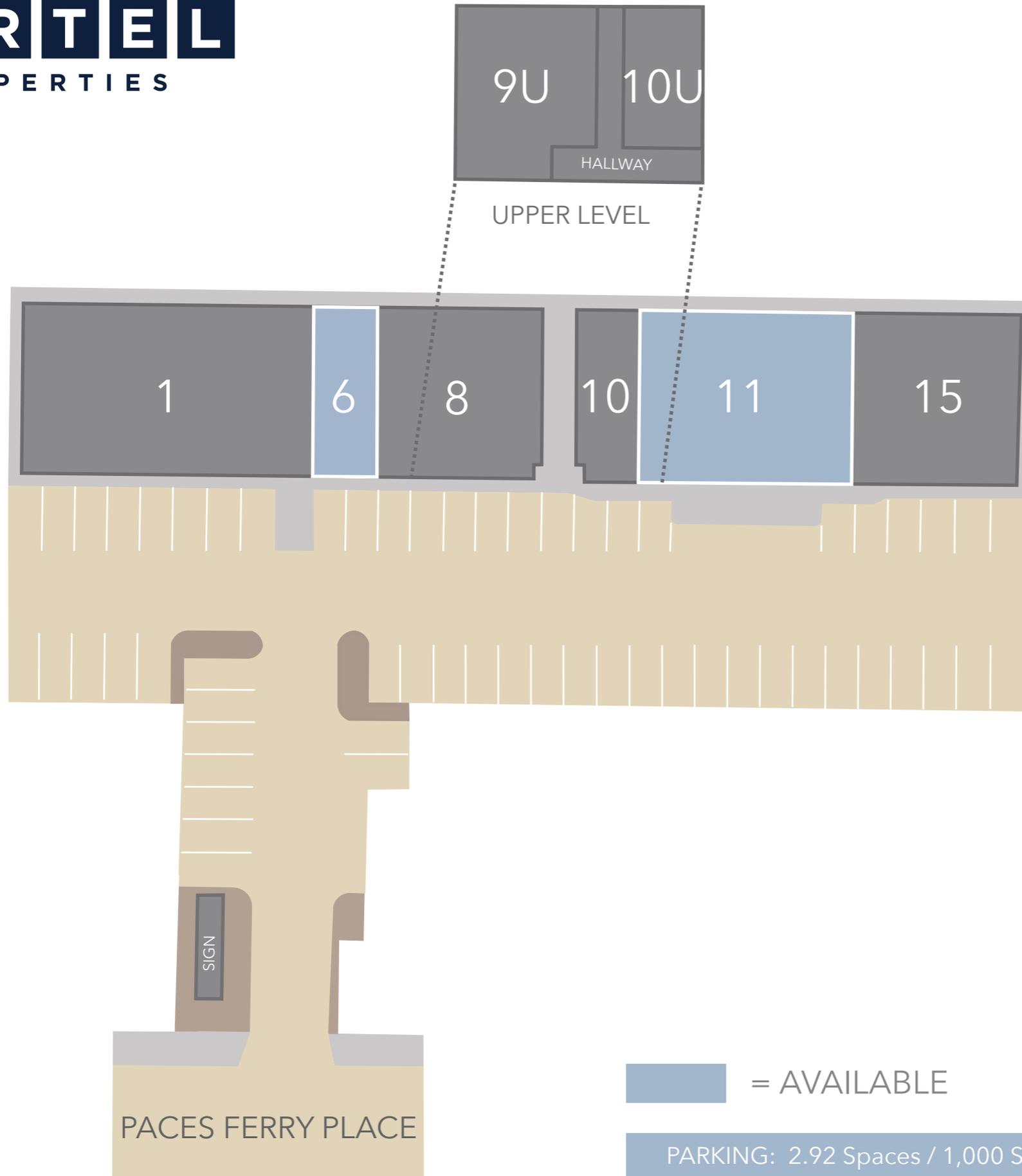
3209 Paces Ferry Place  
Atlanta, Georgia 30305

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](mailto:Leasing@cartelgroup.com)

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Suite	Tenant
1	Waterworks (5,494 sf)
6	<b>AVAILABLE</b> <b>(1,382 sf)</b>
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	<b>AVAILABLE</b> <b>(6,296 sf)</b>
15	Rebecca Boutique (3,226 sf)



