



## ANSLEY MALL

1544 Piedmont Avenue, NE  
Atlanta, Georgia 30324  
Piedmont Ave at Monroe Drive



Ansley Mall, a shopping institution in Midtown Atlanta, draws from the affluent neighborhoods of Ansley Park, Morningside and Sherwood Forest, as well as the Midtown Business District. It is situated in the heart of Midtown at the intersection of Monroe Drive and Piedmont Avenue, and will be connected to the Beltline as part of the Northeast trail in late 2020 - Spring 2021. This location offers excellent tenant visibility, easy access to the expressway and is within minutes of Interstate 75/85.

EXCLUSIVELY  
MARKETED BY:

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# ANSLEY MALL

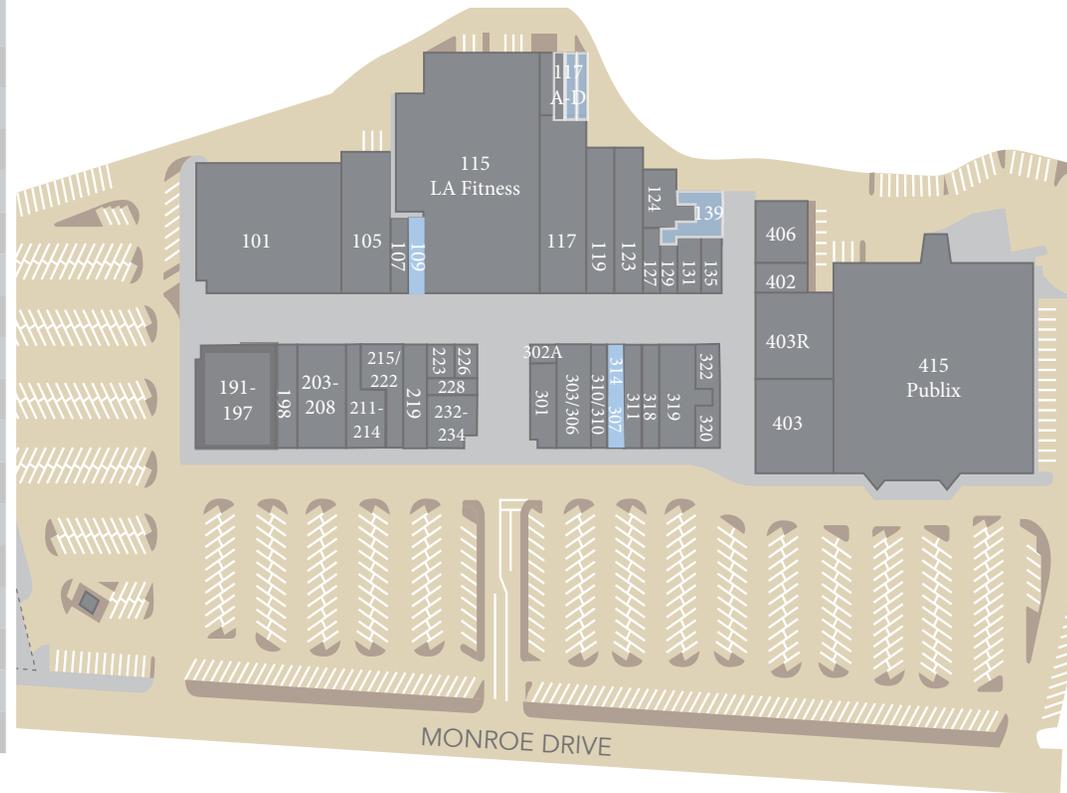
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Suite	Tenant
101	CVS (16,500 sf)
105	Intaglia Home Collection (6,170 sf)
107	State Farm (1,247 sf)
109	AVAILABLE (1,027 sf)
115	LA Fitness (27,308 sf)
117	Salons by JC (7,292 sf)
117A	AAA Parking Storage (550 sf)
117B	SIGNATURE BASKETS STORAGE (550 sf)
117C	AVAILABLE (550 sf)
117D	AVAILABLE (655 sf)
119	Phidippides (3,855 sf)
123	Lush Nails (3,837 sf)
124	The Hideaway (2,211 sf)
127	Ansley Beach (990 sf)
129	Midtown Jewelers (990 sf)
131	Salon 2000 (1,250 sf)
135	Ansley Shoe Repair (1,000 sf)
139	AVAILABLE (1,324 sf)
190-197	RICHARD'S VARIETY STORE (7,447 sf)
198	High Country Outfitters (2,003 sf)
203-208	Brooklyn Bagel Bakery & Deli (4,318 sf)

211-214	Ansley Wine Merchants (3,240 sf)
215	Regions Bank (3,225 sf)
219	Vinny's Italian Grill & Pizzeria (2,130 sf)
223-226	Mode Marchel (1200 sf)
228	SB Tailor (600 sf)
232-234	Starbucks (1,800 sf)
301	Bantam & Biddy (2,087 sf)
302B	Scents 'n Suds (478 sf)
303-306	Chopt (2,920 sf)
305-310	AT&T (1,620 sf)
307+314	AVAILABLE (1,620 sf)
311	I Play Tennis (1,620 sf)
318	Discount Nutrition (1,620 sf)
319	Mattress Firm (3,492 sf)
320-322	Ansley Eyecare (2,249 sf)
402	Ansley Chiropractic (1,320 sf)
403	Pet Supermarket (5,566 sf)
403R	Cook's Warehouse (6,434 sf)
406	Laundry Lounge (3,025 sf)
415	Publix (37,888 sf)



Available

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## DEMOGRAPHIC SNAPSHOT

2019

	1 mile	3 mile	5 mile
Population	14,530	190,782	415,288
Median HHI	\$111,725	\$75,368	\$72,104
Median Age	41.2	32.8	33.9
Total Households	7,486	98,101	196,354
Daytime Employees	15,301	370,708	619,987

## TRAFFIC COUNT

2018

Monroe Dr S of Piedmont Ave (TC 5598)	20,900 aadt
Piedmont Ave NE of Monroe Dr (TC 5160)	24,400 aadt
On Piedmont Ave SW of Monroe Dr (TC 5158)	21,900 aadt

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# ATLANTA BELTLINE

Ansley Mall will connect to the BeltLine as part of the Northeast trail.

Expected completion is between late 2020 and Spring 2021.



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