

AVAILABLE - PUBLIX / SHALLOWFORD EXCHANGE

1,200 SF Retail Space for Lease



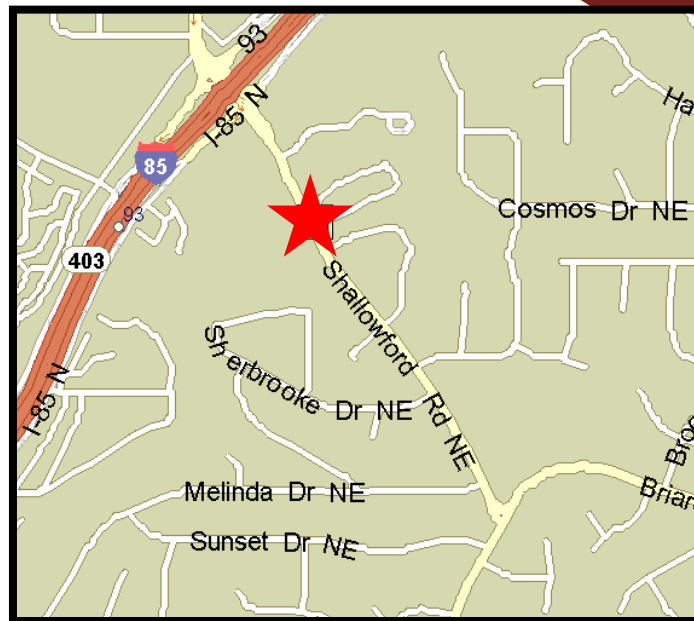
**2558-2566 Shallowford Rd NE
Atlanta, GA 30345**

Size: 1,200 SF
Rate: \$29.00/SF NNN
OPEX: \$8.50/SF

- High Volume Publix Anchored Center
- Located Off of I-85 with Excellent Signalized Access off Shallowford Rd.
- Stable Tenant Mix
- Newly Painted; Parking Lot Resealed and Restriped
- Traffic Counts: I-85 - 167,773 VPD
Shallowford Rd - 16,480 VPD

Demographics

	1 Mile	3 Miles	5 Miles
2021 Total Population	14,967	106,265	313,016
2021 Average Household Income	\$84,153	\$110,887	\$106,444



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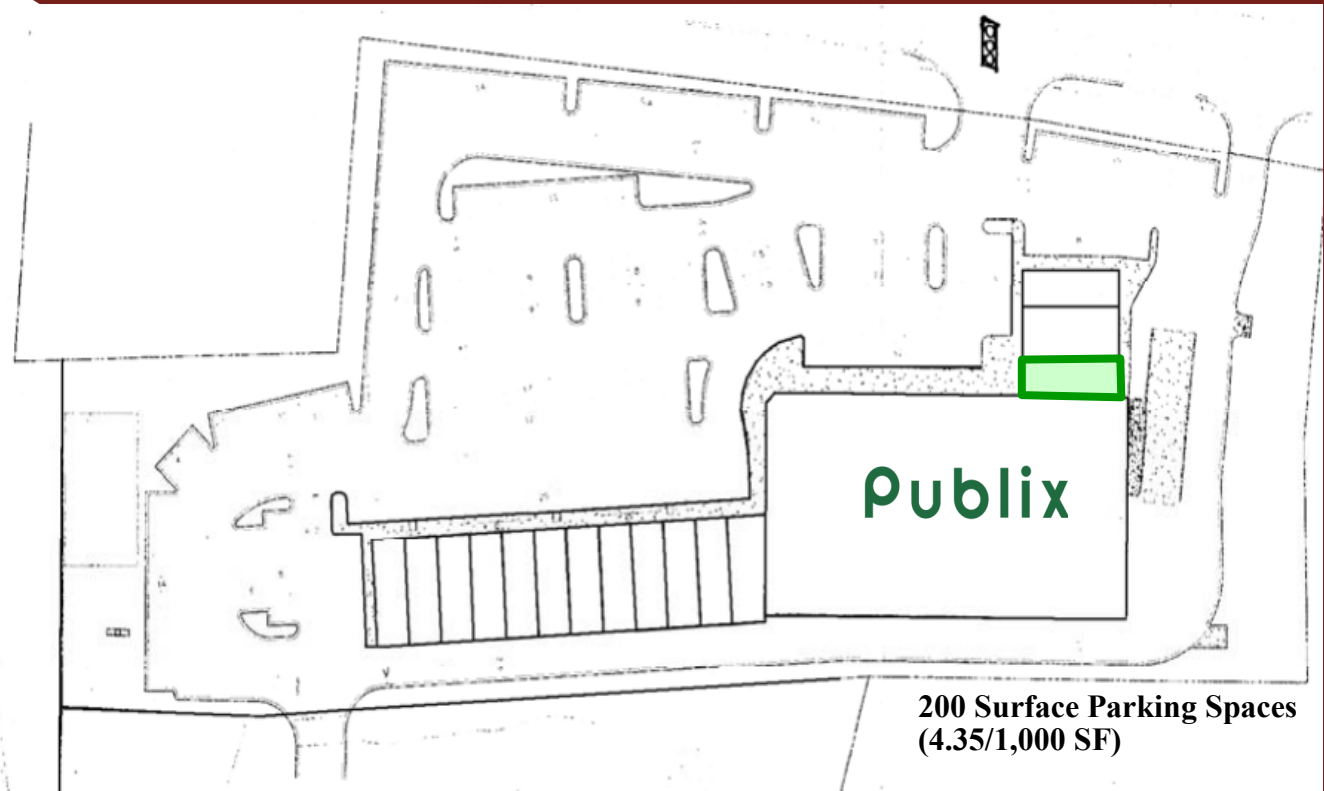
For complete details, please visit: www.joelandgranot.com

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The information was obtained from sources we assume are reliable. We do not doubt its accuracy, however we do not guarantee it. No liability is assumed for errors and omissions. Information is subject to changes and withdrawal without notice.

Shallowford Exchange Site Plan



Shallowford Exchange	
Suite	Name
118	Publix
201	Chocolate Coffee
202	Marco's Pizza
203	AVAILABLE (1200 sq ft)
101	Shallowford Cleaners
102	Hop Shing Chinese
103	American Deli
104	UPS
105	Peach Cobbler Café
106	Haircut Dream
107	KC Beauty Supply
108	Ivin Foot Massage
109	Briarlake Animal Hospital
110	Subway
111	Nail Fame
112	Raduni Indian

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