



3082 E SHADOWLAWN AVE

3082 E Shadowlawn Ave NE
Atlanta, Georgia 30305

E Paces Ferry Road
& E Shadowlawn Avenue

3082 E Shadowlawn is a +/- 1,706 Square Foot Freestanding House located in the Heart of Buckhead, Atlanta. The house is a perfect place for a small business wanting to control there own environment and is in need of close proximity parking. This charming house features an enclosed front porch, fireplace, kitchen and opportunity for street signage.



Bill Dabney
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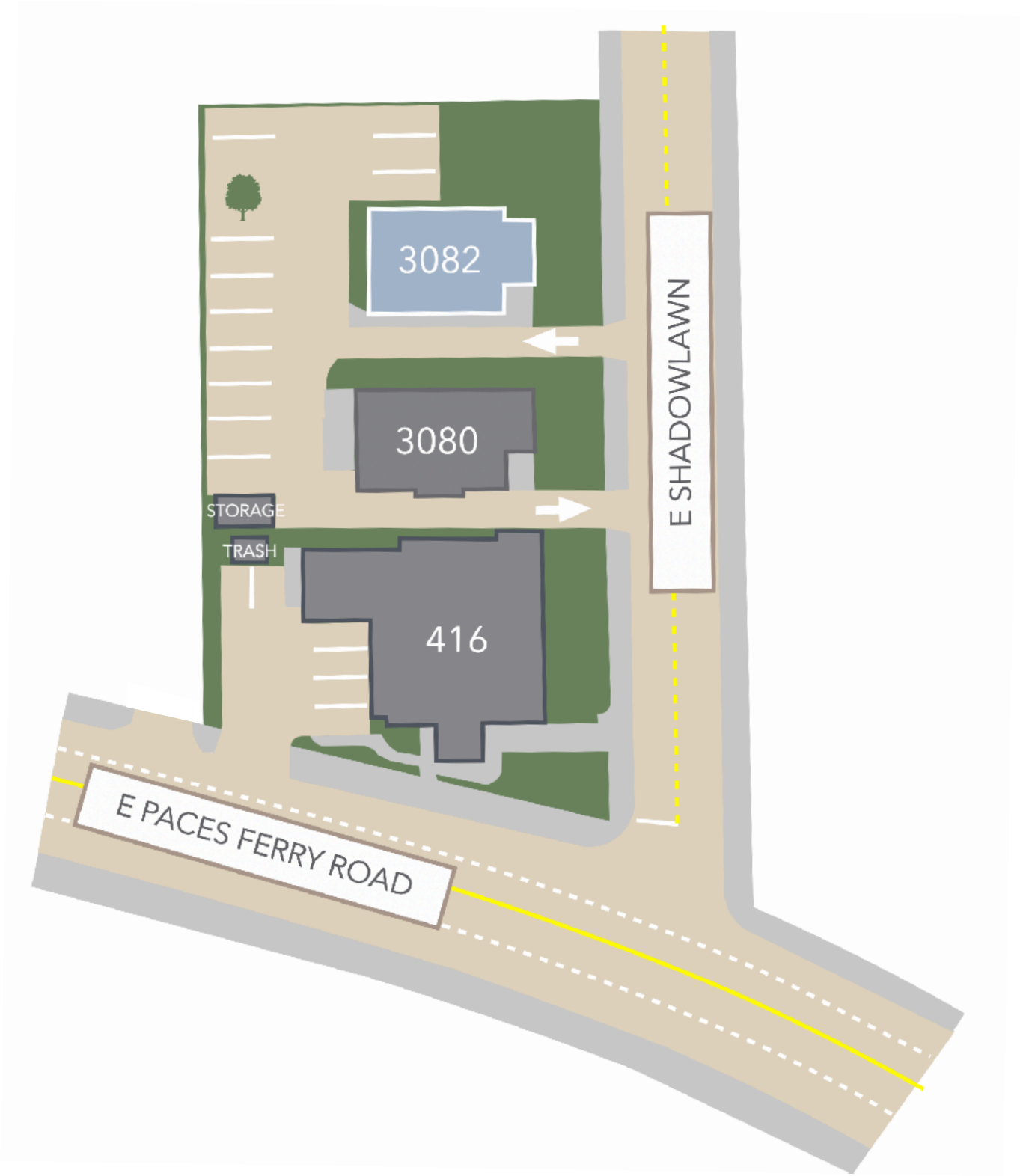
E Paces Ferry Road &
E Shadowlawn Avenue

= AVAILABLE

Suite	Tenant
3082	AVAILABLE (1,706 sf)
3080	Patrick James (1,750 sf)
3	Cartel Properties Corporate Office (2,640 sf)

