



## 2405 PIEDMONT ROAD

2405 Piedmont Road  
Atlanta, Georgia 30324

Piedmont Road & Linbergh Way

2405 Piedmont, a 27,285 Square Foot Retail Strip Center, is located at the intersection of Piedmont Road and Lindberg Way in South Buckhead. The center has excellent Access to GA Hwy 400, I-85, I-75 and sits across the street from the Lindberg Marta Station. 2405 Piedmont offers excellent visibility with over 40,000 VPD and is well located to serve the surrounding neighborhoods.

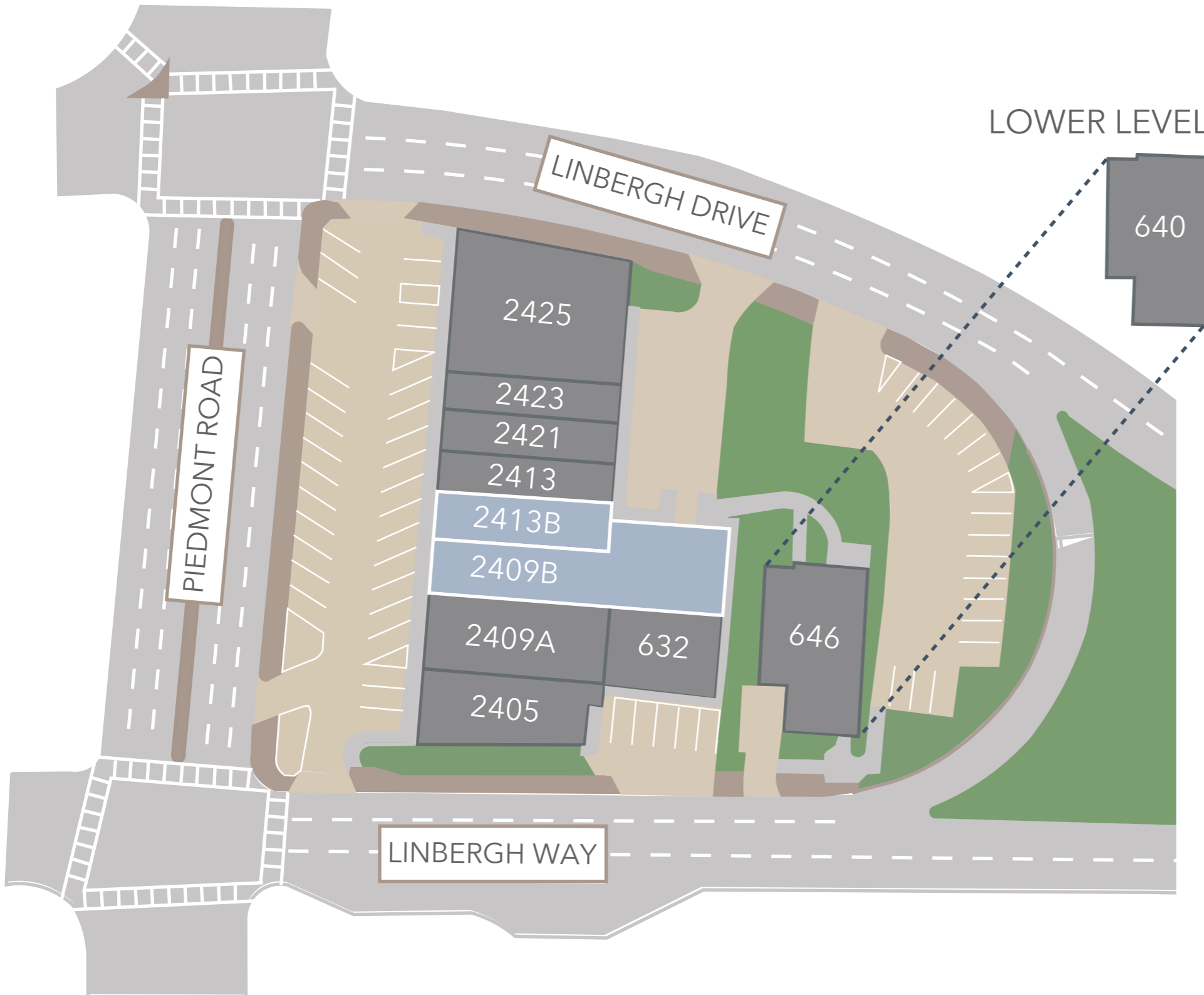


Bill Dabney  
(404) 237 2972  
[Leasing@cartelgroup.com](mailto:Leasing@cartelgroup.com)

