



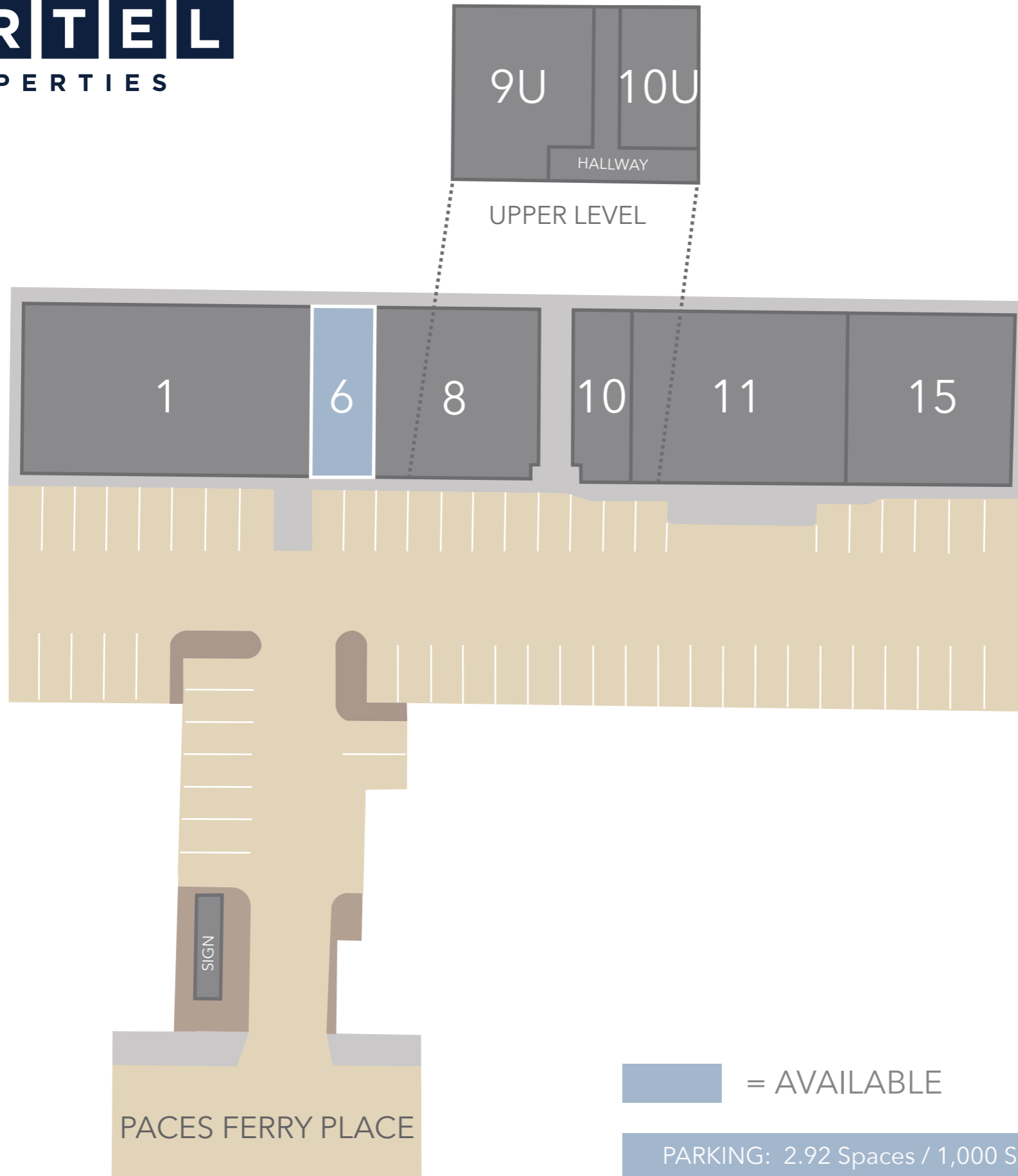
PACES FERRY PLACE

3209 Paces Ferry Place
Atlanta, Georgia 30305

Paces Ferry Place, a 20,203 square foot, Two Level Retail Center, is located in the West Village of Buckhead Atlanta. The center offers 59 surface parking spaces and features prominent signage on Paces Ferry Place. The property is uniquely positioned to serve the daytime population base as well as the surrounding neighborhoods.



