3081 E SHADOWLAWN AVE

3081 E Shadowlawn Ave NE
Atlanta, Georgia 30305

E Paces Ferry Road
& E Shadowlawn Avenue

+/- 2,689 Square Feet Build to Suit
Large Front Patio
Great Walkability
Located on E Shadowlawn in Buckhead
Great for Restaurant, Coffee, Retail and More

CARTEL PROPERTIES

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

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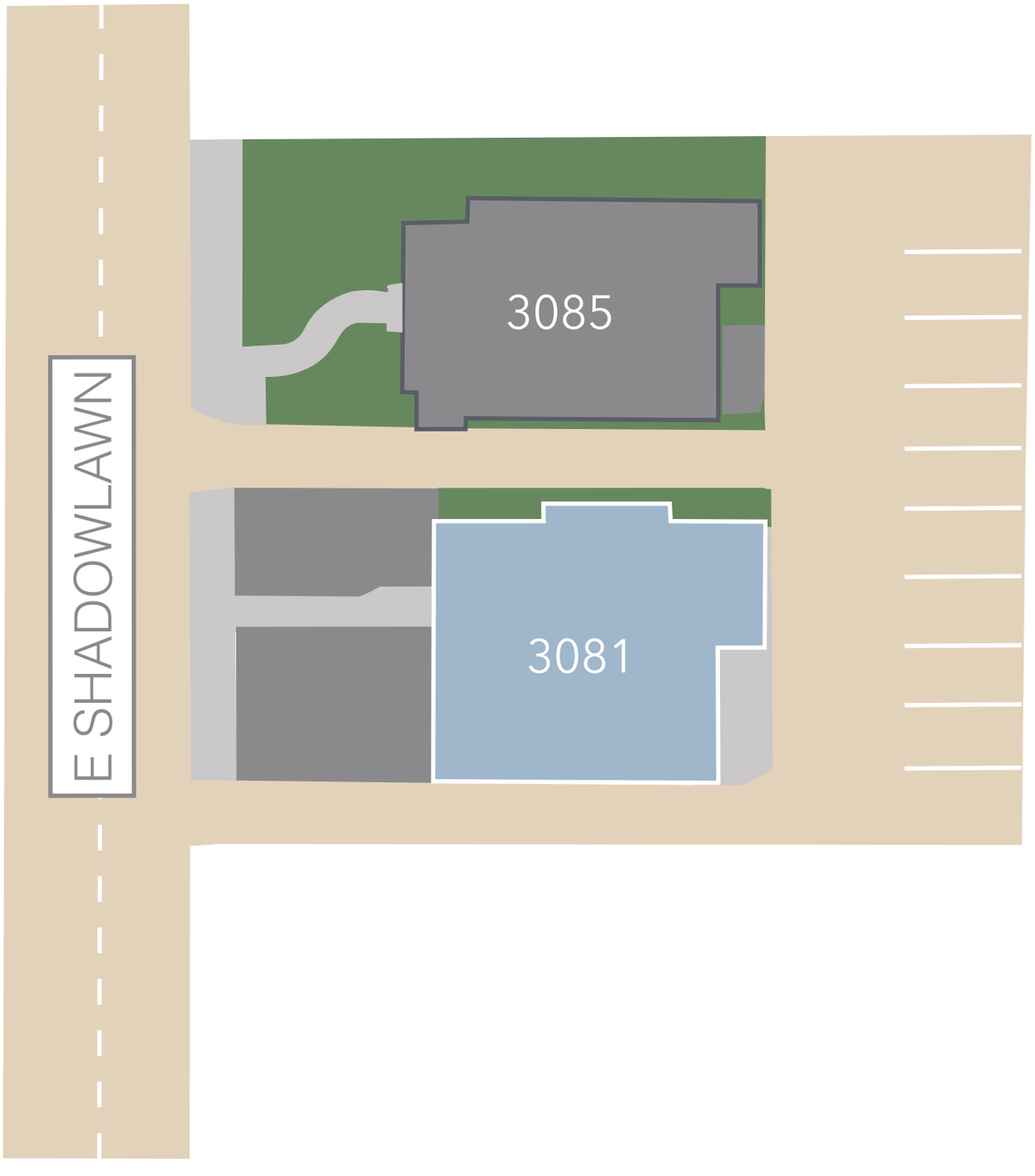
E Paces Ferry Road &
E Shadowlawn Avenue



