

# For Lease

1240 Old Chattahoochee Ave NW, Atlanta, GA 30318

5,550 SF & 2,286 SF Available | 7,836 SF Contiguous



## **BRITTANY MCCALL**

Senior Vice President

678.420.1388

[brittany.mccall@srsre.com](mailto:brittany.mccall@srsre.com)

Ga Lic No. 332747

## **STEWART PRESTON**

Senior Associate

678.259.9569

[stewart.preston@srsre.com](mailto:stewart.preston@srsre.com)

Ga Lic No. 420929

## **HARRISON NORMAN**

Associate

678.686.0263

[harrison.norman@srsre.com](mailto:harrison.norman@srsre.com)

Ga Lic No. 441837





## Property Highlights

1240 Old Chattahoochee Ave NW

### ABOUT THE PROPERTY

This premier location places your brand in the center of one of the city's most vibrant and rapidly evolving districts. Surrounded by creative office campuses, adaptive reuse projects, and some of Atlanta's most celebrated dining, design, and lifestyle destinations, 1240 Chattahoochee offers unparalleled connectivity and visibility. With a built-in audience of trend-driven consumers and proximity to major thoroughfares, the property is an ideal setting for retailers and brands seeking to plug into the energy of the Westside.



#### SUITE D

5,550 SF  
AVAILABLE SPACE

#### SUITE E

2,286 SF  
AVAILABLE SPACE

#### SUITE G

7,220 SF  
LEASE NEGOTIATIONS

#### CONTIGUOUS

7,836 SF  
AVAILABLE SPACE

### SURROUNDING ATTRACTIONS



BALLARD DESIGNS

BOLD MONK  
BREWING CO.



