



# RETAIL/OFFICE PROPERTY FOR LEASE

5300 Peachtree Rd | Atlanta, GA 30341



**ATLANTA LEASING  
& INVESTMENT**

**Suite 1308 | 1,153 SF**



## PROPERTY OVERVIEW FOR LEASE

**SIZE:** 1,153 SF

**LEASE RATE:** Contact listing agent for details

**LAYOUT:** Reception area, four private rooms, and one bathroom

**PARKING:** 2 Reserved Covered Parking Spaces in Garage

**AMENITIES:** Access to Condo Gym and Free Customer Parking at MARTA Station Across the Street



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► 404.348.4448

► [AtlantaLeasing.com/5300Lofts](https://atlantaleasing.com/5300Lofts)



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## EXECUTIVE SUMMARY

Suite 1308 offers an ideal office environment with a strategic location at 5300 Peachtree Rd. The suite includes two covered parking spaces in the garage and grants the tenant access to condo amenities, including a well-equipped gym. In addition, free customer parking is available at the MARTA train station across the street, thanks to a partnership with the 5300 Lofts project. With seamless access to public transit and major roadways, this location delivers exceptional connectivity and convenience, making this a prime business location.



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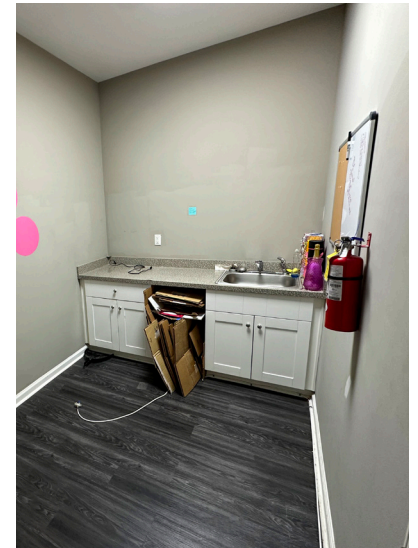
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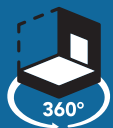
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## PHOTOS - SUITE 1308



CLICK BELOW FOR INTERACTIVE VIEW



**3D TOUR**

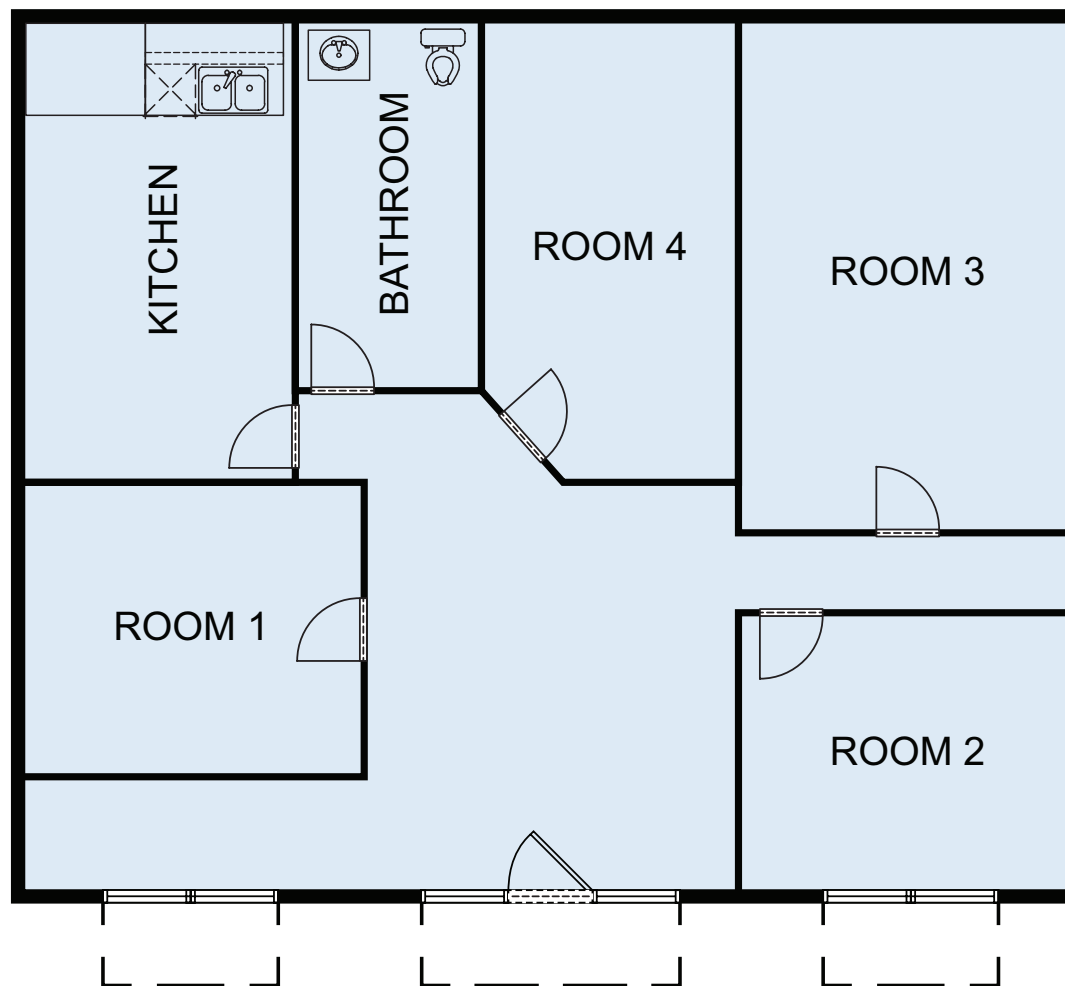


**WALKING TOUR**

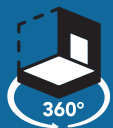


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## FLOOR PLAN - SUITE 1308



CLICK BELOW FOR INTERACTIVE VIEW



**3D TOUR**



**WALKING TOUR**



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## DEMOGRAPHIC OVERVIEW

Radius	1-Mile	3-Mile	5-Mile
2020 Population	10,397	106,632	305,303
2024 Population	11,297	106,338	304,052
2029 Population Projection	11,447	106,108	306,262
Annual Growth 2020-2024	2.2%	-0.1%	-0.1%
Annual Growth 2024-2029	0.3%	0%	0.1%
Median Age	33.8	35.6	36.4
Bachelor's Degree or Higher	45%	54%	57%
U.S. Armed Forces	5	84	191
<b>INCOME</b>			
Avg Household Income	\$94,757	\$119,007	\$124,462
Median Household Income	\$71,290	\$84,220	\$89,788
< \$25,000	756	5,208	14,174
\$25,000 - 50,000	1,147	8,056	21,930
\$50,000 - 75,000	541	7,007	20,067
\$75,000 - 100,000	738	4,982	15,320
\$100,000 - 125,000	308	4,029	12,204
\$125,000 - 150,000	350	3,503	9,565
\$150,000 - 200,000	419	3,370	11,716
\$200,000+	448	8,062	25,491

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## LEASE BROCHURE

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