



COMMERCIAL BUILDING FOR SALE

60 PIEDMONT AVENUE
ATLANTA, GA 30303



+/- 11,000 SF Office/Retail Space

PROPERTY ATTRIBUTES

- Building was completely renovated in 1999, including all new mechanical systems, electrical, elevator, roof, and interior finishes
- Open, loft-style layout with exposed ductwork, brick walls & 11'9" ceiling heights
- Opportunity to create distinct identity for a 11,000-square-foot tenant in a 3,366 square foot main building and a 7,812 square foot 3-story tower.
- Convenient, secure parking adjacent to the building at a favorable monthly cost
- Located within walking distance of Georgia State University, Grady Hospital, Government offices (City, County, and State) and Atlanta's Central Business District
- I-75/85 and I-20 access only blocks away
- Revitalization of the Auburn Avenue commercial district is underway, which will include the renovation of two adjacent office buildings (Atlanta Life), a façade improvement program
- 39 reserved parking spaces and 2 handicap parking spaces

CONTACT

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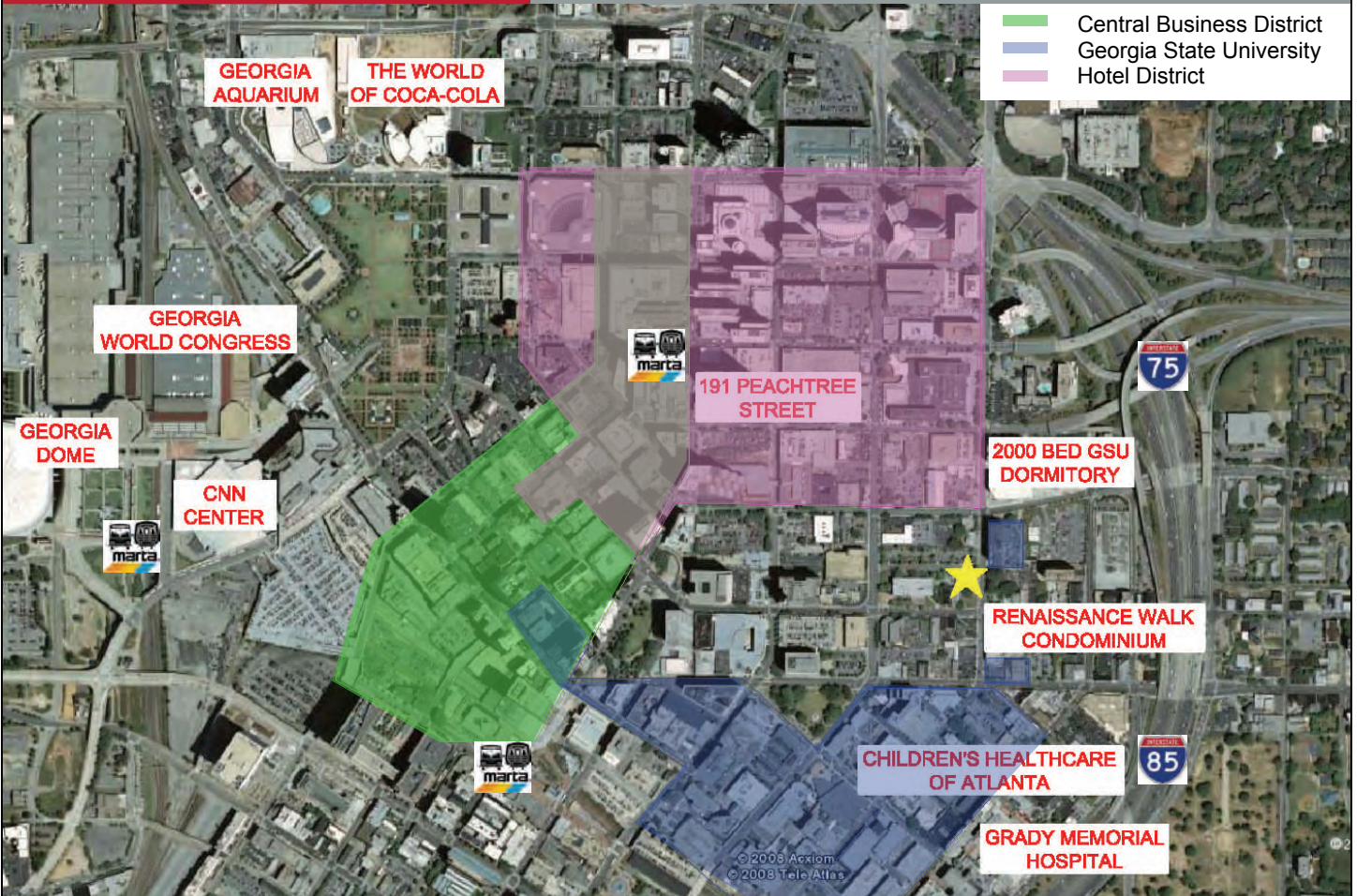
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REAL ESTATE SERVICES COMPANY