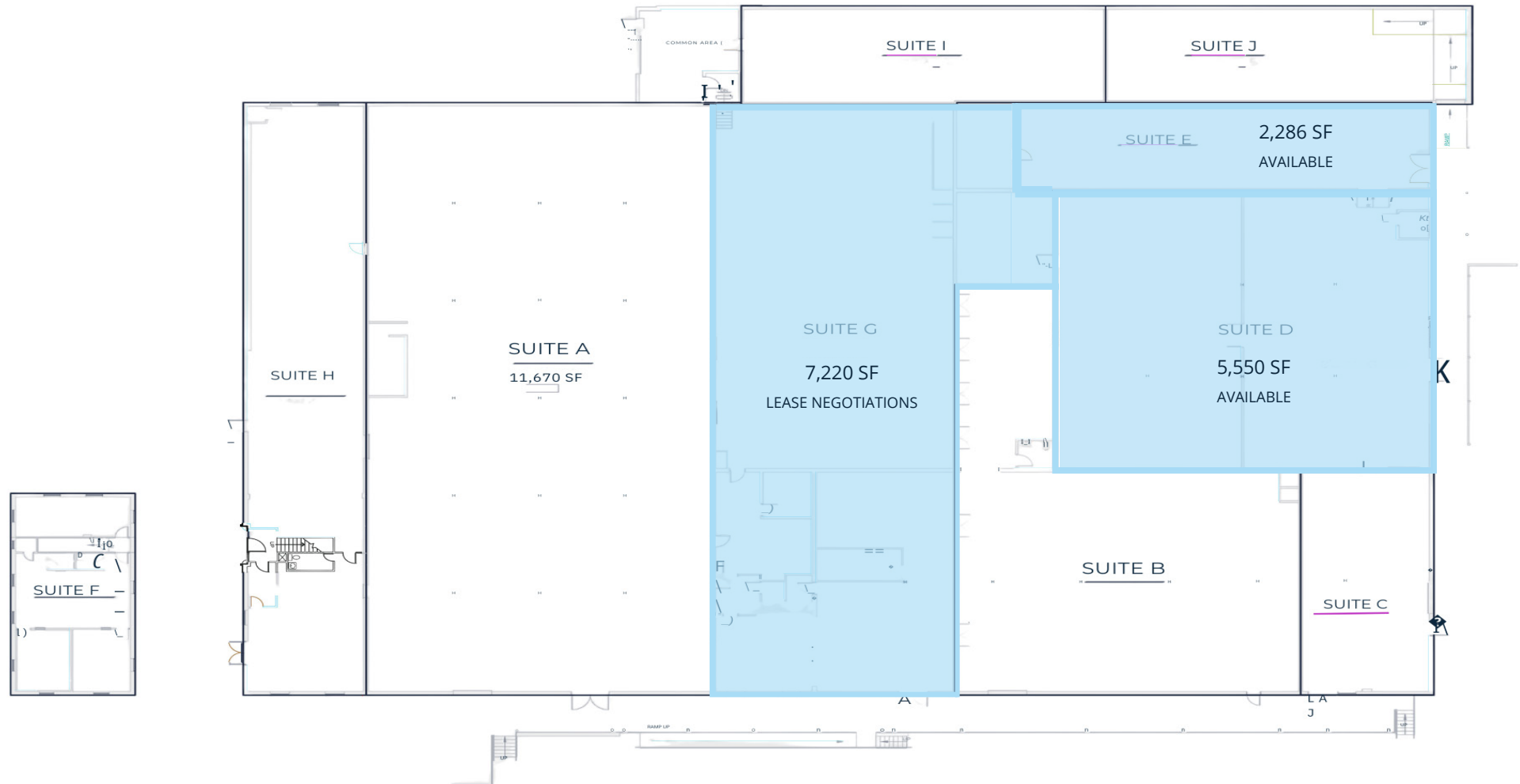
### TRAFFIC COUNTS

Chattahoochee Ave NE	14,100 VPD
Marietta Blvd NW	15,300 VPD
I-75	218,000 VPD
Ellsworth Industrial Blvd NW	15,300 VPD

