



2405 PIEDMONT ROAD

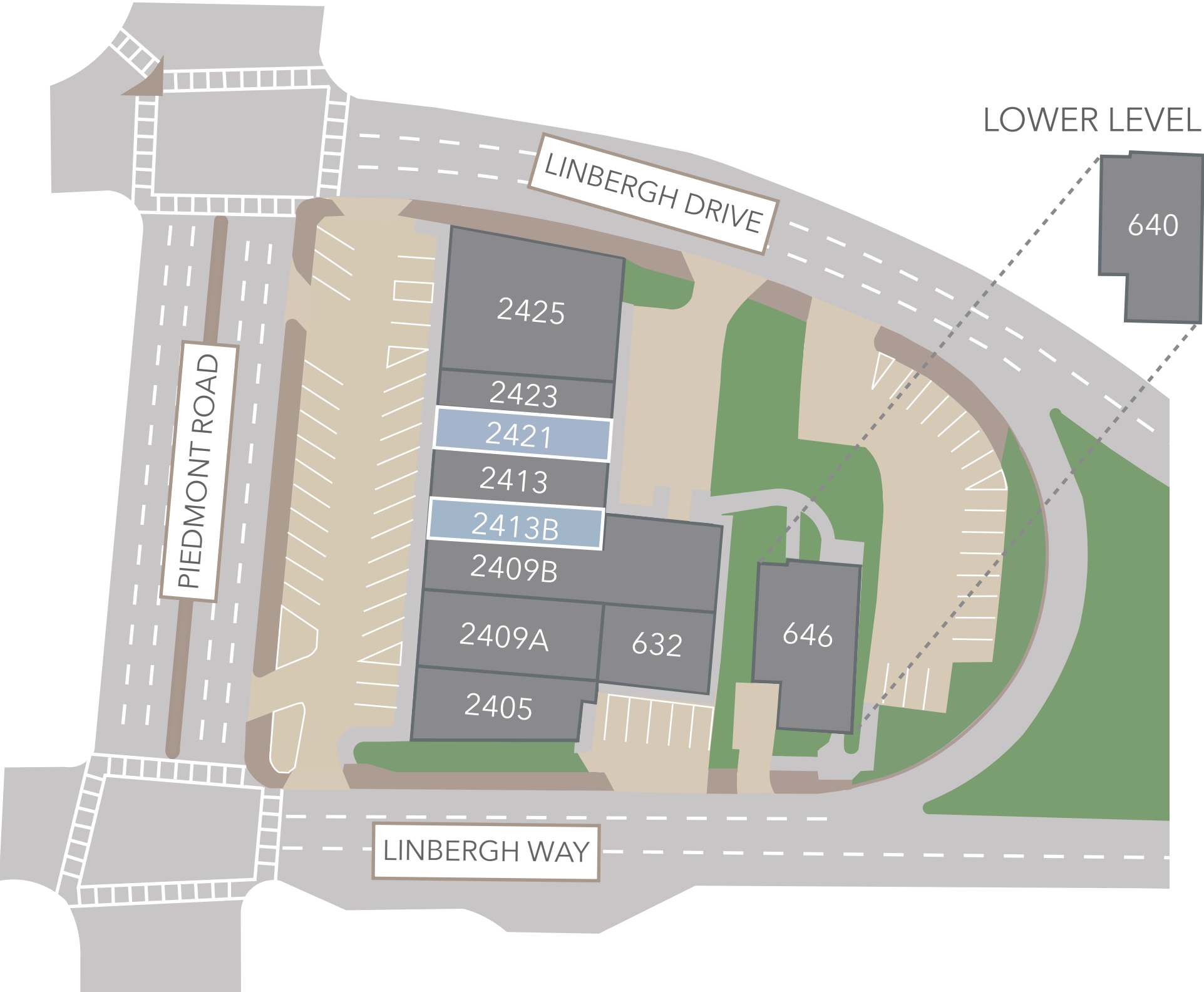
2405 Piedmont Road
Atlanta, Georgia 30324

Piedmont Road & Linbergh Way

2405 Piedmont, a 27,285 Square Foot Retail Strip Center, is located at the intersection of Piedmont Road and Lindberg Way in South Buckhead. The center has excellent Access to GA Hwy 400, I-85, I-75 and sits across the street from the Lindberg Marta Station. 2405 Piedmont offers excellent visibility with over 40,000 VPD and is well located to serve the surrounding neighborhoods.



