

MIDTOWN SECOND GENERATION RESTAURANTS AND LOUNGE

550-554 PIEDMONT AVE, ATLANTA, GA 30308



MARIANO SAAL

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FELIPE BARSKY

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PRIME PROPERTIES

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PROPERTY SUMMARY

Available SF:	2,700 or 5,434 SF
Lease Rate:	\$27.00/SqFt/Yr
CAM:	\$5.80/SqFt/Yr
Lease Type:	Net Lease
Year Built:	1940
Renovated:	2019
Zoning:	C 4
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.

The immediate area is heavily tenanted by restaurants and nightlife venues. These spaces offer the opportunity to open a hospitality concept with lower barriers to entry.

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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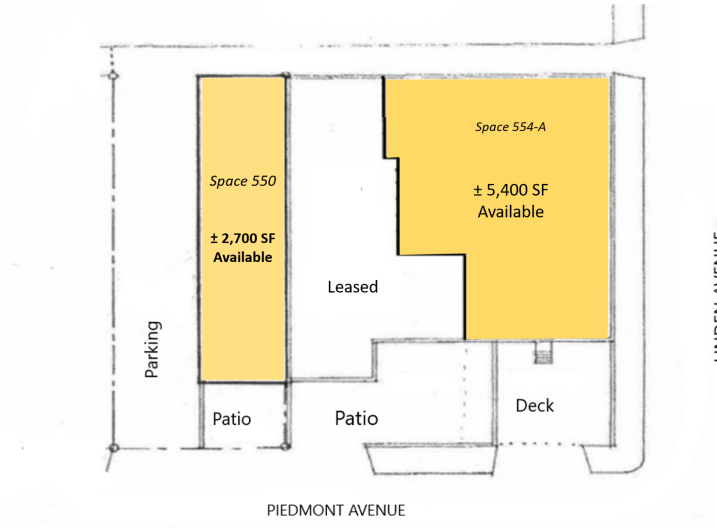
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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	N/A

AVAILABLE SPACES

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

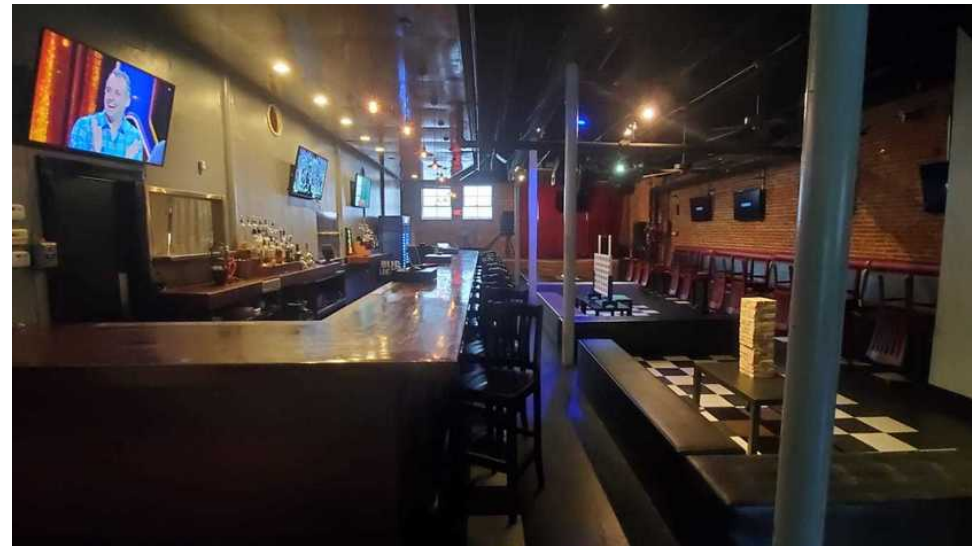
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554-A PIEDMONT AVE / 5,434 SQUARE FEET

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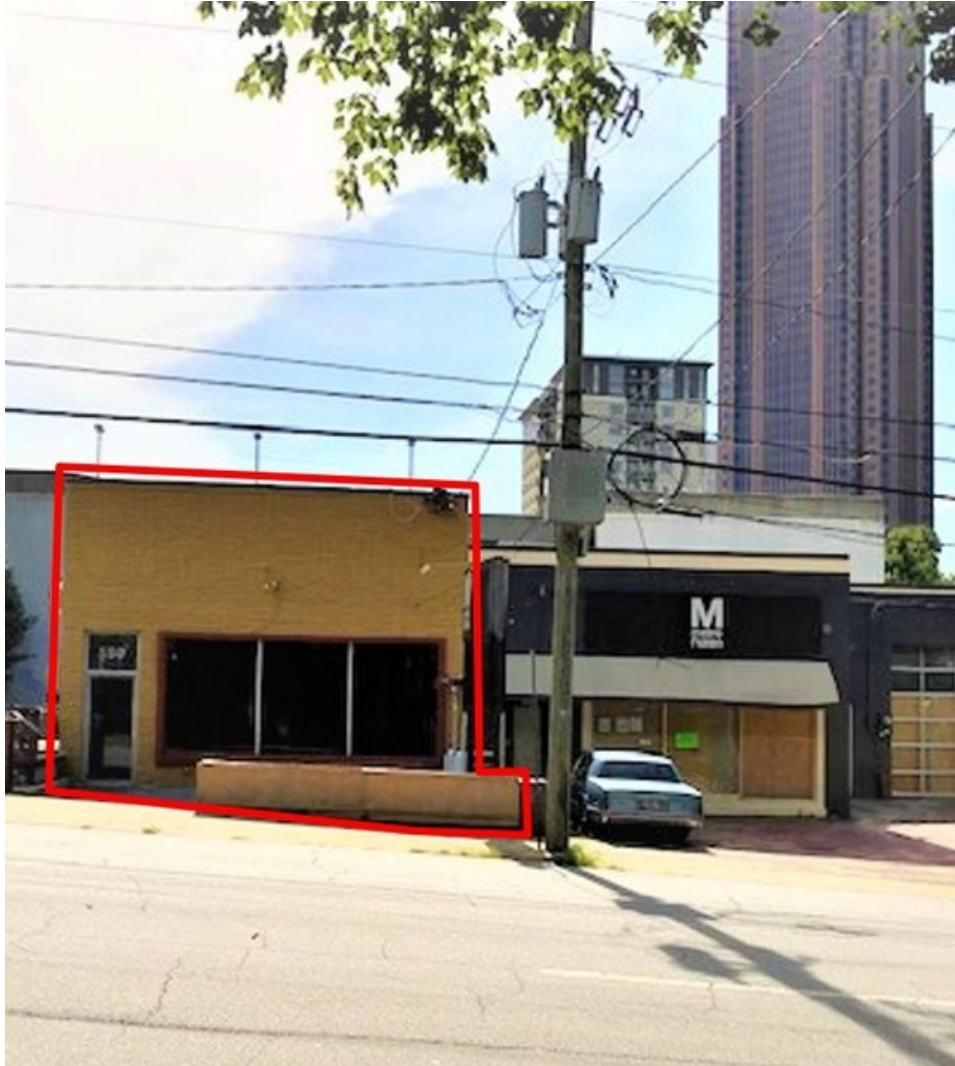
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550 PIEDMONT AVE / 2,700 SQUARE FEET

