

# AVAILABLE - PUBLIX / SHALLOWFORD EXCHANGE

## Two 1,200 SF Retail Spaces for Lease



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

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

- Publix Anchored Center with Excellent Access via Signalized Intersection at Shallowford Rd.
- Traffic Counts: I-85 - 167,773 VPD  
Shallowford Rd - 16,480 VPD

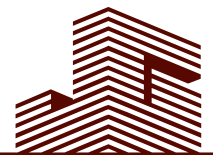
### Demographics

1 Mile	3 Miles	5 Miles
2019 Total Population		
14,967	106,265	313,016
2019 Average Household Income		
\$84,153	\$110,887	\$106,444



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For complete details, please visit: [www.joelandgranot.com](http://www.joelandgranot.com)

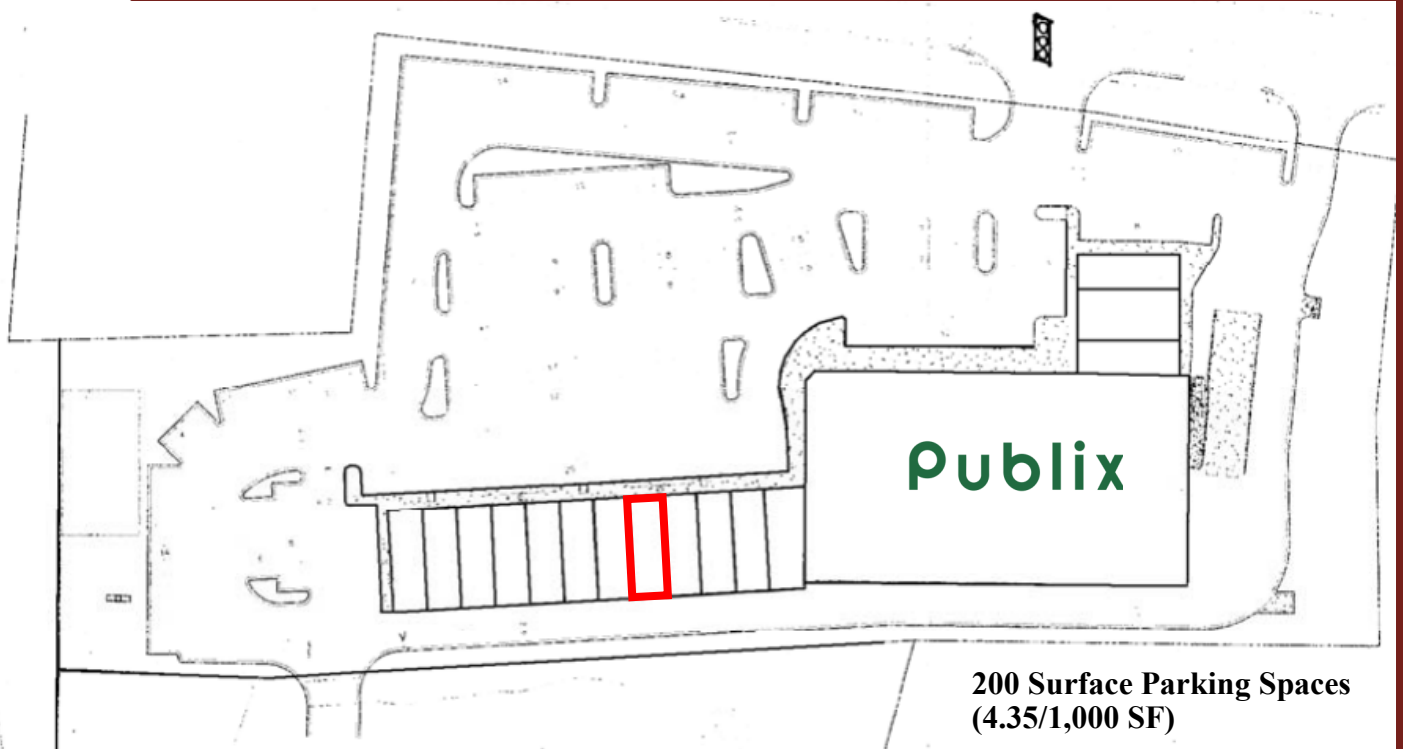


**JOEL & GRANOT**  
COMMERCIAL REAL ESTATE

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# Shallowford Exchange Site Plan



633 Antone St NW, Atlanta, GA 30318  
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