



480 EAST PACES FERRY

480 E Paces Ferry Road
Atlanta, Georgia 30305

East Paces Ferry Road & Maple Drive

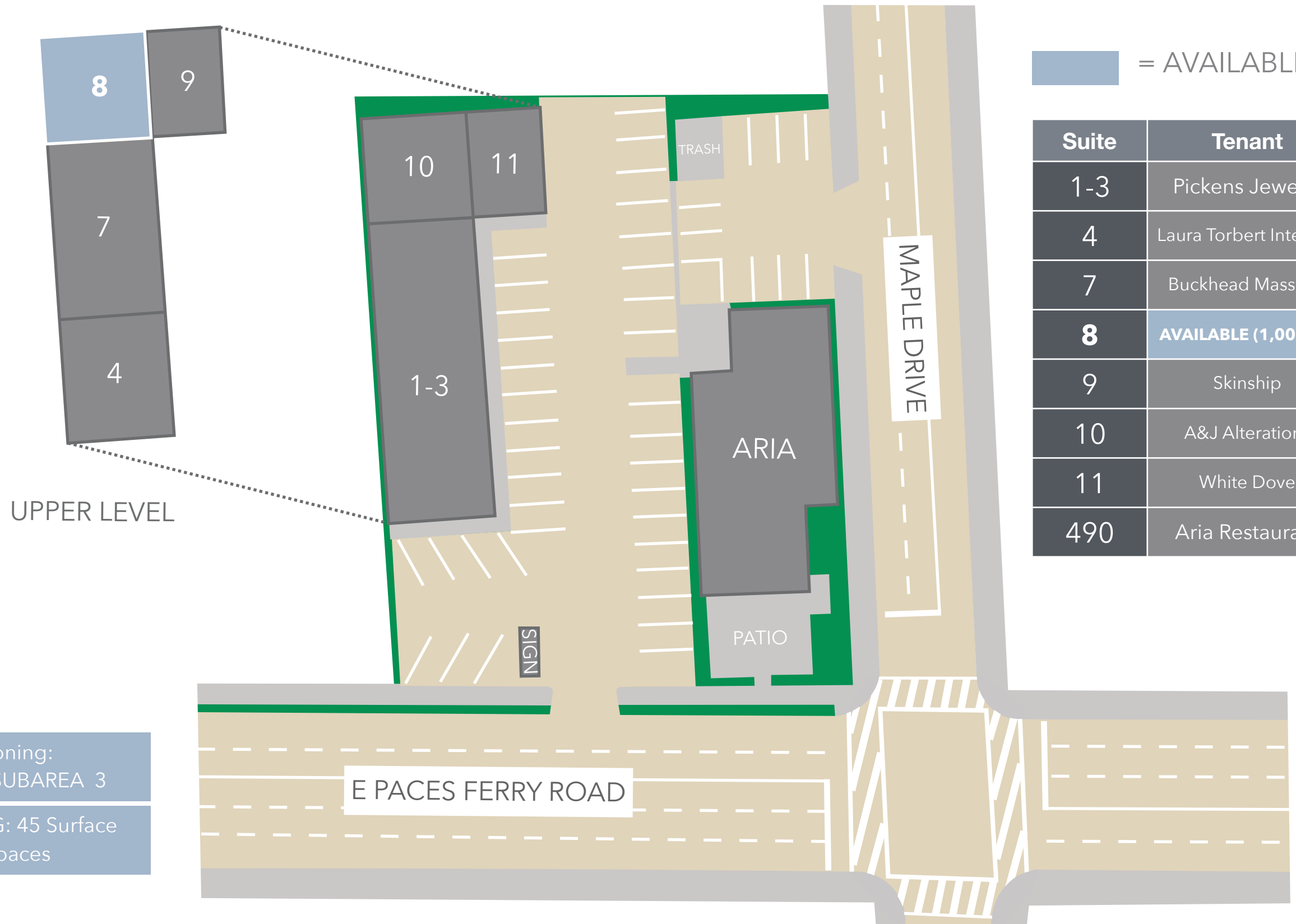
480 East Paces Ferry Road is a 10,350 square foot two story Retail / Office building with a Free Standing Restaurant located in Buckhead, Atlanta. Enjoying a prime location at the intersection of East Paces Ferry Road and Maple Drive, this property is conveniently positioned to serve the daytime population base as well as the surrounding neighborhoods. The property offers 45 surface parking spaces and features prominent signage on East Paces Ferry Road. Award Winning Aria Restaurant occupies the restaurant space, and provides heavy traffic at night.



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 = AVAILABLE

Suite	Tenant
1-3	Pickens Jewelry
4	Laura Torbert Interiors
7	Buckhead Massage
8	AVAILABLE (1,000 SF)
9	Skinship
10	A&J Alterations
11	White Dove
490	Aria Restaurant



Zoning:
SPI 9 ; SUBAREA 3

PARKING: 45 Surface
Spaces



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DEMOGRAPHIC SNAPSHOT

2024

	1 mile	3 mile	5 mile
Population	27,359	136,892	348,429
Average HHI	\$128,739	\$137,095	\$137,192
Median Age	38	36.5	34.9
Total Households	18,312	68,952	159,690
Daytime Employees	54,801	123,068	461,853

TRAFFIC COUNT

2022

Peachtree Rd (South of Site)	57,014 aadt
Roswell Rd (North of Site)	20,892 aadt
E Paces Ferry (East of Site)	9,426 aadt



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Suite 8 - Lobby



Suite 8 - Office #1



Suite 8 - Office #2



Suite 8 - Print Room

Suite 8 - Floor Plan

