



3097 SHADOWLAWN

3097 E Shadowlawn Ave
Atlanta, Georgia 30305

Shadowlawn Avenue & Paces Ferry Road

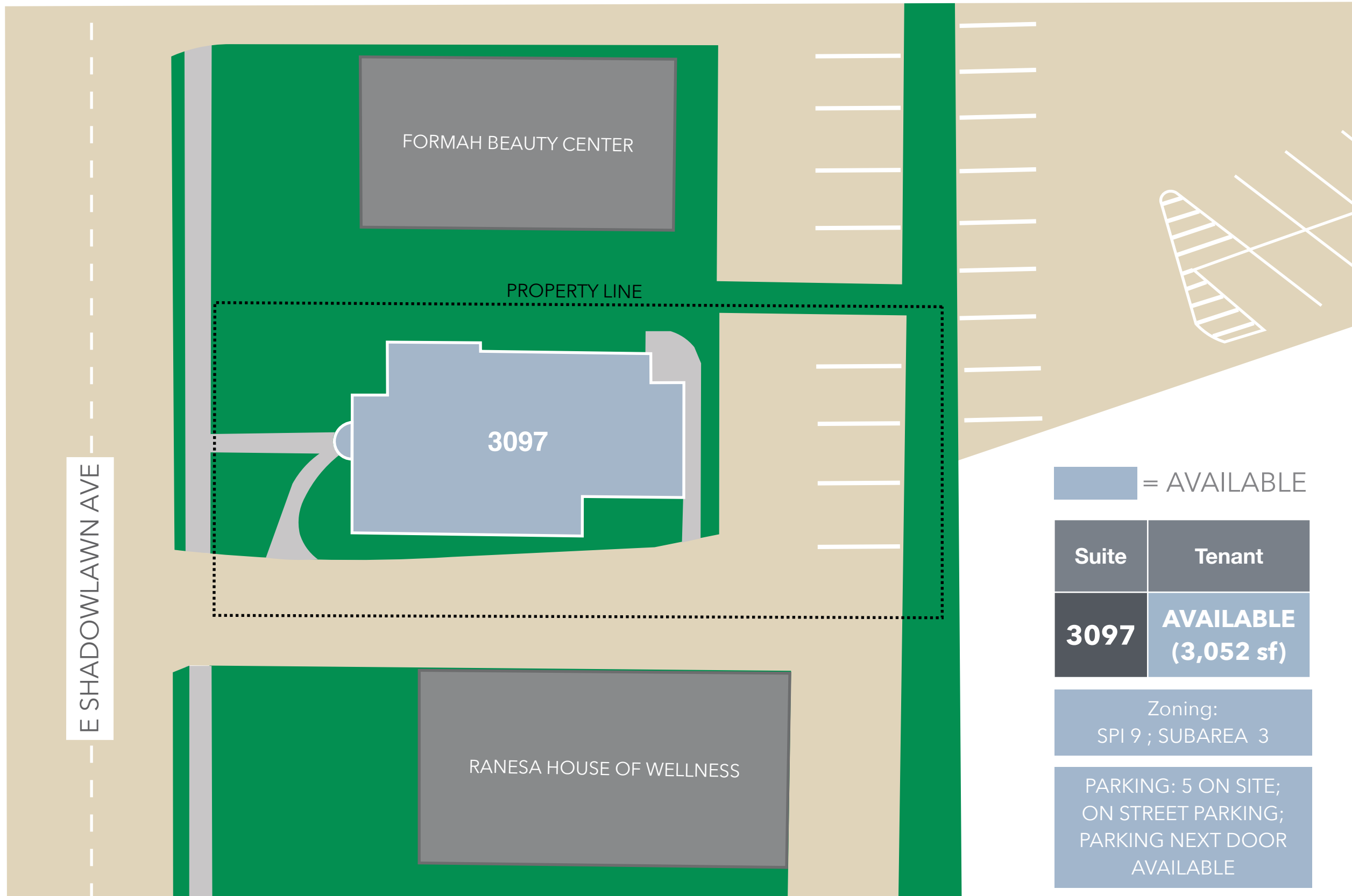
3097 E Shadowlawn is a 3,052 Square Foot Freestanding House located in the Heart of Buckhead, Atlanta. The house is a perfect place for a small business wanting to control their own environment and is in need of close proximity parking. This charming house features multiple private offices, fireplace, kitchen and opportunity for street signage. The property has 5 surface parking spaces behind the building with an opportunity for more spaces next door.