= AVAILABLE

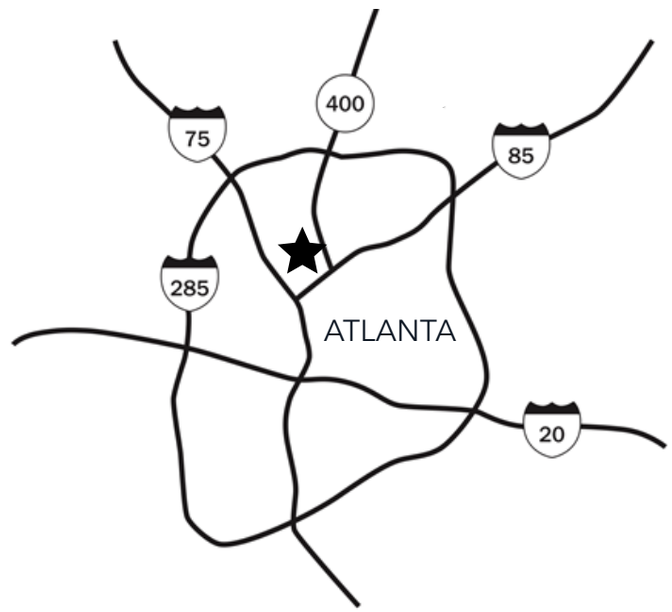
Suite	Tenant
3085	Mister Day Spa (1,872 sf)
3081	**AVAILABLE (2,689 sf) + Large Front Patio**

ZONING: SPI-9 ; Sub Area 3

PARKING: 10 Spaces + On Street Parking

3081 E SHADOWLAWN AVE

3082 E Shadowlawn Ave
Atlanta, Georgia 30305



DEMOGRAPHIC SNAPSHOT *2025*

	1 mile	3 mile	5 mile
Population	28,227	142,369	357,450
Average HHI	$141,326	$146,123	$146,761
Median Age	39	37.7	36
Total Households	16,934	74,445	175,320
Daytime Employees	48,986	114,480	444,661

TRAFFIC COUNT *2026*

E Paces Ferry & Shadowlawn	10,081 aadt

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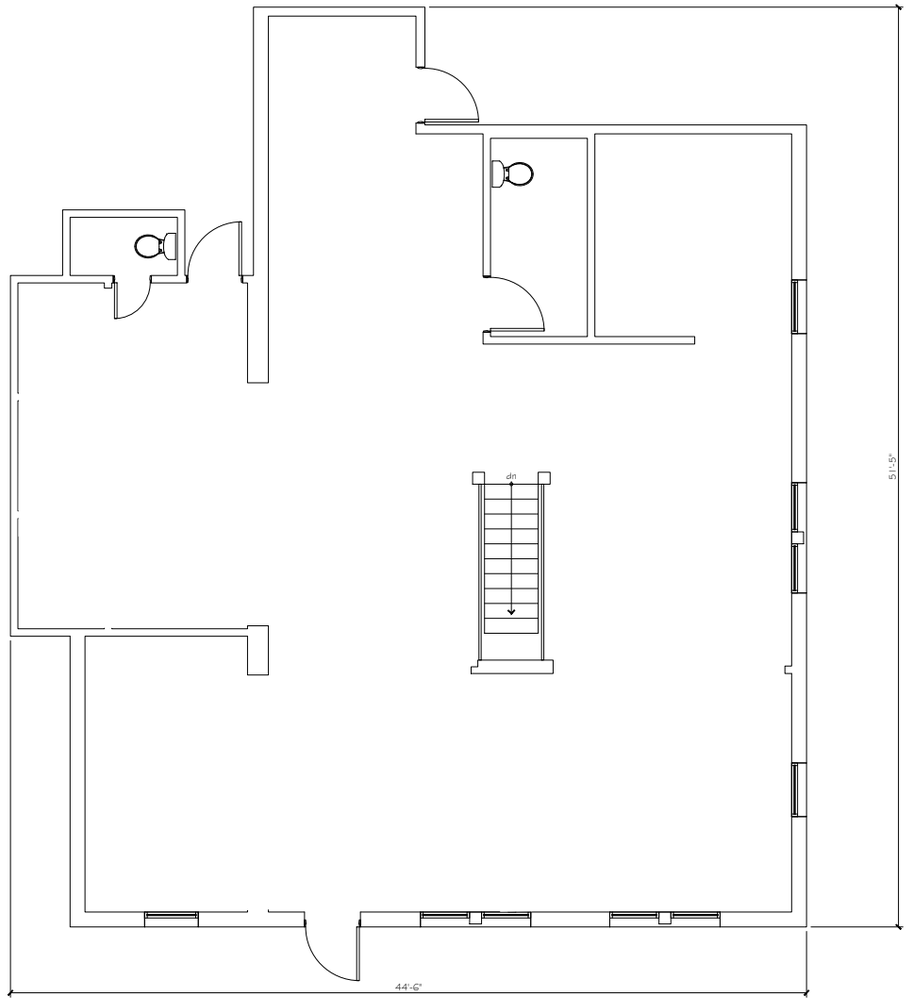