Bill Dabney
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Available

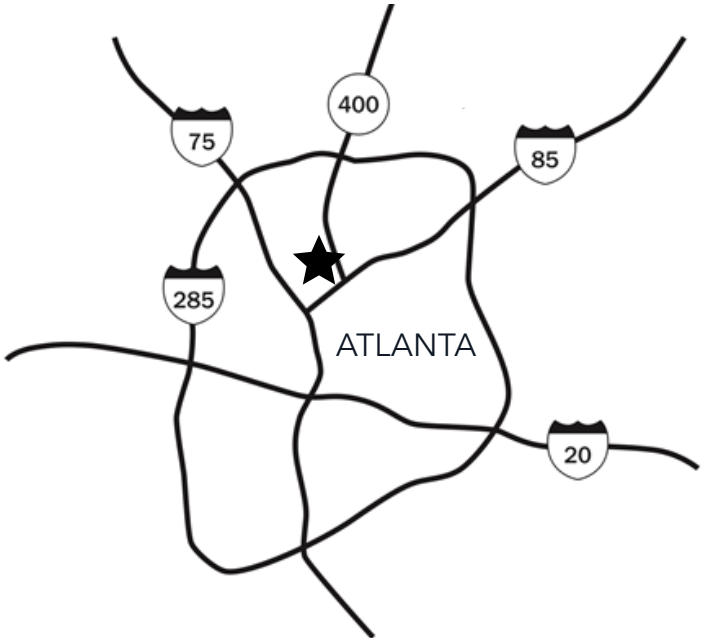
Suite	Tenant
632	Steve Hightower Salon (3,615 sf)
640	Gardenology (1,600 sf)
646	Big Cat Tattoo (4,064 sf)
2405	Pro Dry Cleaners (2,000 sf)
2409A	EZ Pawn (3,839 sf)
2409B	Q Spa (3,369 sf)
2413B	AVAILABLE (1,200 sf)
2413	Smoke Trip (1,349 sf)
2421	AVAILABLE (1,156 sf)
2423	Metro PCS (1,198 sf)
2425	The Boiler (3,844 sf)



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Piedmont Road & Linbergh Way



DEMOGRAPHIC SNAPSHOT

2024

	1 mile	3 mile	5 mile
Population	20,782	167,943	393,372
Average HHI	\$114,987	\$134,182	\$134,120
Median Age	34.3	35.7	34.7
Total Households	11,784	88,840	190,880
Daytime Employees	11,446	209,951	532,879

TRAFFIC COUNT

2025

Piedmont Rd (North of site)	42,055 aadt
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2405 Piedmont Road

Legend

400

198,780 VPD

211,680 VPD

INTERSTATE
85

The Tile Shop
HomeGoods®
Office DEPOT
ROSS
DRESS FOR LESS®
Michaels
Marshall's

THE HOME DEPOT

THE DUMP
AMERICA'S FURNITURE OUTLET

marta

BEST BUY
Ashley
HOMESTORE
STARBUCKS
COFFEE
TARGET

CVS
pharmacy
Publix.
McDonald's

TACOMAC
LONGHORN
STEAKHOUSE
chili's
DUNKIN'
DONUTS
AMERICA RUNS ON DUNKIN'

Kroger

37,160 VPD

2405 Piedmont

INTERSTATE
85

SWEET WATER

198,780 VPD

N

3000 ft

Google Earth

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CARTEL
PROPERTIES

Site Analysis- Existing Conditions

Piedmont Plaza - Atlanta, GA



