

## FOR SALE OR LEASE

2451 Peachtree Road  
4,000 SF Building on .42 Acres



www.raulet.com



**High Profile** Buckhead Location at a traffic light on the corner of Peachtree Road and **Terrace Drive**



### Demographics (3 miles)

Population-	100,036
Average Age-	37.6
Bachelor's Degree or Higher	54.9%
Average Household Income	\$112,538

### Property Features

- New 4,000 SF Building
  - 3,100 SF (1<sup>st</sup> Floor)
  - 900 SF (2<sup>nd</sup> Floor)
- 31 Total Onsite Parking Spaces (additional off-street parking available)
- Zoned C-1
- Building is less than 2 years old (former Loop Pizza Grille)
- Small outdoor patio on 2<sup>nd</sup> floor
- Curb cuts on Peachtree Rd. and Terrace Dr.
- 2 – 1,500 gallon grease traps on site

**Contact:**

**Paul Raulet or Tyler Edgerton**

[paul@raulet.com](mailto:paul@raulet.com)

or [tyler@raulet.com](mailto:tyler@raulet.com)

Tel: 404.601.9500

Fax: 404.601.9504