Year: 2025 | Source: GDOT

# Property Site Plan

1240 Old Chattahoochee Ave NW



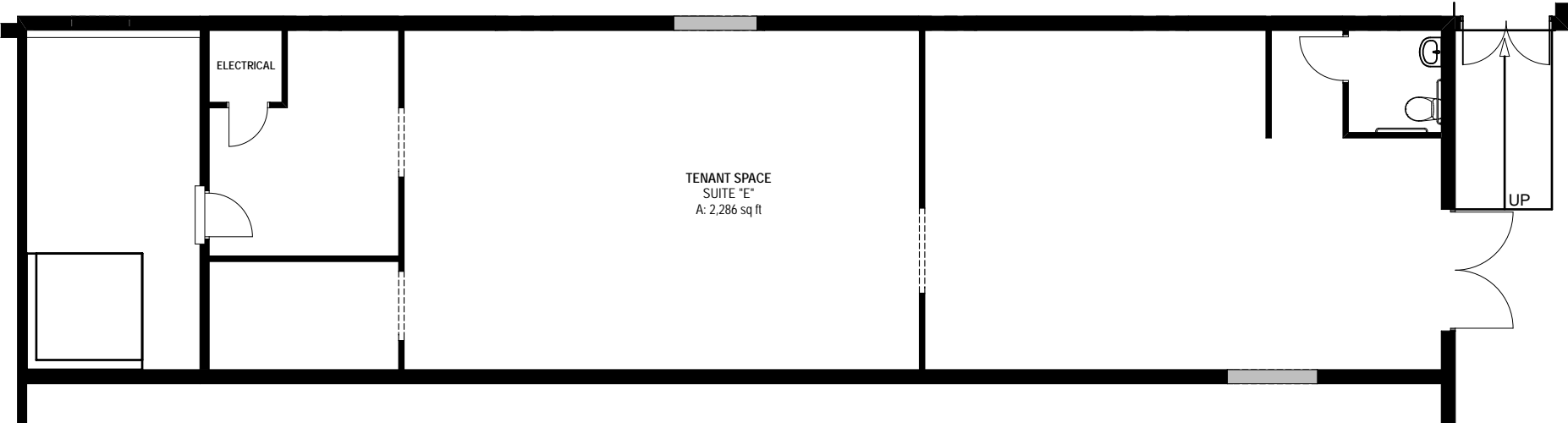
## CURRENT DIRECTORY

<b>SUITE A</b> 	<b>SUITE C</b> 	<b>SUITE E</b> <b>AVAILABLE</b>	<b>SUITE G</b> <b>LEASE NEGOTIATIONS</b>	<b>SUITE I</b> The Pierides Gallery
<b>SUITE B</b> 	<b>SUITE D</b> <b>AVAILABLE</b>	<b>SUITE F</b> 	<b>SUITE H</b> WOLFGANG GALLERY	<b>SUITE J</b> The Pierides Gallery