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

3097 SHADOWLAWN

3097 E Shadowlawn Ave
Atlanta, Georgia 30305



= AVAILABLE

Suite	Tenant
3097	AVAILABLE (3,052 sf)

Zoning:
SPI 9 ; SUBAREA 3

PARKING: 5 ON SITE;
ON STREET PARKING;
PARKING NEXT DOOR
AVAILABLE



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Shadowlawn Avenue & Paces Ferry Road



DEMOGRAPHIC SNAPSHOT

2023

	1 mile	3 mile	5 mile
Population	32,498	139,439	343,901
Average HHI	\$141,263	\$145,247	\$139,232
Median Age	40.5	39	37.7
Total Households	18,640	70,433	164,054
Daytime Employees	53,548	120,979	444,593

TRAFFIC COUNT

Peachtree Rd (North of Site)	43,999 aadt
Roswell Rd (Northeast of Site)	20,892 aadt
E Paces Ferry (East of Site)	9,426 aadt



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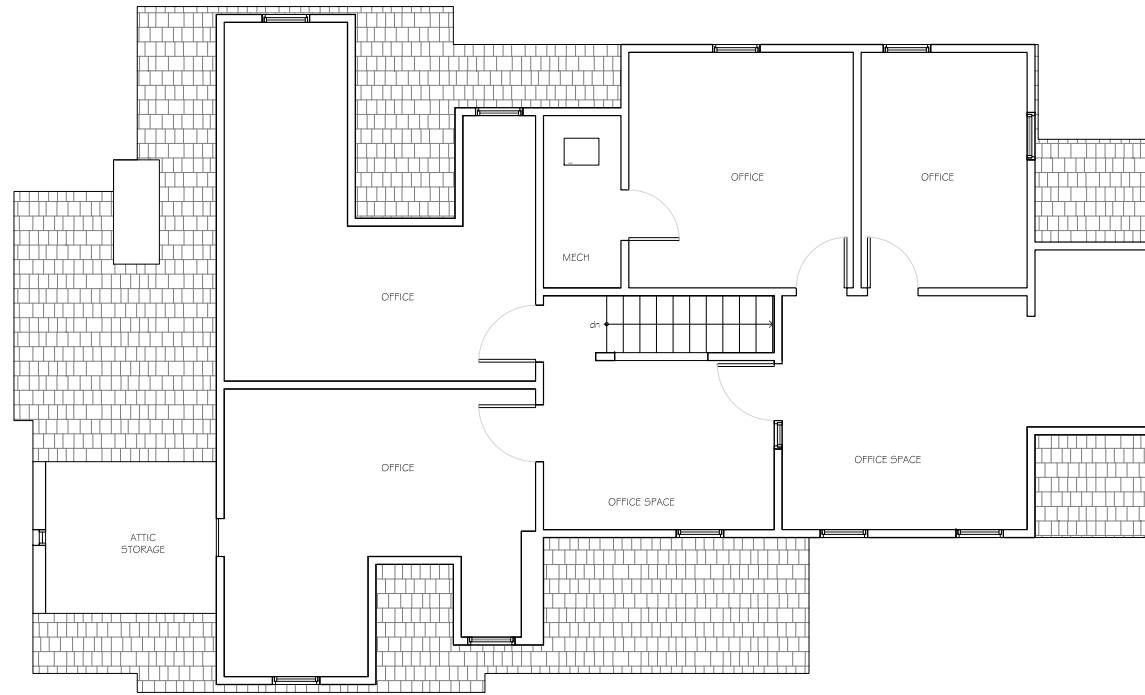
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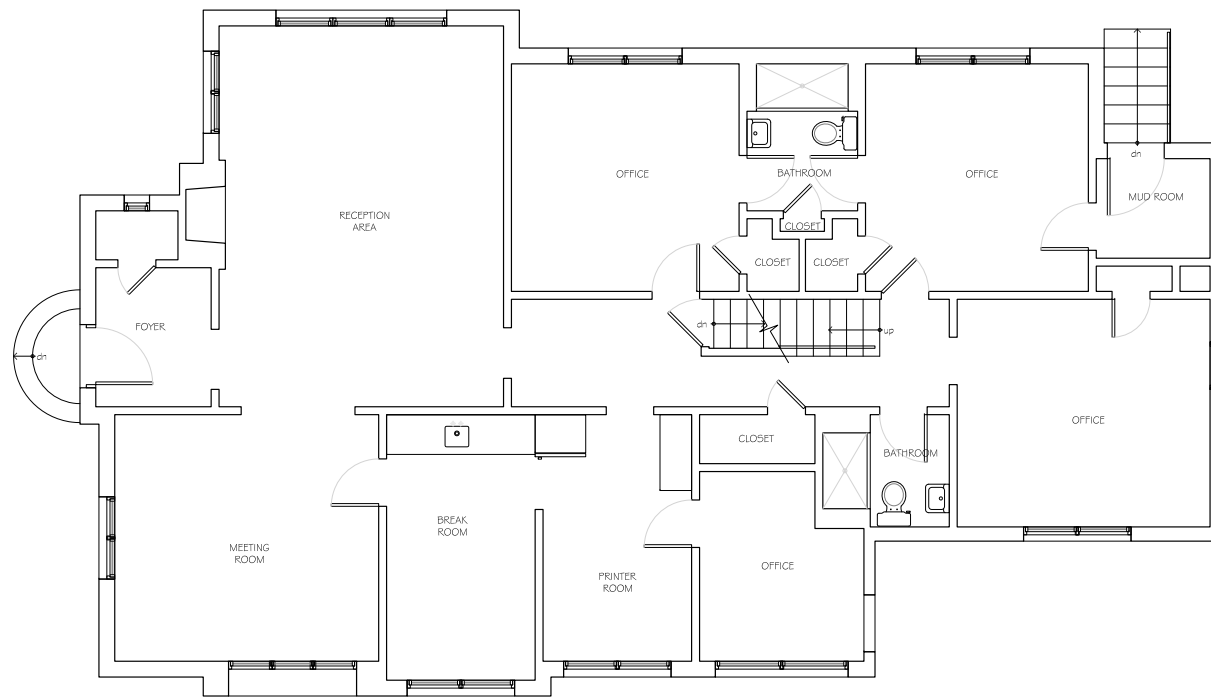






2 EXISTING SECOND LEVEL FLOOR PLAN
 AD1.0 1/4" = 1'-0" NORTH

AREA FIRST LEVEL FLOOR = 1,829 SQ. FT.
 AREA SECOND LEVEL FLOOR = 1,223 SQ. FT.
 TOTAL AREA = 3,052 SQ. FT.



1 EXISTING FIRST LEVEL FLOOR PLAN
 AD1.0 1/4" = 1'-0" NORTH

PHA
 PIMSLER - HOSS
 ARCHITECTS INC.

Randy E. Pimslar, AIA, LEED®

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455 GLEN IRIS DRIVE, NE
 SUITE C
 ATLANTA, GEORGIA 30308

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CARTEL
 PROPERTIES

3097 SHADOWLAWN AVE NE
 3097 E SHADOWLAWN AVE - NE
 ATLANTA, GEORGIA 30305

PROJECT NO.: 24135

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

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION

DRAWN BY: GM

CHECKED BY: REF

EXISTING FLOOR PLANS

AD1.0

04.28.24
 NOT RELEASED
 FOR CONSTRUCTION

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