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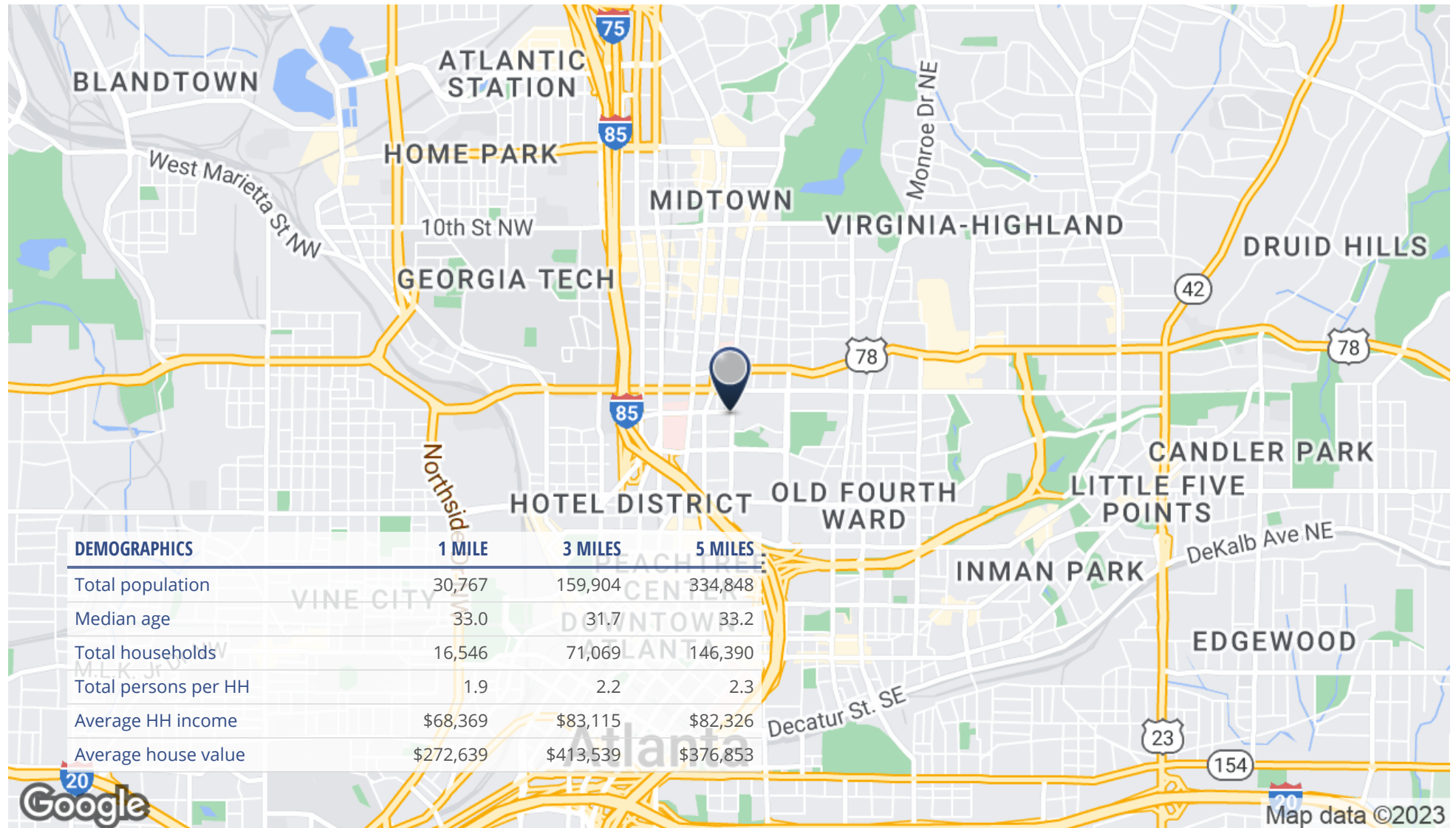
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