



MORNINGSIDE CENTER

1578 Piedmont Ave NE,
Atlanta, GA 30324

Morningside Center is located in Piedmont Heights, 100 feet north of the northwest corner of Piedmont Ave and Monroe Drive, across from Ansley Mall. It is within close proximity to the Atlanta BeltLine, and the Morningside/Lenox Park residential neighborhoods. This location offers excellent tenant visibility, easy access to the expressway and is within minutes of Interstate 75/85.

**EXCLUSIVELY
MARKETED BY:**

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Mindy Selig
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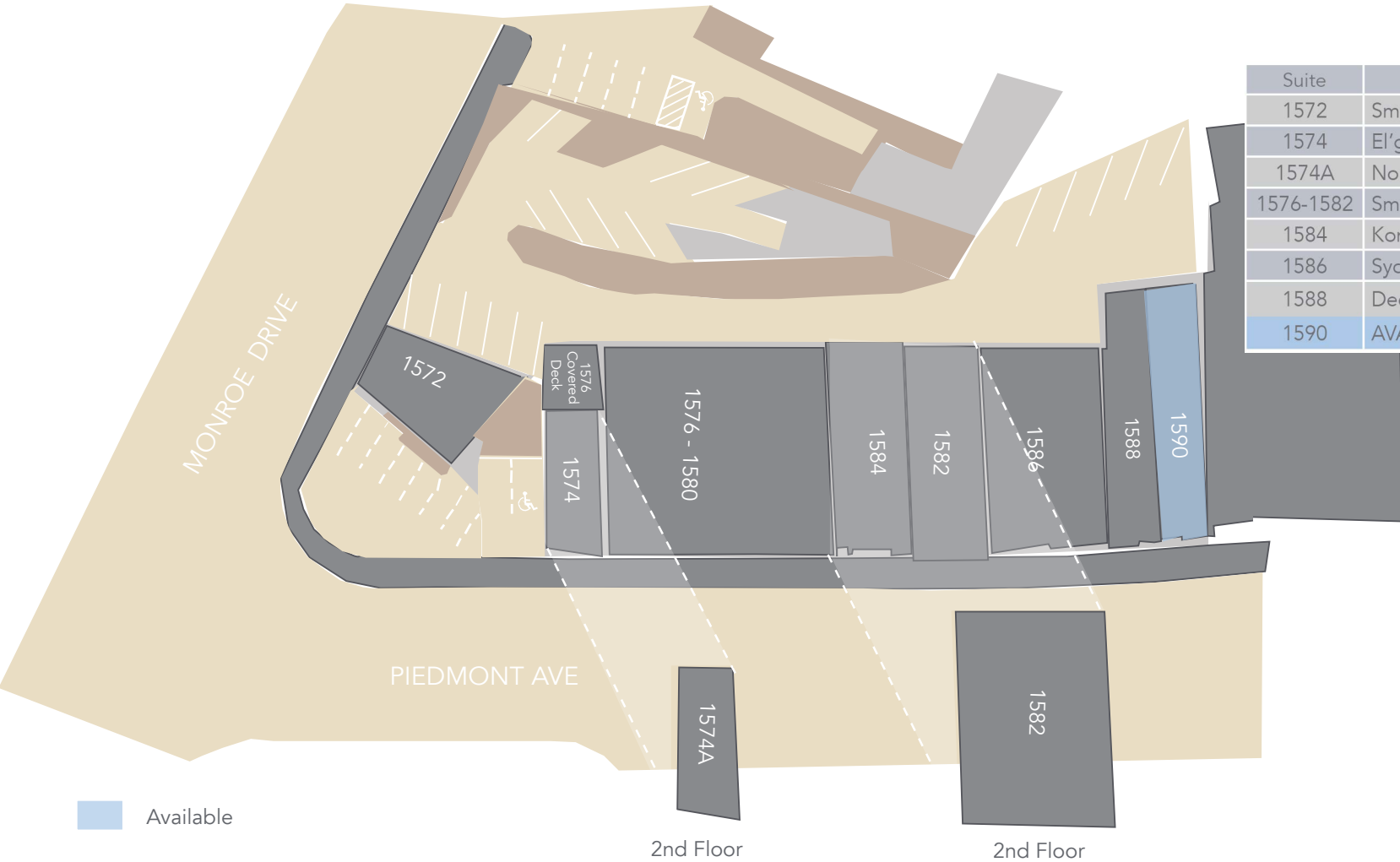




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Suite	Tenant	SF
1572	Smoothie King	1,260
1574	El'gant Alterations	904
1574A	Nolan Reeves	948
1576-1582	Smiths Olde Bar	10,511
1584	Kongs Kitchen	1,711
1586	Synchronicity Theatre	2,687
1588	Dees NY Style Kitchen	1,361
1590	AVAILABLE	1,469



Available

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DEMOGRAPHIC SNAPSHOT

2021

	.5 mile	1 mile	2 mile
Population	3,841	12,865	94,718
Median HHI	\$120,253	\$132,150	\$99,973
Median Age	40.5	41.4	34.6
Total Households	1,946	6,122	53,471
Daytime Employees	2,431	9,195	108,857

TRAFFIC COUNT

2020

Piedmont Ave N of Site (TC 5160)	23,900 aadt
Monroe Dr South of Buford Springs Connector (TC 5600)	17,700 aadt

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