**2405 PIEDMONT ROAD**

2405 Piedmont Road  
Atlanta, Georgia 30324

Piedmont Road & Linbergh Way



  = Available

Suite	Tenant
632	Steve Hightower Salon (3,615 sf)
640	Gardenology (1,600 sf)
646	Big Cat Tattoo (4,064 sf)
2405	Pro Dry Cleaners (2,000 sf)
2409A	EZ Pawn (3,839 sf)
2409B/ 2413B	<b>AVAILABLE</b> (1,236 - 4,609 sf)
2413	Smoke Trip (2,600 sf)
2421	Mister's Barbershop (1,156 sf)
2423	Metro PCS (1,198 sf)
2425	The Boiler (3,844 sf)

ZONING: SPI - 15 : SA3



# 2405 PIEDMONT ROAD

2405 Piedmont Road  
Atlanta, Georgia 30324

Piedmont Road & Linbergh Way



## DEMOGRAPHIC SNAPSHOT

2023

	1 mile	3 mile	5 mile
Population	18,495	170,108	379,137
Average HHI	\$114,934	\$142,132	\$135,107
Median Age	36.5	38.4	37.6
Total Households	9,773	88,758	180,728
Daytime Employees	11,218	207,927	519,619

## TRAFFIC COUNT

2022

Piedmont Rd (North of site)	38,799 aadt
-----------------------------	-------------



Bill Dabney  
(404) 237 2972  
Leasing@cartelgroup.com



2405 Piedmont Road

Legend

400

211,680 VPD

INTERSTATE 85

The Tile Shop  
HomeGoods  
Office DEPOT

ROSS DRESS FOR LESS  
Michaels  
Marshalls



BEST BUY  
Ashley HOMESTORE

TARGET  
STARBUCKS COFFEE

CVS pharmacy  
Publix  
McDonald's

TACOMAC  
LONGHORN

chili's  
DUNKIN' DONUTS



37,160 VPD

2405 Piedmont

INTERSTATE 85

198,780 VPD



3000 ft

Google Earth

Bill Dabney  
 (404) 237 2972  
 Leasing@cartelgroup.com





# Site Analysis- Existing Conditions

Piedmont Plaza - Atlanta, GA











**2415 PIEDMONT ROAD**  
2415 PIEDMONT ROAD  
ATLANTA, GEORGIA 30324

PROJECT NO.: 24180

SCALE: 1/4" = 1'-0"

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION

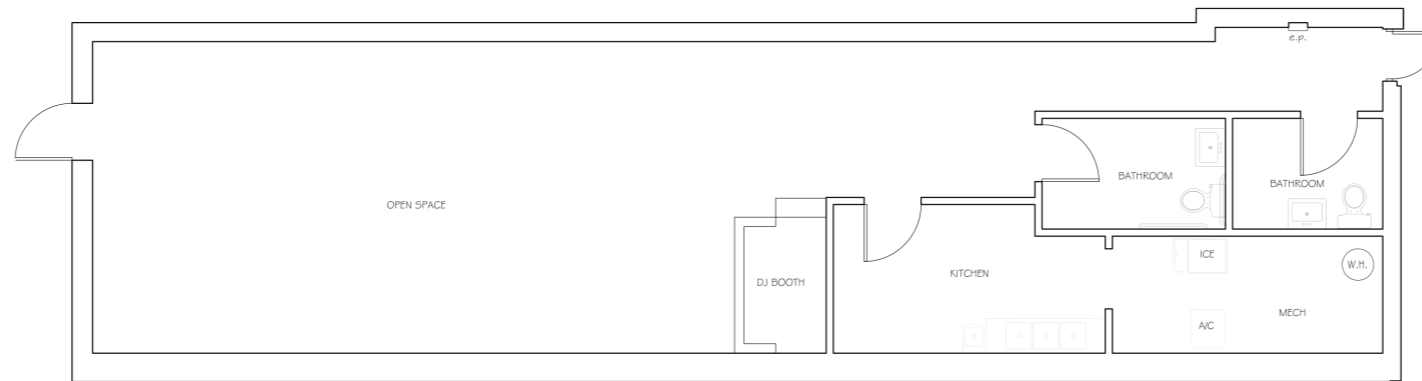
DRAWN BY: GM

CHECKED BY: REP

**EXISTING FLOOR PLAN**

**AD1.0**

06.18.24  
NOT RELEASED  
FOR CONSTRUCTION



AREA = 1,236 SQ. FT.