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## DEMOGRAPHIC SNAPSHOT

2024

	1 mile	3 mile	5 mile
Population	26,052	129,316	330,205
Average HHI	\$132,998	\$141,356	\$138,155
Median Age	37.8	36.9	35
Total Households	15,719	67,677	162,411
Daytime Employees	41,469	120,460	453,824

## TRAFFIC COUNT

2025

Roswell Rd & Irby Ave	20,331 aadt
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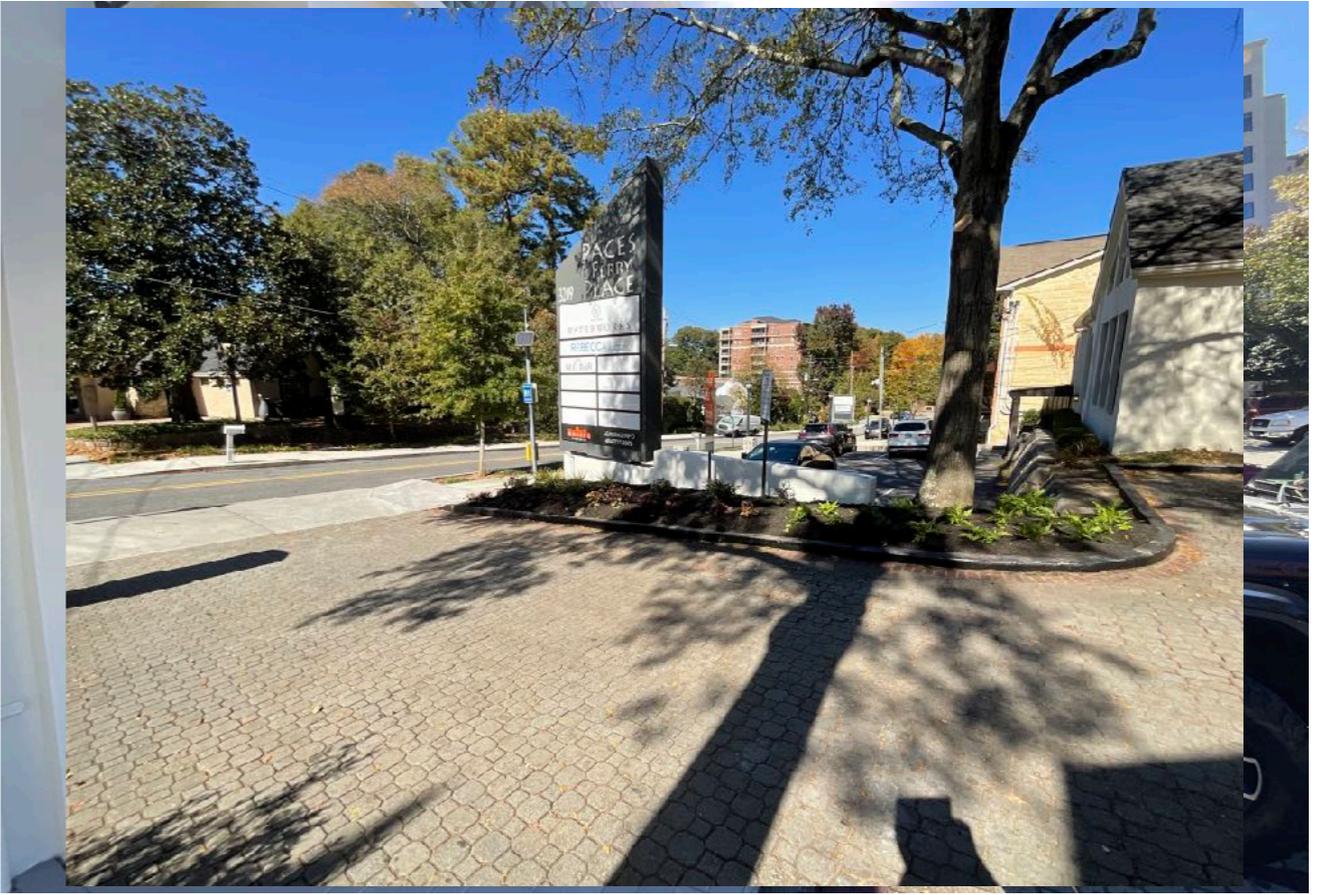