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Suite	Tenant
1	Waterworks (5,494 sf)
6	AVAILABLE (1,382 sf)
8	Anna Booth Interiors (1,344 sf)
9U	Castro Design Studio (1,721 sf)
10U	Glo Bar Sugaring & SkinCare (700 sf)
10	Miller Brothers (1,300 sf)
11	The Sanctuary (6,296 sf)
15	Rebecca Boutique (3,226 sf)



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DEMOGRAPHIC SNAPSHOT

2023

	1 mile	3 mile	5 mile
Population	32,193	132,853	328,887
Average HHI	\$143,933	\$148,427	\$140,646
Median Age	40.7	38.9	37.9
Total Households	18,351	67,308	158,148
Daytime Employees	39,340	119,226	442,863

TRAFFIC COUNT

2022

Roswell Rd & Irby Ave	19,706, aadt
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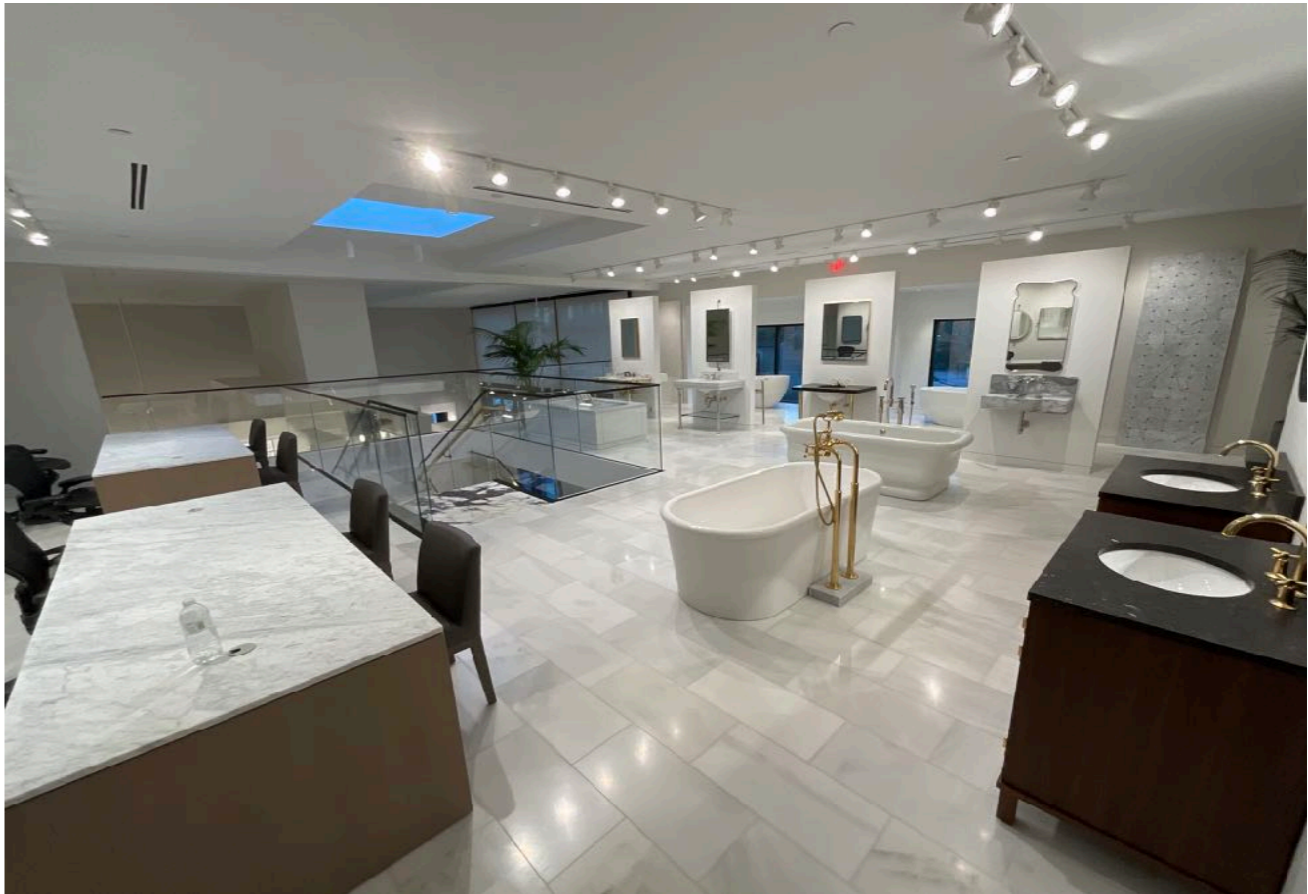
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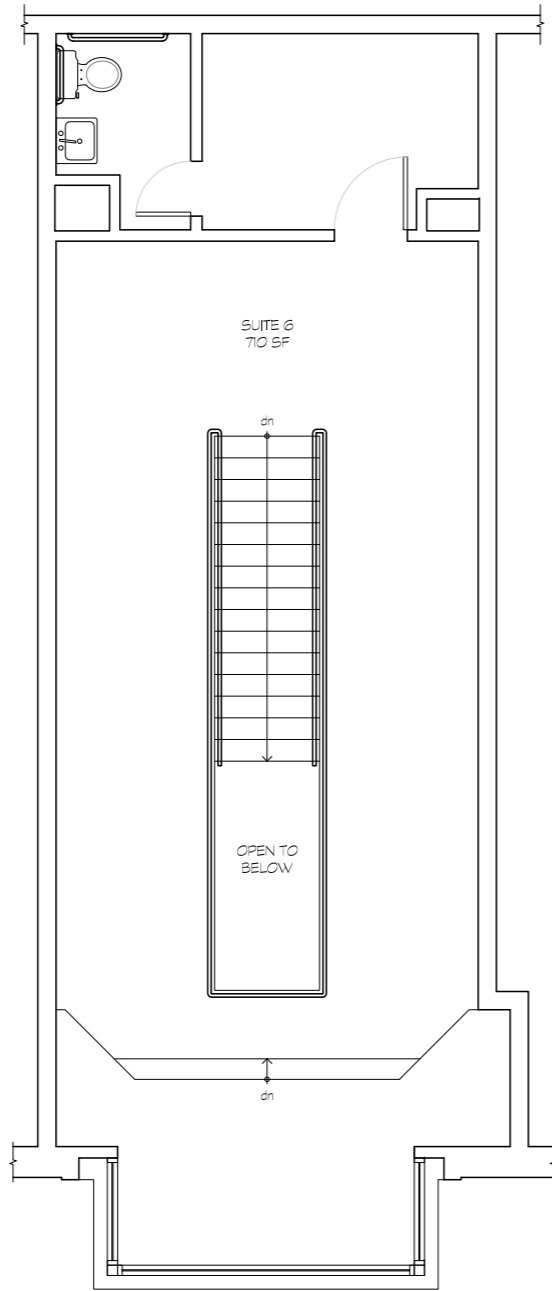


