



2173 PIEDMONT ROAD

2173 Piedmont Road NE
Atlanta, Georgia 30324

Piedmont Road & Lakeshore Drive

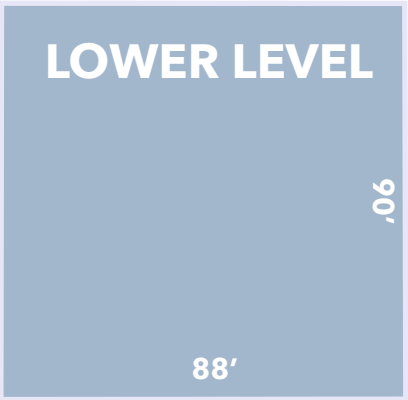
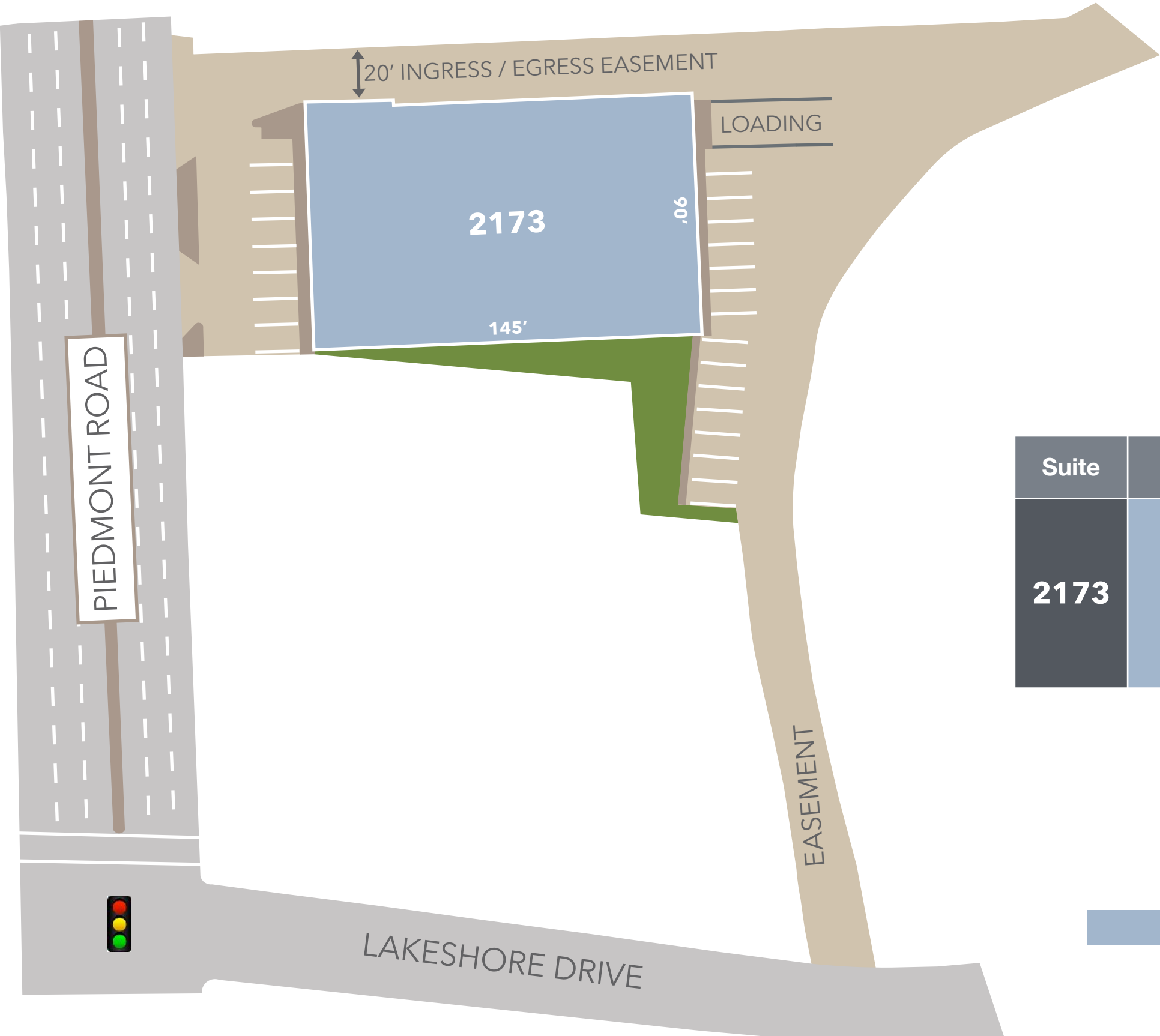
2173 Piedmont is a 22,000 Square Foot free standing Industrial zoned building in South Buckhead, Atlanta. With excellent visibility on Piedmont Road, and 55,499 cars passing per day, this property lends itself to a number of different business types. Enjoying a prime location in South Buckhead and with immediate access to I-85, this property is uniquely positioned to serve the daytime population base as well as the surrounding neighborhoods. The property offers 8 parking spaces in the front and 15 spaces in the rear for a total of 23 spaces.