# Suite E Floorplan

1240 Old Chattahoochee Ave NW

2,286 SF

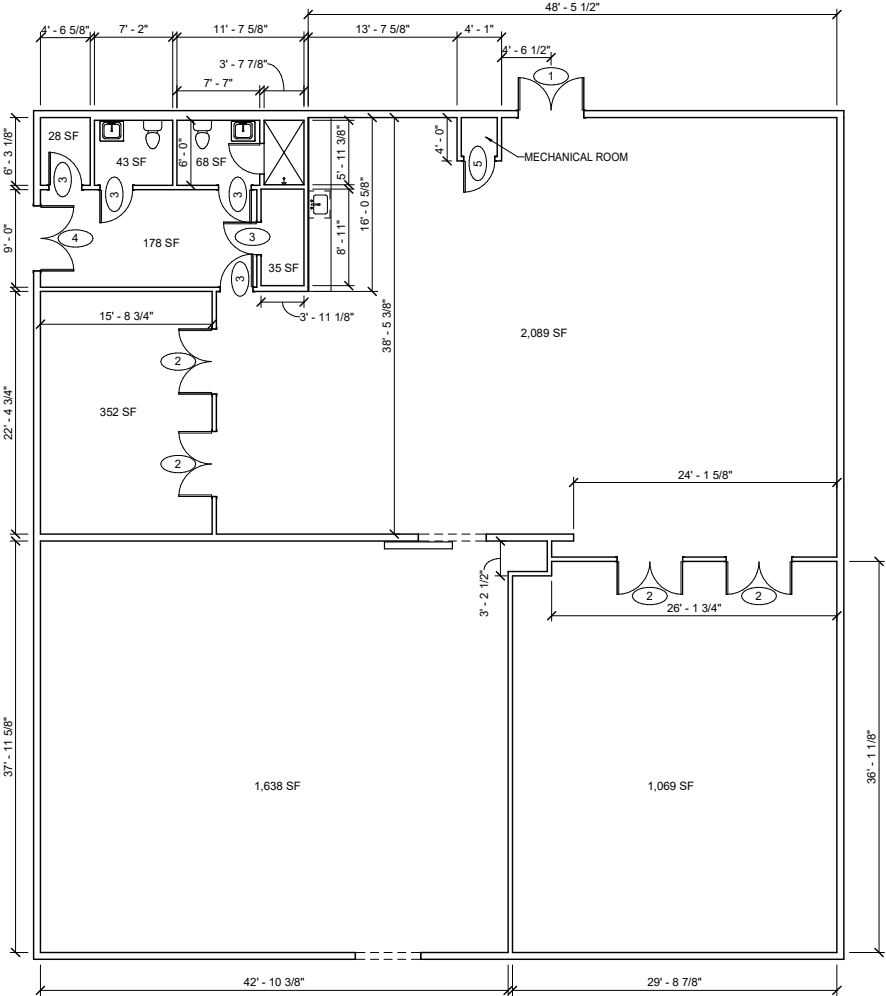


1  
A-01 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# Suite D Floorplan

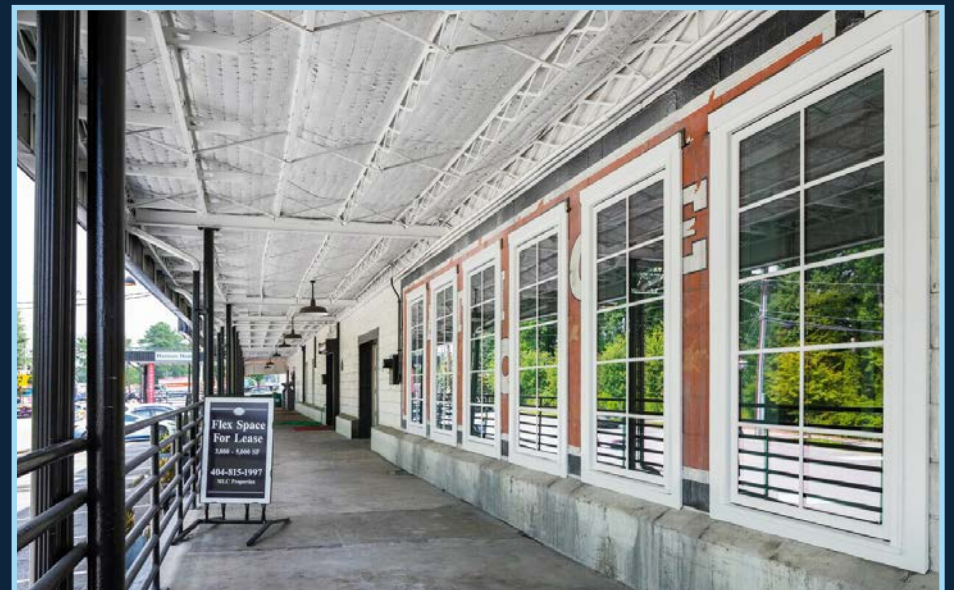
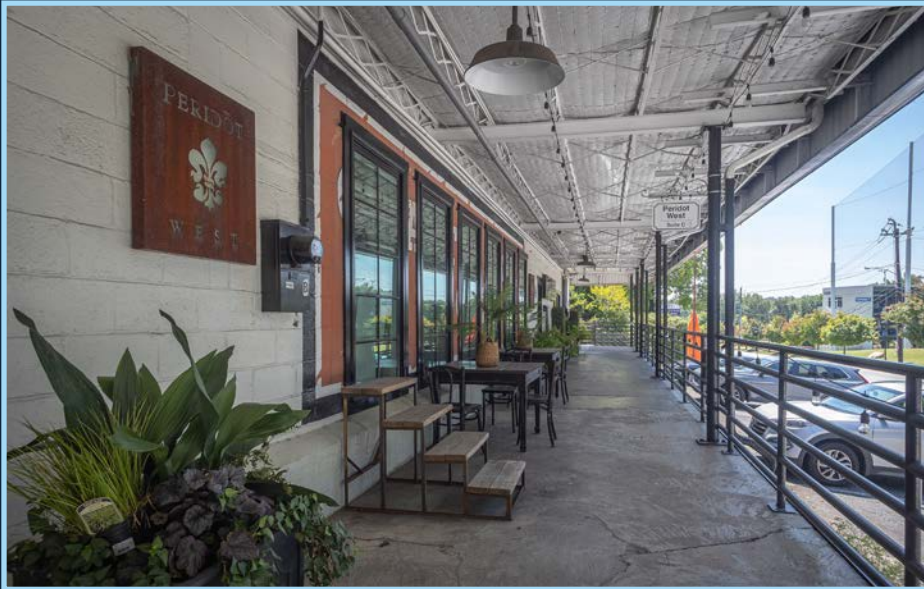
1240 Old Chattahoochee Ave NW

**5,550 SF**



# Property Images

1240 Old Chattahoochee Ave NW





**The Works**

BALLARD DESIGNS BOBO AYA BRASH COFFEE ROASTERS  
 FOX BROS. K&G FASHION SUPERSTORE Fetch TOWN + CULTURE  
 W P F GANG THE LES MAINS  
 BAKERY & GROOMING NAIL BAR