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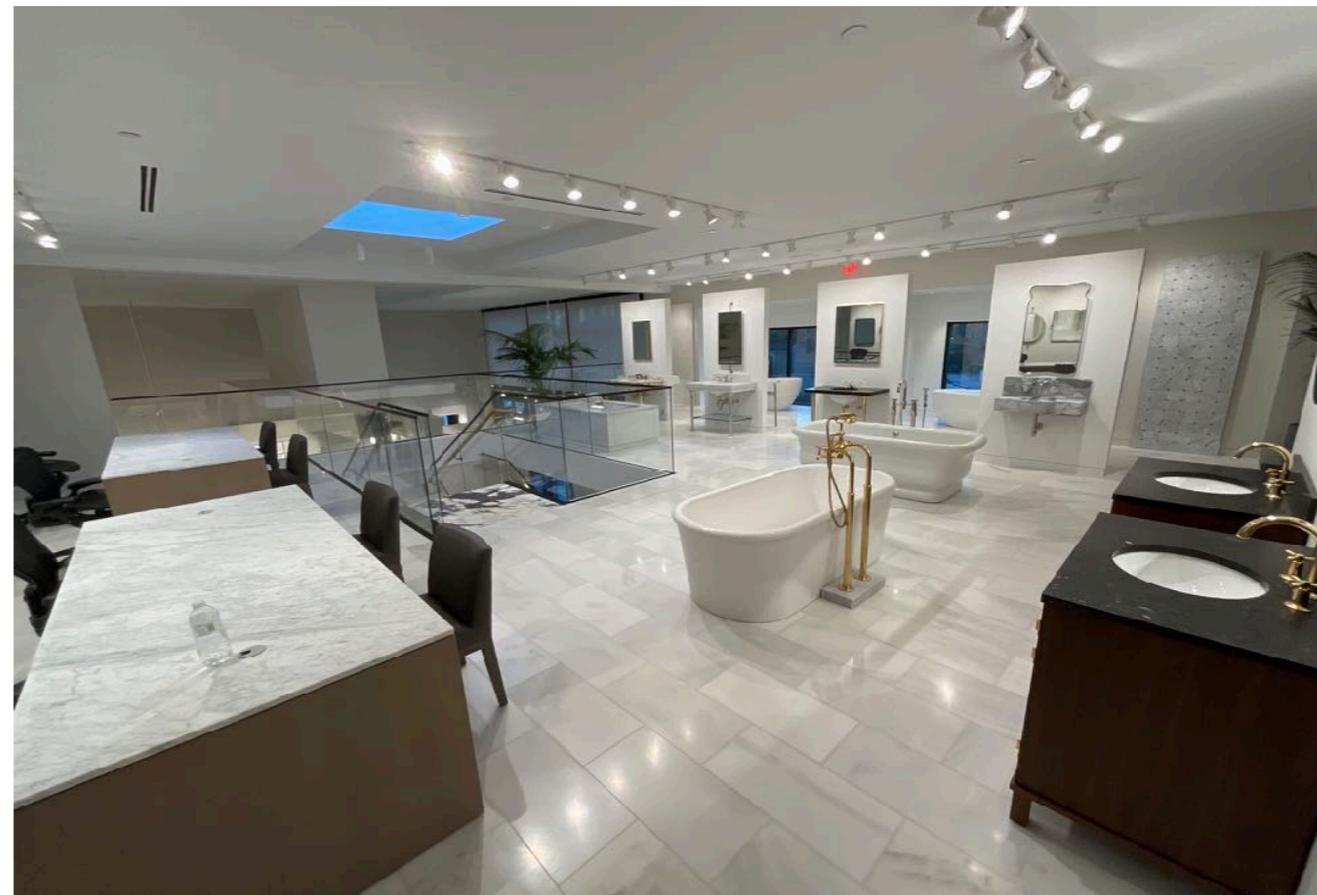
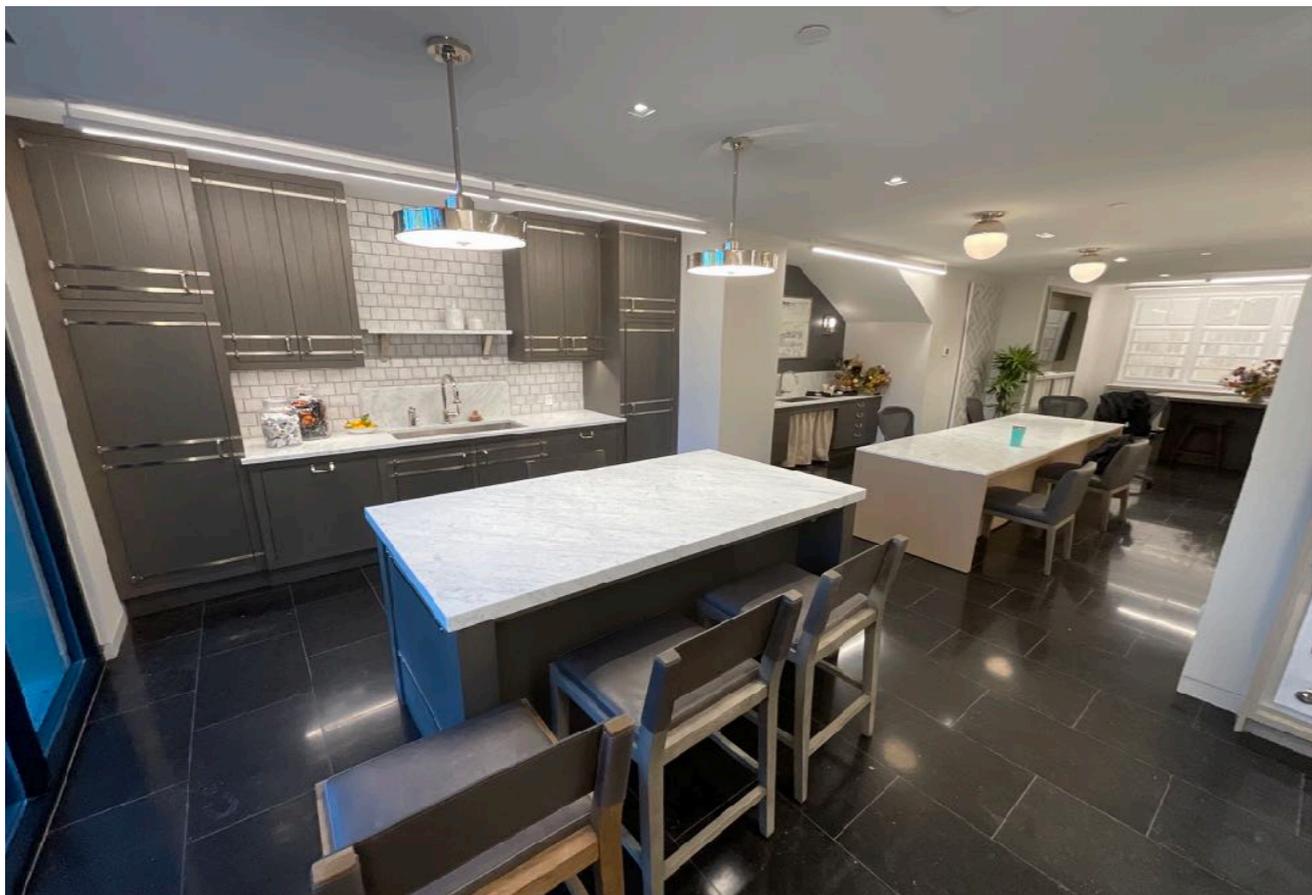