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile	Households	1 Mile	3 Mile	5 Mile
2012 Projection:	30,773	195,708	387,627	2012 Projection:	15,403	84,316	159,802
2007:	27,020	177,908	360,784	Growth 2000-2007:	40.75%	25.87%	17.35%
Growth 2000-2007:	31.56%	20.68%	14.82%	2007 Avg HH Income:	\$45,405	\$63,123	\$67,196
Average Age:	35.90	34.60	35.20	2007 Med Housing Value:	\$209,876	\$258,442	\$225,532
2007 Workers :	10,396	73,514	152,350	2007 Housing Units:	15,751	89,828	172,106

Daytime Employment

Daytime Population 140,385

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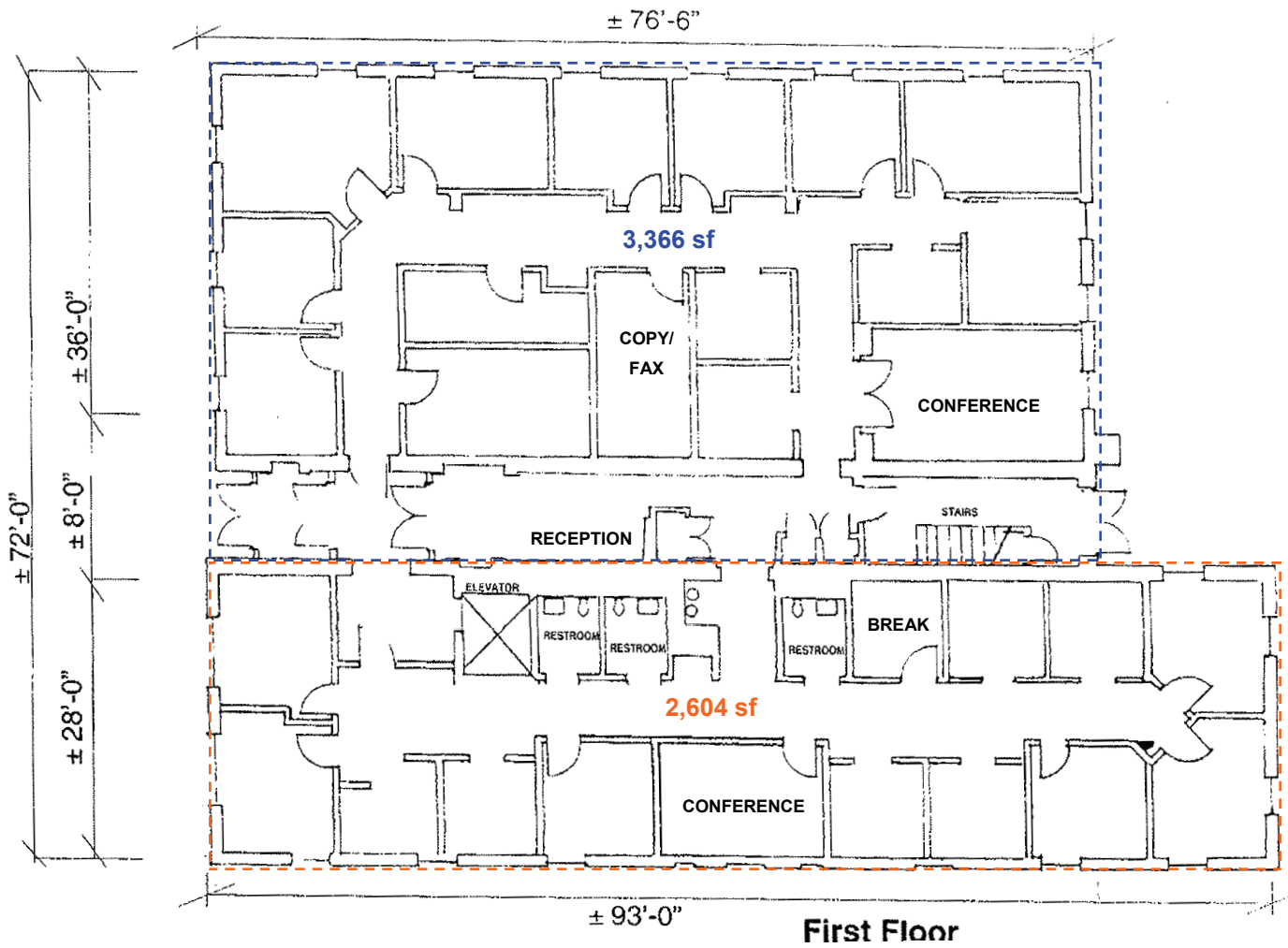
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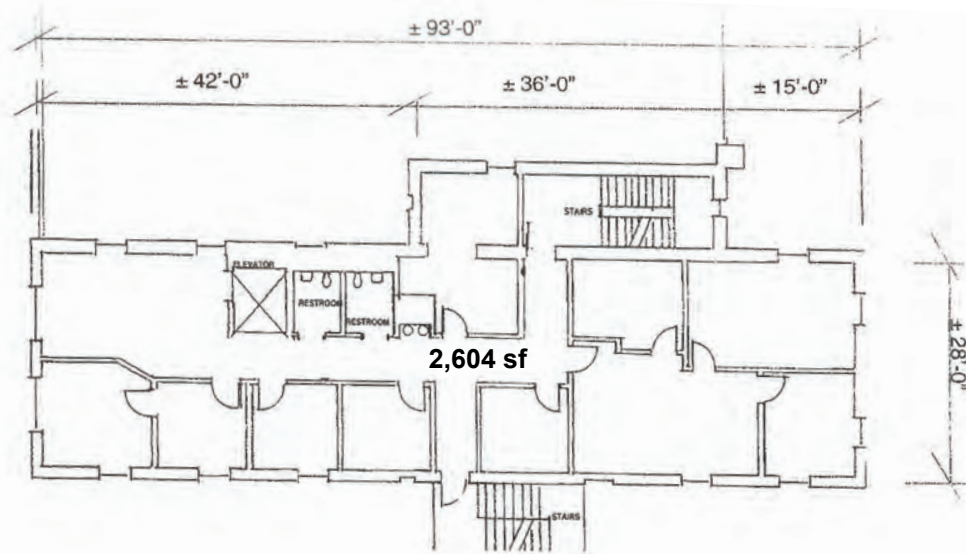


