



Ralph McGill Blvd NE



0.38 Acres

Courtland St NE

Piedmont Avenue

For Lease

332 NE Piedmont Ave
Atlanta, GA 30308

-  **Rate:** Negotiable
-  **Size:** 3,216 RSF
-  **Total Site:** ±0.38 acres
-  **VPD:** 14,300 on Piedmont

KB Yabuku
Vice President
+1 770 539 5151
kb.yabuku@colliers.com

Dany Koe
Vice President, Principal
+1 404 729 4759
dany.koe@colliers.com



Property Details

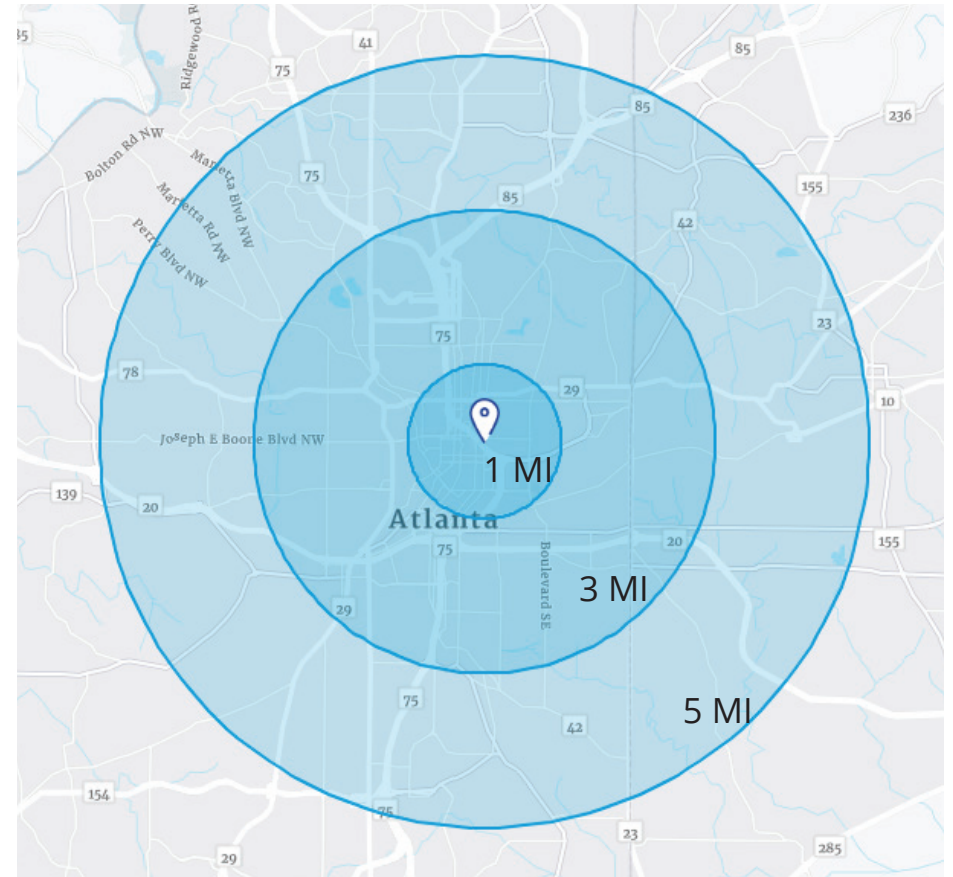
Address 332 NE Piedmont Ave, Atlanta, GA 30308

Parcel Number Parcel No. 14-0050-0009-047-2

Size 3,216 SF on 0.38 Acre Parcel

VPD Piedmont Avenue | 14,300 VPD

- Benefits
- Flexible on use
 - Great interstate access | I-75/85
 - Great proximity to Midtown and Downtown
 - Parking ratio: 3.73/1,000 SF



