

# MIDTOWN SECOND GENERATION RESTAURANT AND LOUNGE

550-554 PIEDMONT AVE, ATLANTA, GA 30308



**MARIANO SAAL**

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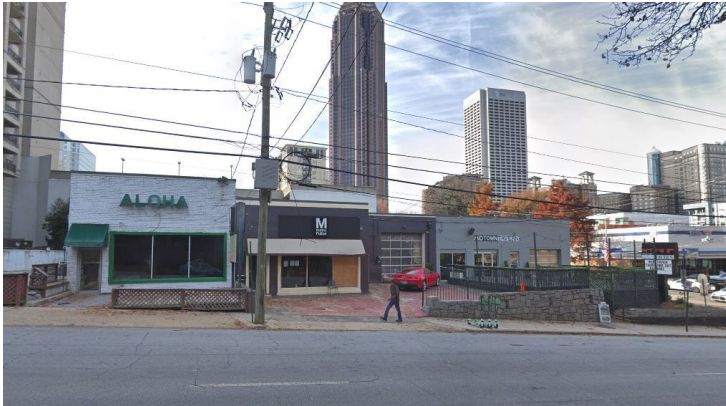
**FELIPE BARSKY**

Investment Sales  
770.800.7119  
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PRIME PROPERTIES

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## PROPERTY SUMMARY

Available SF:

Lease Rate: Inquire

Lot Size: 0.44 Acres

Building Size: 11,835 SF

Year Built: 1940

Renovated: 2019

Zoning: C4

Market: Atlanta

Sub Market: Midtown

Cross Streets: Piedmont Ave NE and Linden Ave NE

## PROPERTY OVERVIEW

Partially built out restaurant, bar, and lounge spaces available in the heart of Atlanta, just minutes from Downtown and Buckhead. This high density location has a daytime population of 62,000 within a one mile radius. The high traffic avenue provides maximum visibility and easy access to the surrounding 11,000+ residences in the immediate area.

## PROPERTY HIGHLIGHTS

- 17,600 Avg Daily Traffic
- 159,724 Population within 3 Mile Radius
- \$83,111 Avg. HH Income within 3 Mile Radius
- Onsite Parking and Street Parking

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LEASE TYPE	-	LEASE SPACE	-
LEASE TERM	Negotiable	LEASE RATE	Inquire

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
550	-	2,700 SF	Modified Net	Inquire	
554-B	-	5,434 SF	Modified Net	Inquire	

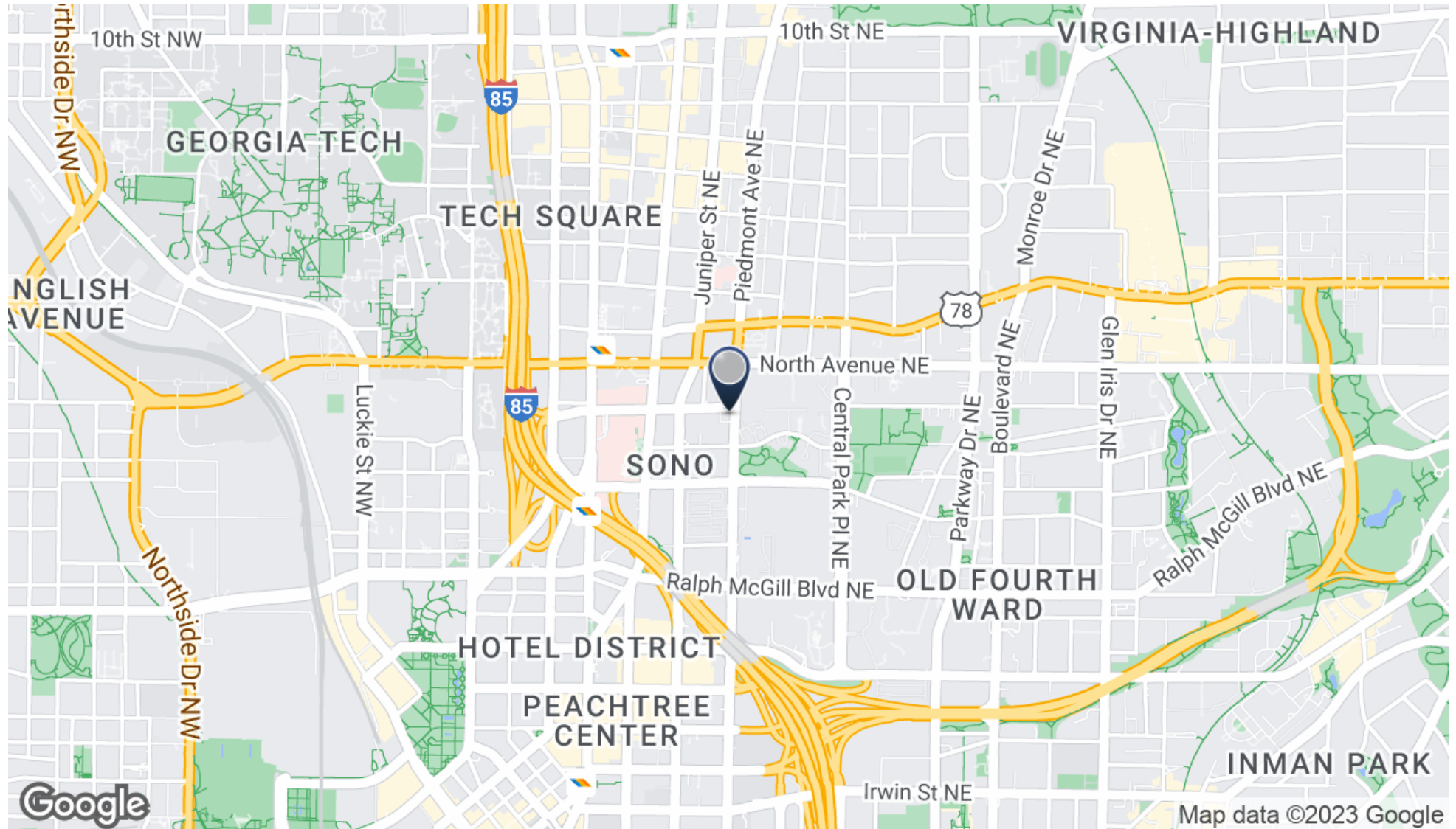
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