First Floor

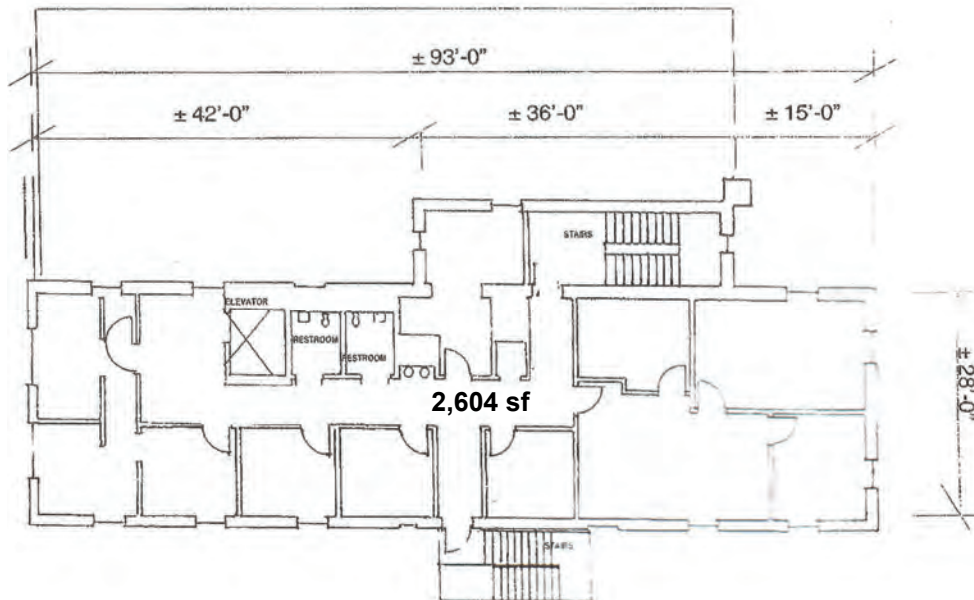


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Second Floor



Third Floor