



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.

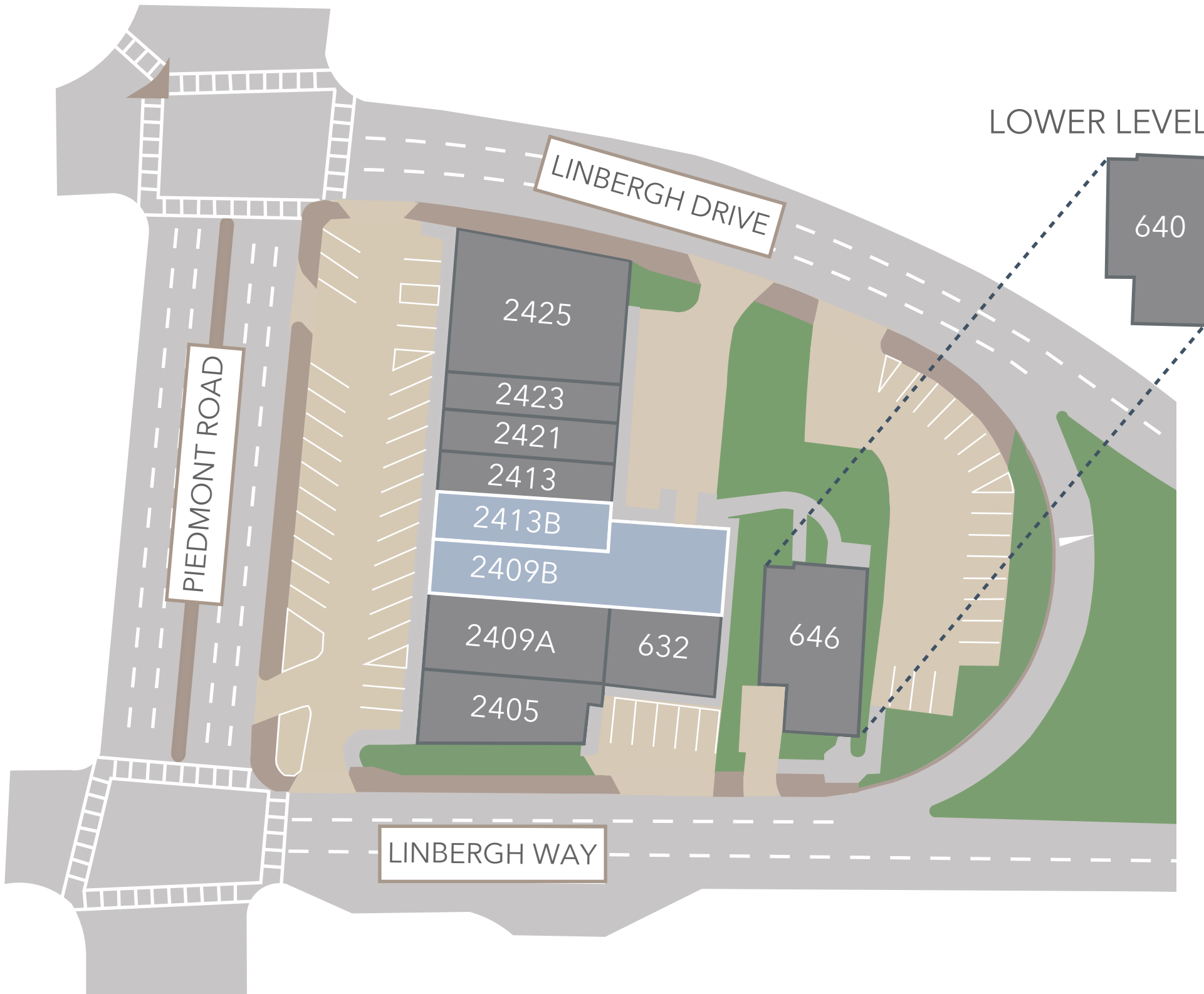


Bill Dabney
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 = Available

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/ 2413B	AVAILABLE (1,236 - 4,609 sf)
2413	Smoke Trip (2,600 sf)
2421	Mister's Barbershop (1,156 sf)
2423	Metro PCS (1,198 sf)
2425	The Boiler (3,844 sf)

ZONING: SPI - 15 : SA3

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DEMOGRAPHIC SNAPSHOT

2023

	1 mile	3 mile	5 mile
Population	18,495	170,108	379,137
Average HHI	\$114,934	\$142,132	\$135,107
Median Age	36.5	38.4	37.6
Total Households	9,773	88,758	180,728
Daytime Employees	11,218	207,927	519,619

TRAFFIC COUNT

2022

Piedmont Rd (North of site)	38,799 aadt
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Legend

400

211,680 VPD

INTERSTATE 85

The Tile Shop
HomeGoods
Office DEPOT

ROSS DRESS FOR LESS
Michaels
Marshalls



BEST BUY

Ashley HOMESTORE

TARGET

STARBUCKS COFFEE

CVS pharmacy

Publix

McDonald's

TACOMAC

LONGHORN

chili's

DUNKIN' DONUTS



37,160 VPD

2405 Piedmont

INTERSTATE 85

198,780 VPD



3000 ft

Google Earth

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Site Analysis- Existing Conditions

Piedmont Plaza - Atlanta, GA



LINDBERGH CENTER
TRANSIT STATION

PROJECT SITE
1.35 AC.

LINDBERGH DRIVE

PIEDMONT ROAD

LINDBERGH DRIVE

LINDBERGH WAY