Matt Rohrig
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 =Available

Suite	Tenant
2173	AVAILABLE (22,000 sf)

ZONING: I-1



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DEMOGRAPHIC SNAPSHOT

	1 mile	3 mile	5 mile
Population	20,643	190,547	397,701
Average HHI	\$108,915	\$139,014	\$131,806
Average Age	34	36.4	35.7
Total Households	10,351	98,293	187,196
Daytime Employees	11,017	268,444	480,642

2021

TRAFFIC COUNT

Piedmont Road

2018

55,499 aadt



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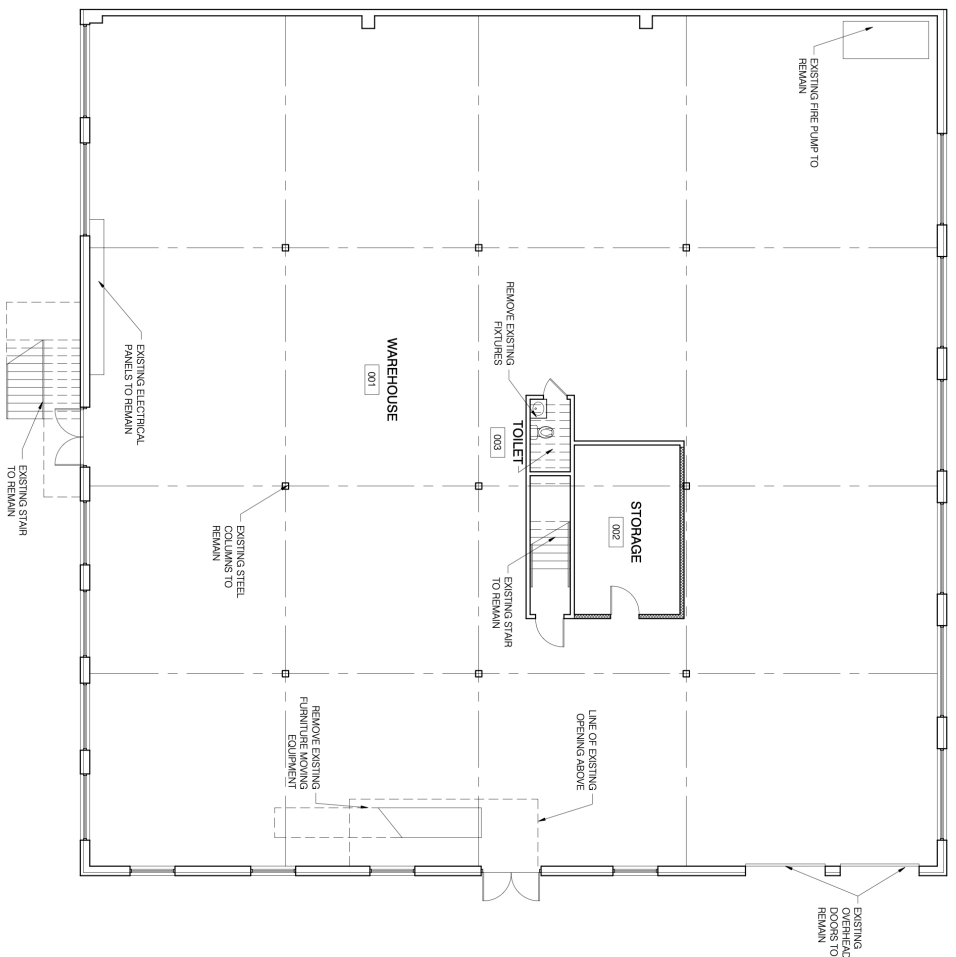
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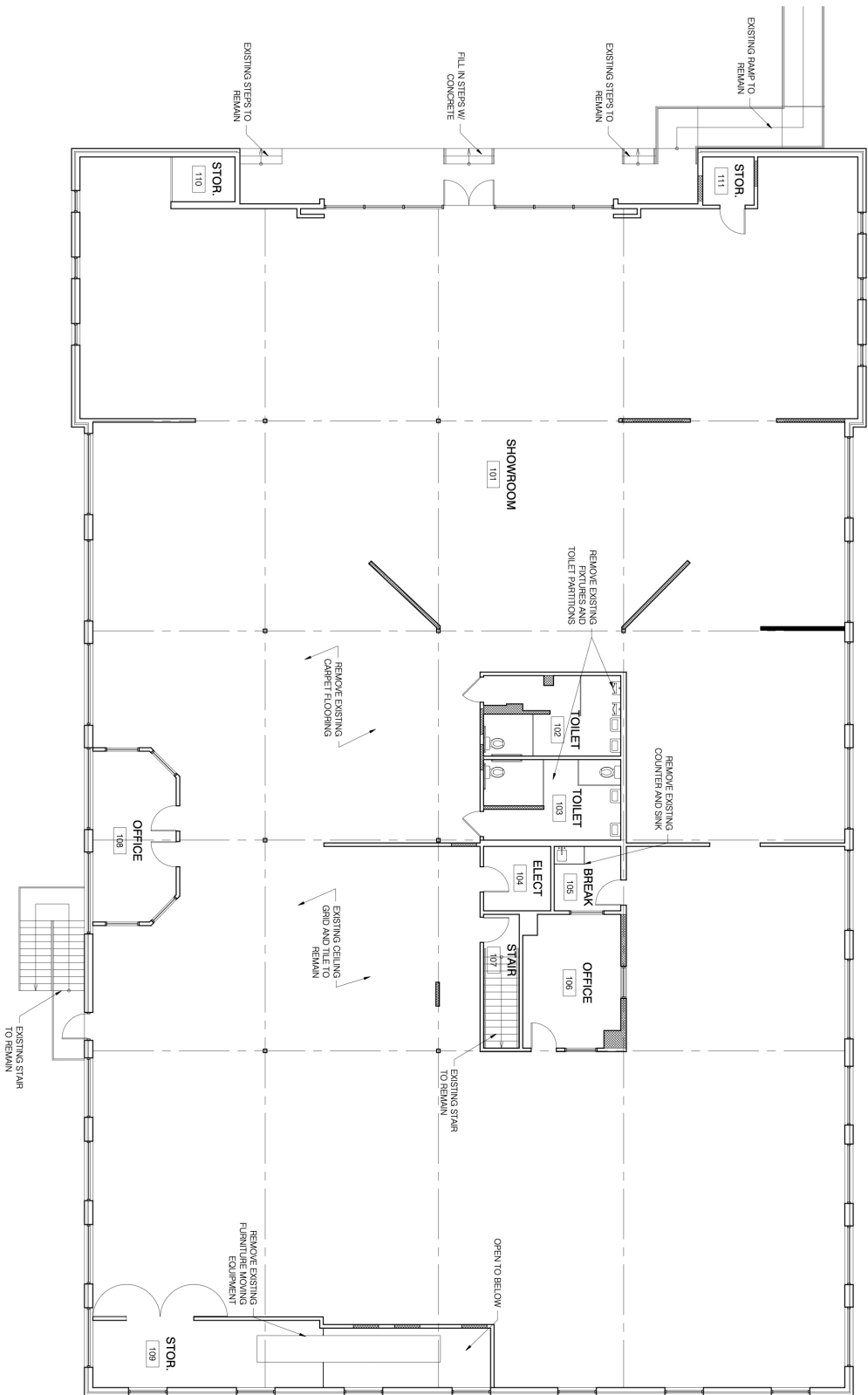








1 existing / demolition plan - basement
A1.0 SCALE: 1/8" = 1'-0"



1 existing / demolition plan - 1st floor
A1.1 SCALE: 1/8" = 1'-0"