Demographics

2024 Households

1 MI 19,584
3 MI 103,981
5 MI 188,571

2024 Average Household Income

1 MI \$118,303
3 MI \$140,332
5 MI \$139,050

2024 Population

1 MI 41,121
3 MI 210,887
5 MI 398,986

Area Overview



GT Georgia Tech



EMORY
HEALTHCARE



G
GEORGIA
AQUARIUM

NATIONAL CENTER FOR
CIVIL AND HUMAN RIGHTS



100
CENTENNIAL
OLYMPIC PARK



Georgia
Power

State Farm
ARENA

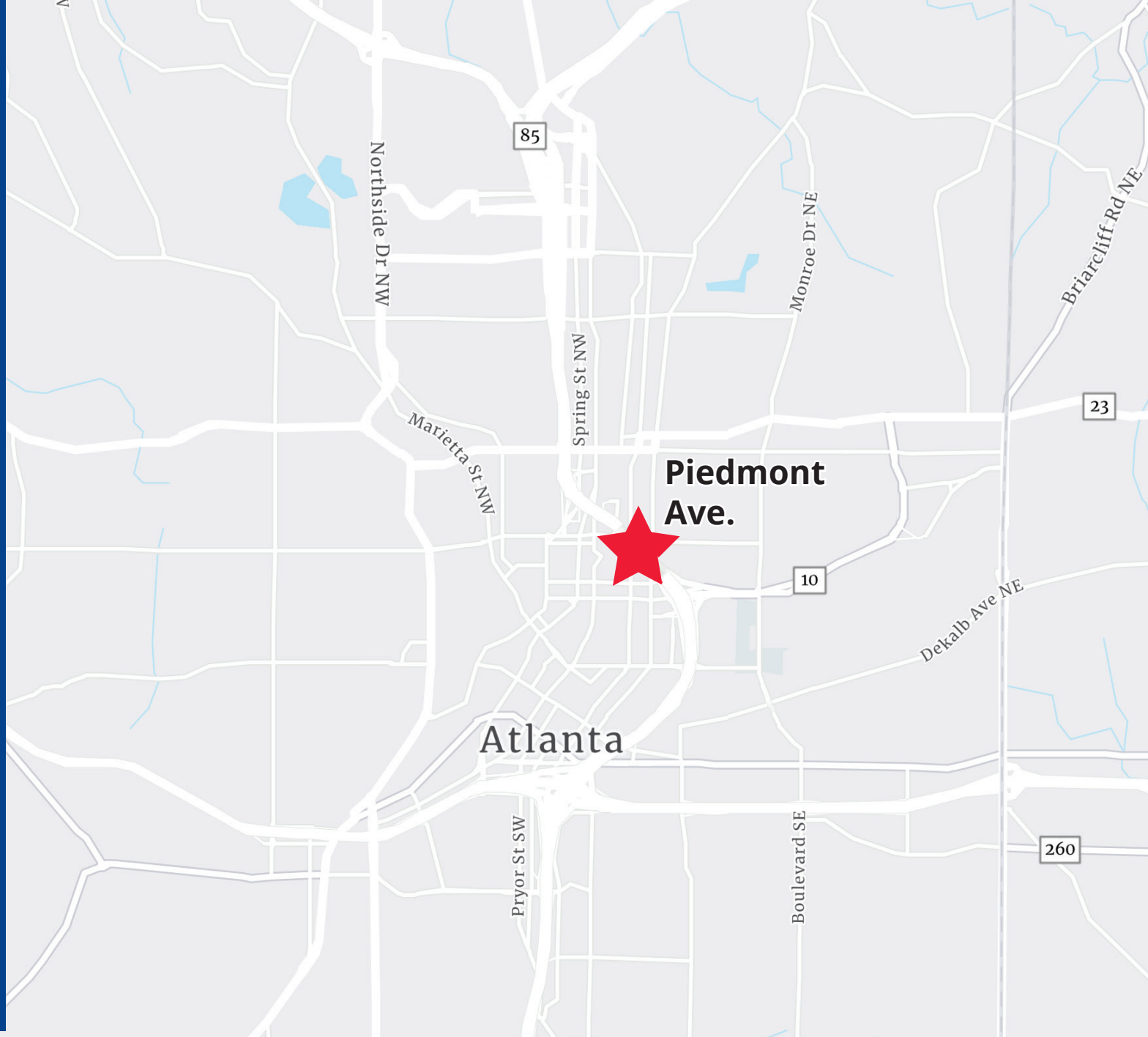
Mercedes-Benz
STADIUM



1230 Peachtree Street NE
Suite 800
Atlanta, GA 30309
United States
+1 404 888 9000
colliers.com

KB Yabuku
Vice President | Principal
+1 770 539 5151
kb.yabuku@colliers.com

Dany Koe
Vice President, Principal
+1 404 729 4759
dany.koe@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. (Colliers International - Atlanta, LLC).