**The District at Howell Mill**

TJ-maxx Office DEPOT Starbucks  
 PET SMART HomeGoods ULTA RACK ROOM SHOES  
 TERIYAKI Donuts

**Howell Mill Square**

Kroger 24 WORKOUT ANYTIME  
 ACE Hardware American Deli SUBWAY TACO BELL Arby's

**Atlantic Station**

Target Publix Bath Body Works H&M NaanStop  
 Dillard's REGAL Jockey's Kilwins  
 Old Navy SEPHORA SUBWAY  
 DSW LA FITNESS salata  
 BGR Yard House le macaron CRAB SHACK  
 PHO 24 SriThai french pastries  
 NIKE California pizza kitchen RISING ROLL

**SITE**

CHATTAHOOCHEE AVE

HOWELL MILL RD 15,300 VPD

NORTSIDE DR NW 31,700 VPD

14TH ST NW 15,000 VPD

HORACE E. TATE Fwy 365,000 VPD

NORTHEAST EXPY



West Town by Brock Built

Audubon Bacon Street Park

The Hill at Atlanta Waterworks

Waterworks Atlanta

Longreen by Empire Communities

568 West by Toll Brothers

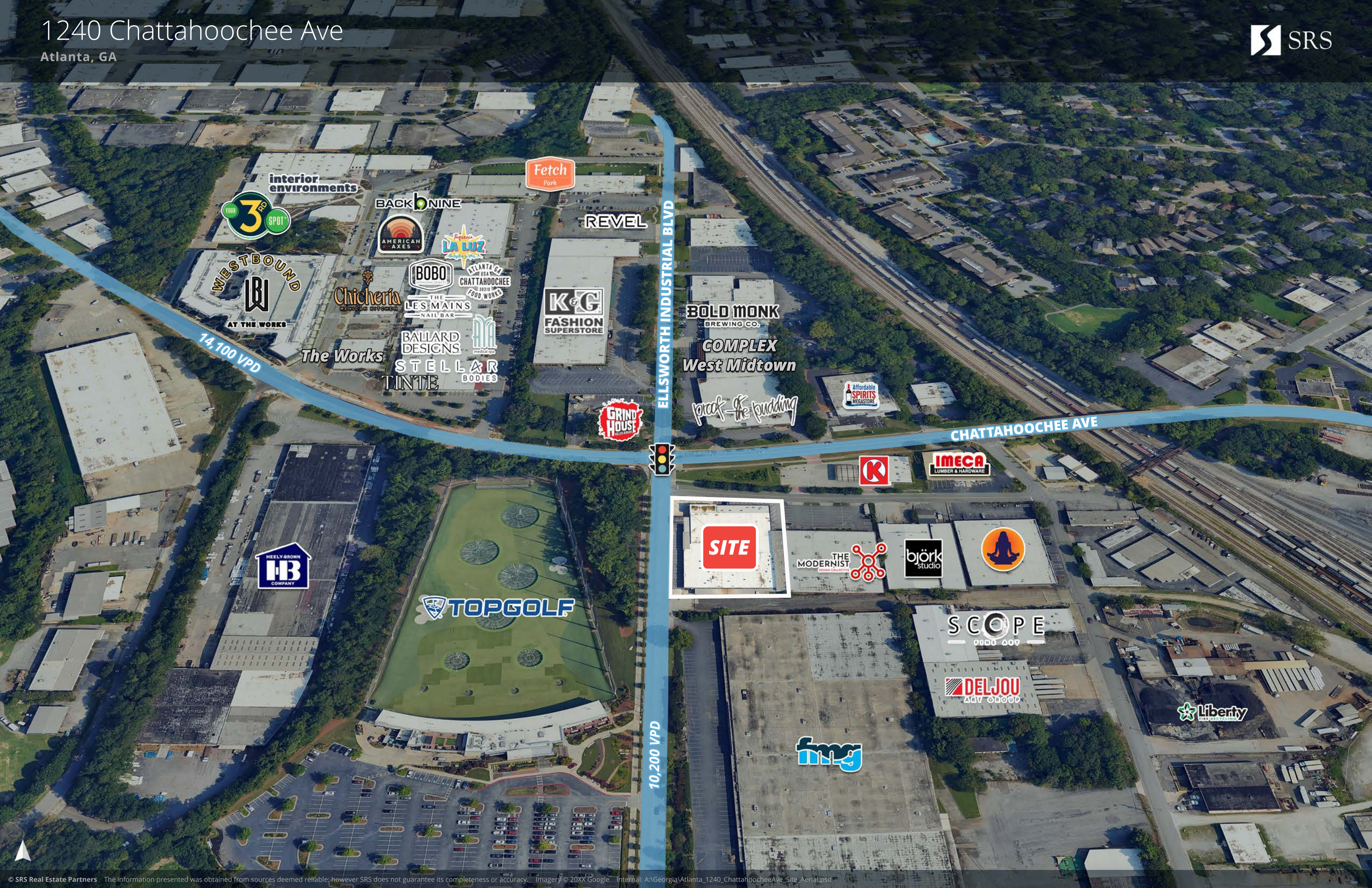
WestSide Union Apartments

The Howard School High School

Georgia Tech Practice Golf Course

1240 Chattahoochee Ave

Atlanta, GA



14,100 VPD

10,200 VPD

ELLSWORTH INDUSTRIAL BLVD

CHATAHOOCHEE AVE

interior environments

YOUR 3<sup>RD</sup> SPOT

BACK NINE

Fetch Park

REVEL

AMERICAN AXES

LA LUZ

WESTBOUND  
WB  
AT THE WORKS

Chicheria  
MEXICAN KITCHEN

BOBO  
THE LES MAINS  
NAIL BAR

ATLANTA GA  
USA  
CHATAHOOCHEE  
2019  
FOOD WORKS

K&G  
FASHION  
SUPERSTORE

BOLD MONK  
BREWING CO.

COMPLEX  
West Midtown

The Works

BALLARD  
DESIGNS

STELLAR  
TINTE

medialogo  
BODIES

GRIND  
HOUSE

praf the pudding

Affordable  
SPIRITS  
MEGASTORE

HEELY-BROWN  
WB  
COMPANY

TOPGOLF

SITE

THE  
