

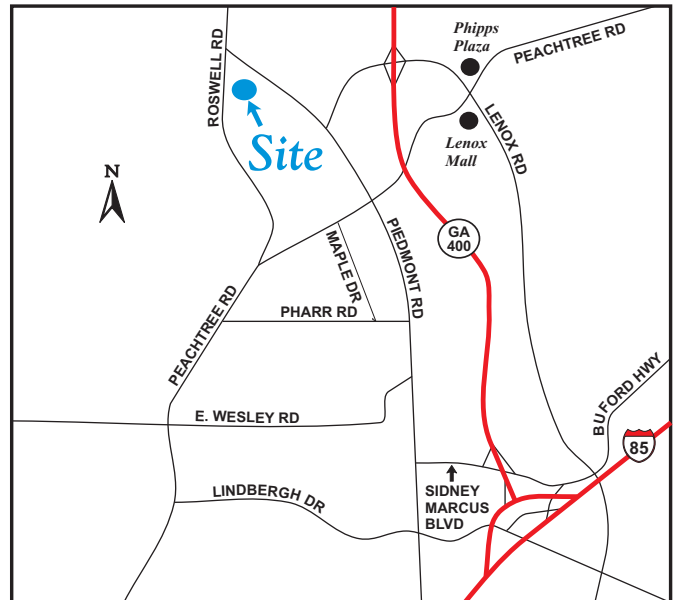
# **Buckhead Office & Retail Space for Lease**

Piedmont Road at Habersham and Roswell Roads  
Atlanta, Georgia 30305



**Office Available: 2,000 - 5,395 SF**  
**Retail Available: 1,373 & 1,747 SF**

- High Visibility Location Below 78 Upscale Residences
- Easy Access to GA 400, I-85 and the Buckhead Loop
- Free, Covered Parking
- Walking Distance to Shops and Restaurants
- 2009 Multi-Family EarthCraft Project of the Year



**Traffic Counts VPD: 23,330**

DEMOGRAPHICS		
1 Mile	2 Mile	3 Mile
<b>2009 Total Population</b>		
11,885	37,717	98,739
<b>2009 Average Household Income</b>		
\$158,864	\$150,791	\$136,670
<b>2009 Population</b>		
11,855	37,717	98,739



**JOEL & GRANOT**  
COMMERCIAL REAL ESTATE

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