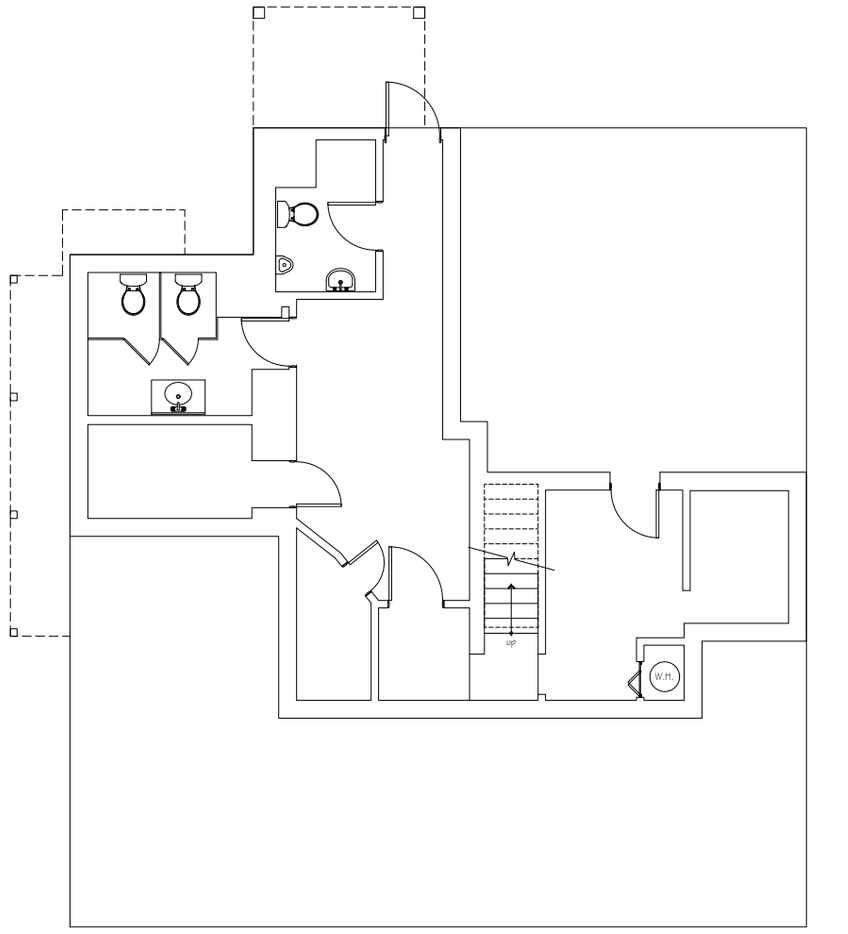
1 AD1.0 **EXISTING FLOOR PLAN**

1/4" = 1'-0"

0 4' 8'

NORTH

AREA = 1915 SQ. FT.



2 AD1.0 **EXISTING BASEMENT PLAN**

1/4" = 1'-0"

0 4' 8'

NORTH

AREA = 774 SQ. FT.

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