MODERNIST  
DESIGN COLLECTIVE

björk  
studio



IMECA  
LUMBER & HARDWARE

K

SCOPE  
9000 000

DELJOU  
ART GROUP

Liberty  
REAL ESTATE

fmg

# Demographics

1240 Old Chattahoochee Ave NW

## 1 Mile

10,190 Population	18,947 Total Daytime Population	\$162,843 Average Household Income	6,207 Total Households
----------------------	---------------------------------------	------------------------------------------	------------------------------

## 3 Mile

135,513 Population	231,804 Total Daytime Population	\$170,574 Average Household Income	66,440 Total Households
-----------------------	----------------------------------------	------------------------------------------	-------------------------------

## 5 Mile

353,262 Population	601,901 Total Daytime Population	\$158,492 Average Household Income	176,090 Total Households
-----------------------	----------------------------------------	------------------------------------------	--------------------------------



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





**SRS REAL ESTATE PARTNERS - SOUTHEAST LLC**

3445 Peachtree Road NE, Suite 950  
Atlanta, GA 30326  
404.231.2232

**BRITTANY MCCALL**

Senior Vice President  
678.420.1388  
brittany.mccall@srsre.com  
Ga Lic No. 332747

**STEWART PRESTON**

Senior Associate  
678.259.9569  
stewart.preston@srsre.com  
Ga Lic No. 420929

**HARRISON NORMAN**

Associate  
678.686.0263  
harrison.norman@srsre.com  
Ga Lic No. 441837

**SRSRE.COM**

©2026 SRS Real Estate Partners LLC. All Rights Reserved.

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.