

FOR LEASE > RETAIL/OFFICE BUILDING > FULTON COUNTY



99 West Paces Ferry Road

99 WEST PACES FERRY ROAD, ATLANTA, GA 30305



Overview

99 West Paces Ferry Road is a 16,000± SF retail/office building located in Buckhead. The affluent Buckhead address boasts strong demographics with an average household income of \$124,893 within a 3-mile radius, and a daytime population of approximately 140,000.

Available Spaces

- > 2,260± SF

Location

Conveniently situated in the heart of the bustling Buckhead district, this property is situated near the intersection of West Paces Ferry Road and Roswell Road, directly across the street from the St. Regis of Atlanta. It is in walking distance to the retail shops and restaurants on East Andrews Drive and within minutes of the future site of Buckhead Atlanta.

Traffic Counts

- > 16,660 VPD west of the property on West Paces Ferry Road
- > 19,630 VPD north of the center on Roswell Road
- > 33,740 VPD south of the Center on Peachtree Road

DEMOGRAPHICS (2014)

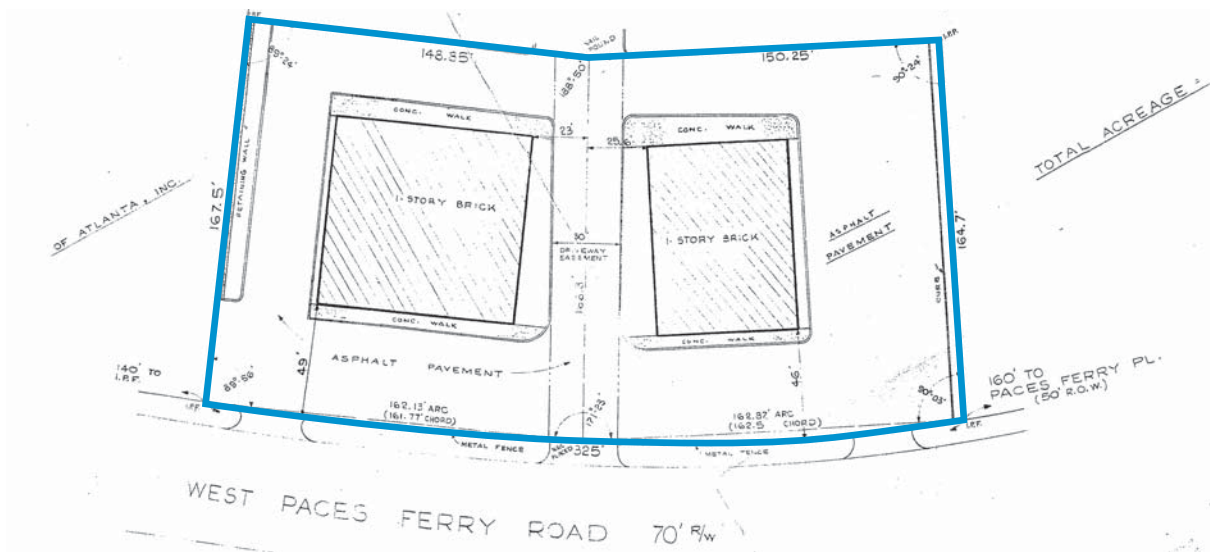
	1-MILE	3-MILE	5-MILE
POPULATION	14,983	114,739	299,916
HOUSEHOLDS	8,902	58,586	142,467
AVERAGE HH INCOME	\$117,167	\$122,462	\$111,982



COLEMAN MORRIS
DIRECT +1 404 574 1013
coleman.morris@colliers.com

COLLIERS INTERNATIONAL
1230 Peachtree Street | Suite 800
Atlanta, Georgia 30309
www.colliers.com/atlanta

99 West Paces Ferry Rd > Site Plan



99 West Paces Ferry Rd > Aerial



Contact Information

COLEMAN MORRIS
 DIRECT +1 404 574 1013
coleman.morris@colliers.com



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COLLIERS INTERNATIONAL
 1230 Peachtree Street | Suite 800
 Atlanta, Georgia 30309
 Main: +1 404 888 9000
 Fax: +1 404 870 2845
www.colliers.com/atlanta