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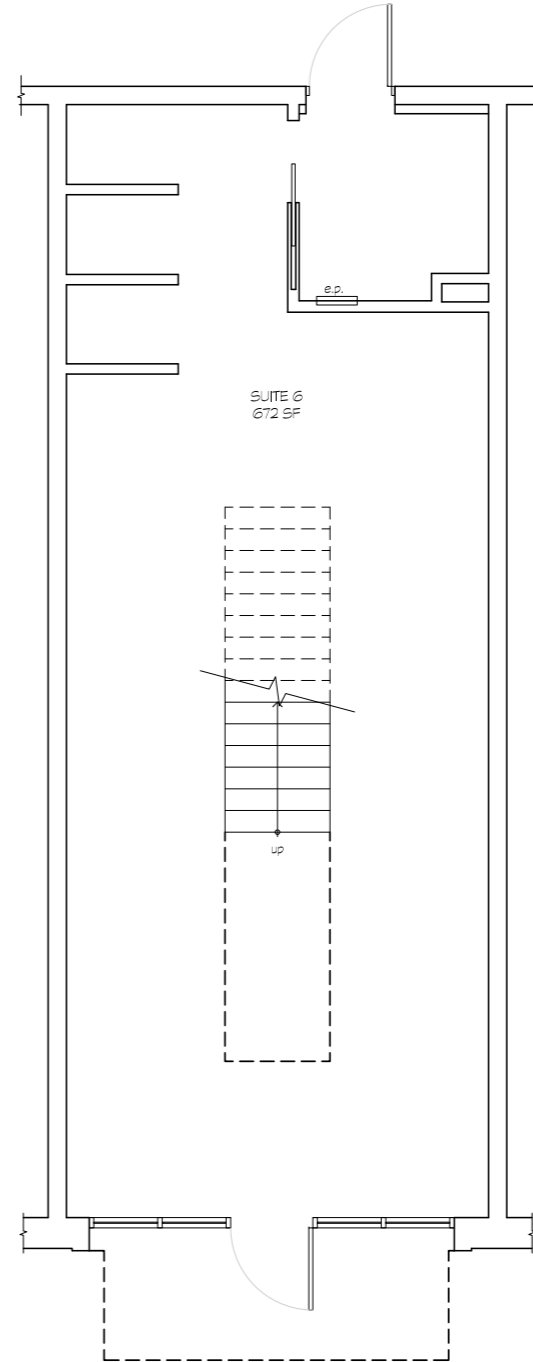








2 **EXISTING SECOND LEVEL**
 AD1.0 0 4' 8' 1/4" = 1'-0"



1 **EXISTING FIRST LEVEL**
 AD1.0 0 4' 8' 1/4" = 1'-0"