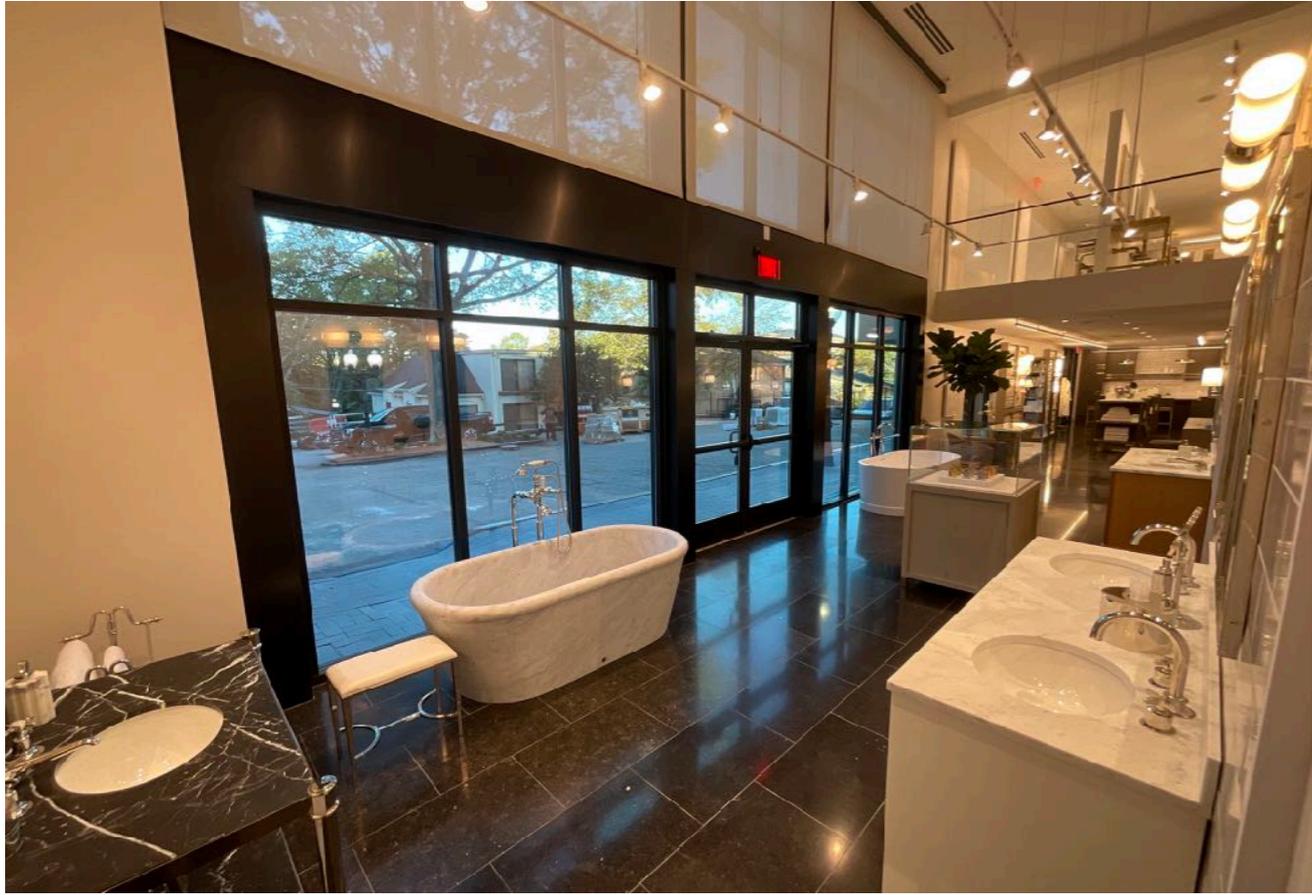
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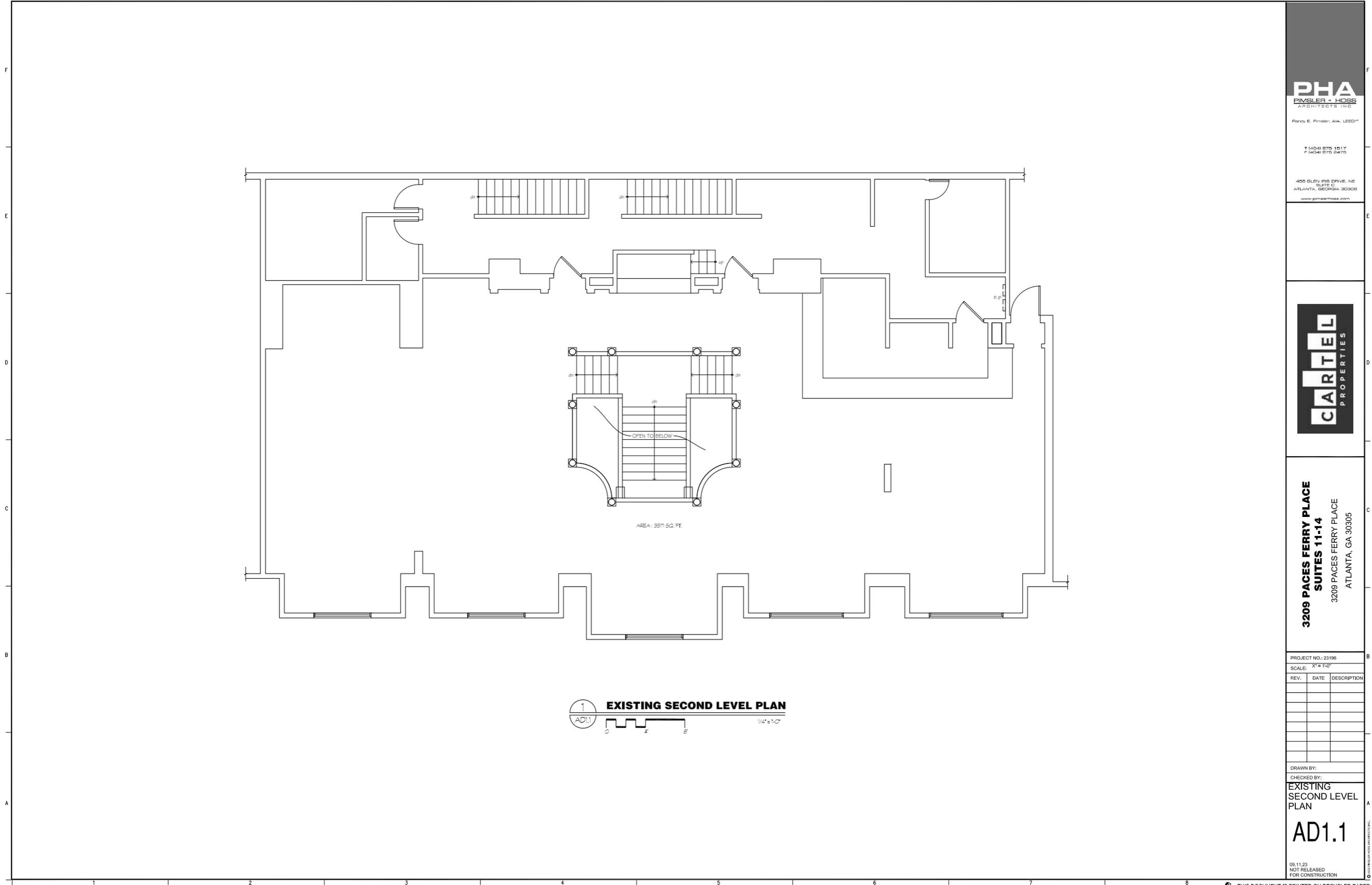
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**PHA**  
 PIMSLER • HOSS  
 ARCHITECTS INC.  
 Randy E. Pimslar, AIA, LEED®  
 T (404) 875 1517  
 F (404) 875 5472  
 405 GLENVIEW DRIVE, NE  
 SUITE C  
 ATLANTA, GEORGIA 30308  
 www.pimslarhoss.com