ZONING: SPI-9 ; Sub Area 3

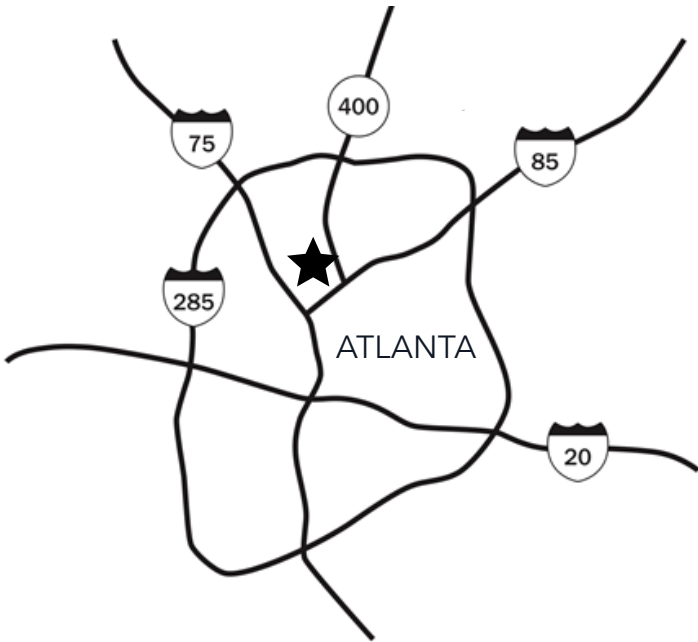
PARKING: 19 Spaces + On Street
Parking





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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

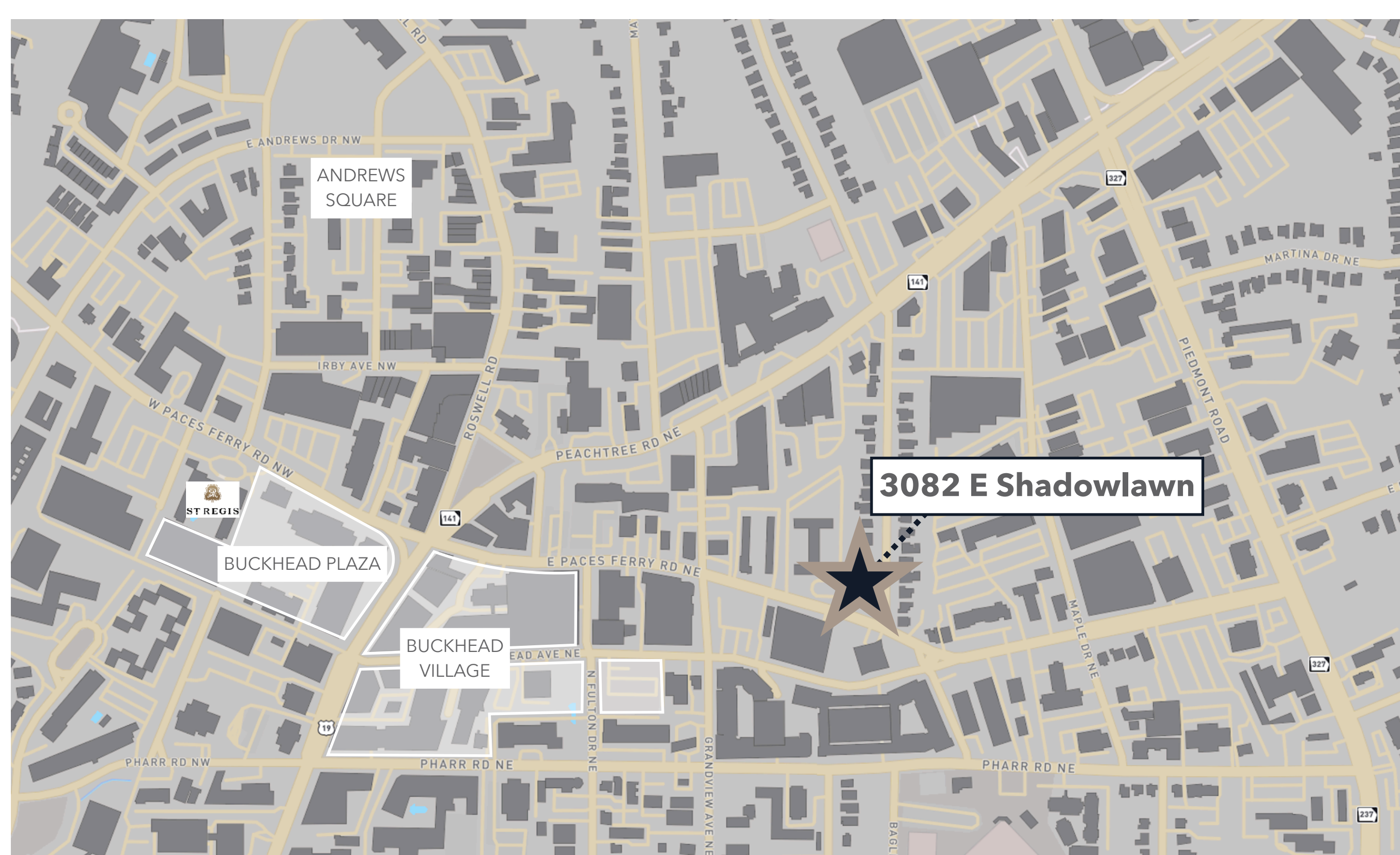
TRAFFIC COUNT

2026

E Paces Ferry & Shadowlawn	10,081 aadt
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