**3209 PACES FERRY PLACE  
 SUITES 11-14**  
 3209 PACES FERRY PLACE  
 ATLANTA, GA 30305

PROJECT NO.: Z3196  
 SCALE: 1/4" = 1'-0"

REV.	DATE	DESCRIPTION

DRAWN BY:  
 CHECKED BY:  
**EXISTING  
 SECOND LEVEL  
 PLAN**  
**AD1.1**  
 09.11.23  
 NOT RELEASED  
 FOR CONSTRUCTION

THIS DOCUMENT IS PRINTED ON RECYCLED PAPER



# Suite 11

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



**CARTEL**  
PROPERTIES

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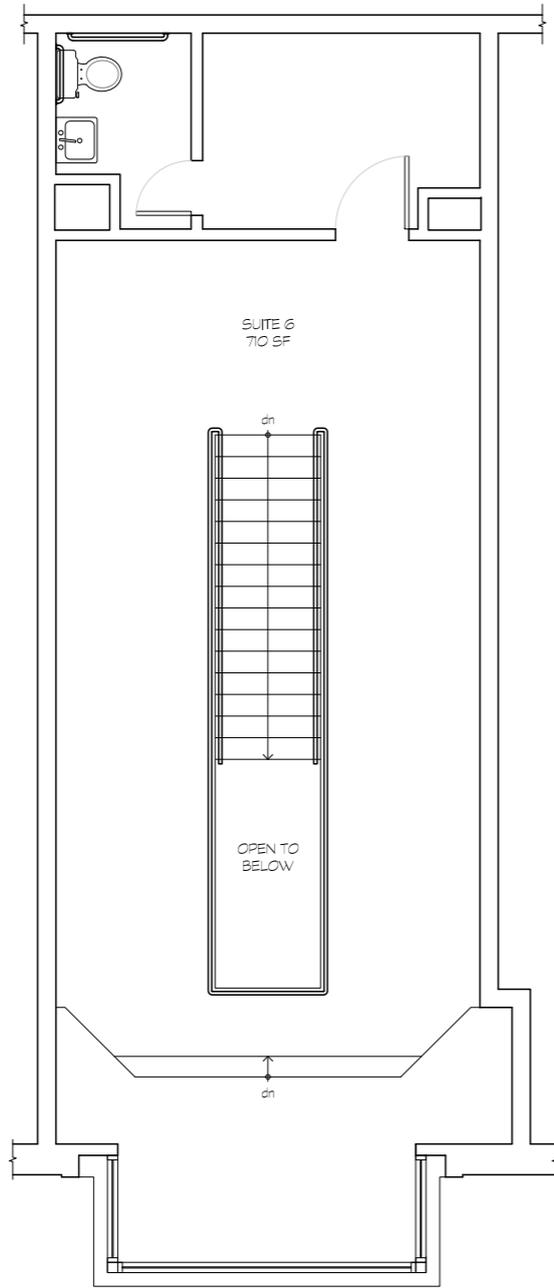
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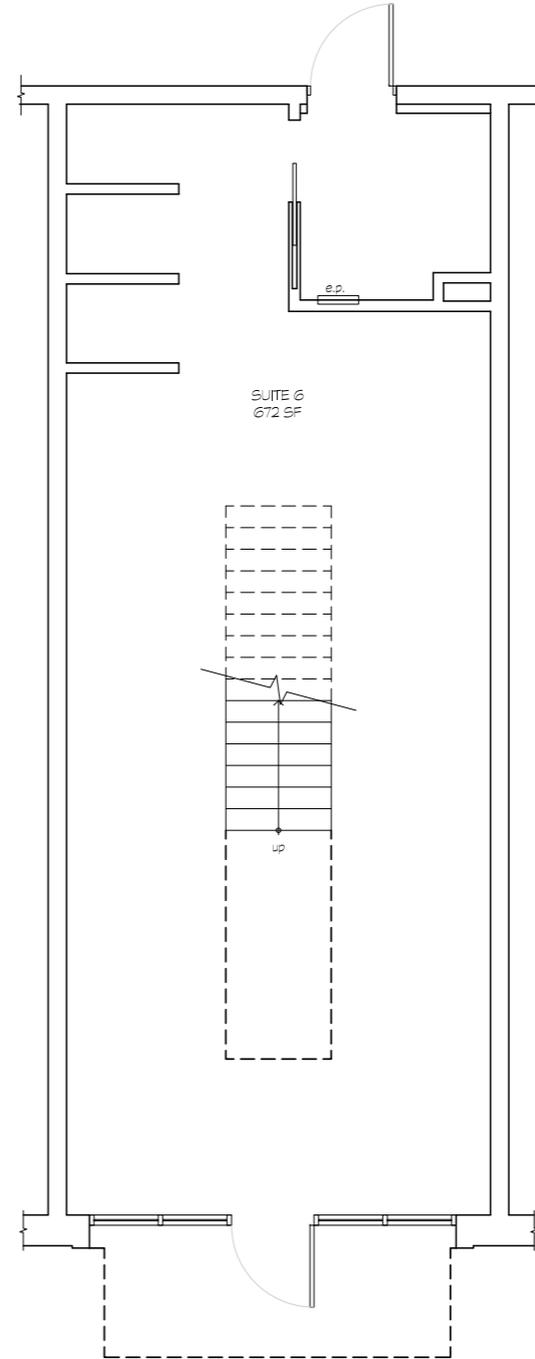
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2 **EXISTING SECOND LEVEL**  
AD1.0 0 4' 8' 1/4" = 1'-0"



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