

For Lease

1240 Old Chattahoochee Ave NW, Atlanta, GA 30318

5,550 SF, 2,286 SF, & 1,300 SF Available | 7,836 SF Contiguous



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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 F

1,300 SF
AVAILABLE SPACE

CONTIGUOUS

7,836 SF
AVAILABLE SPACE

SURROUNDING ATTRACTIONS



BALLARD DESIGNS

BOLD MONK
BREWING CO.



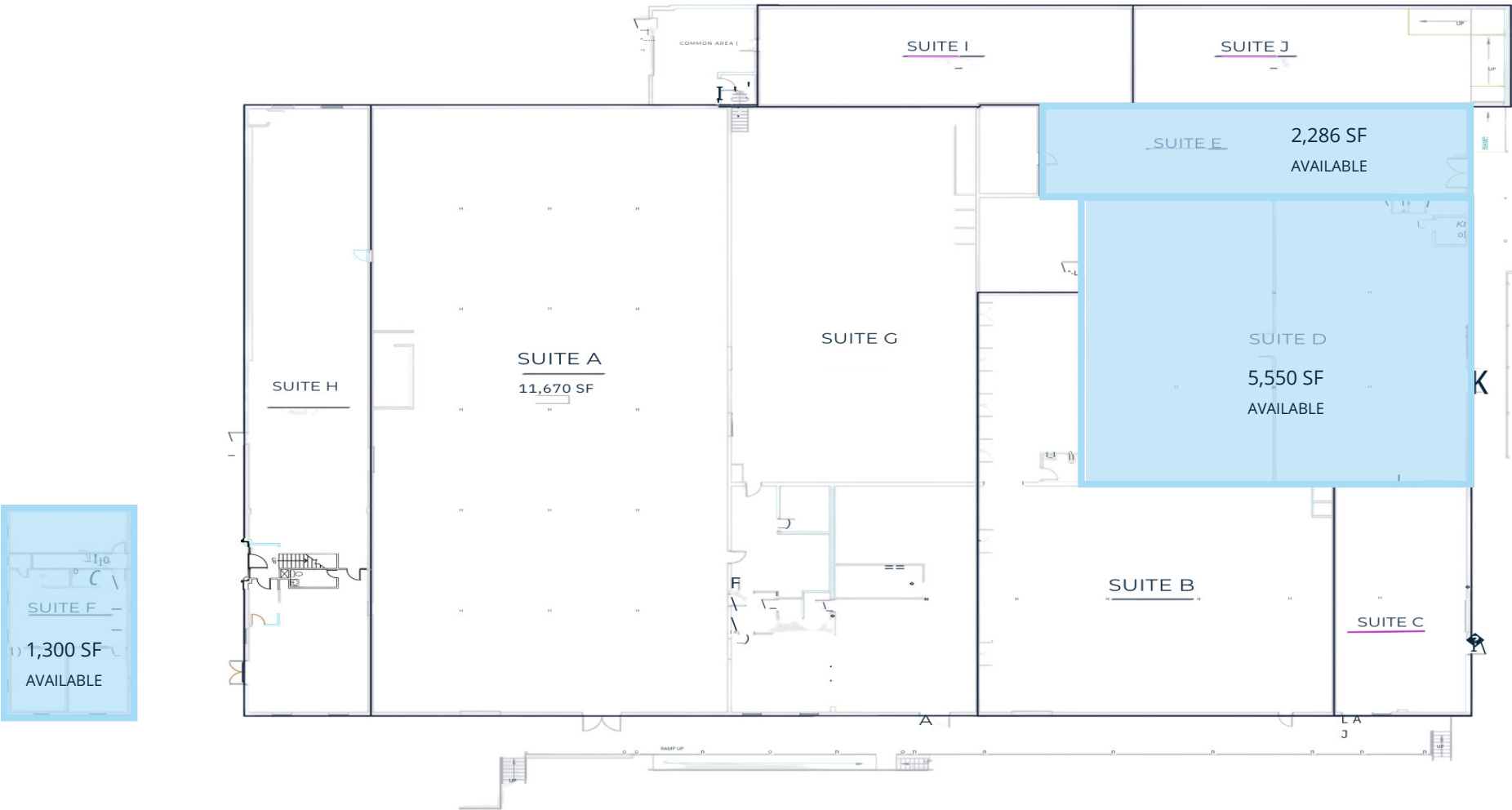
TRAFFIC COUNTS

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



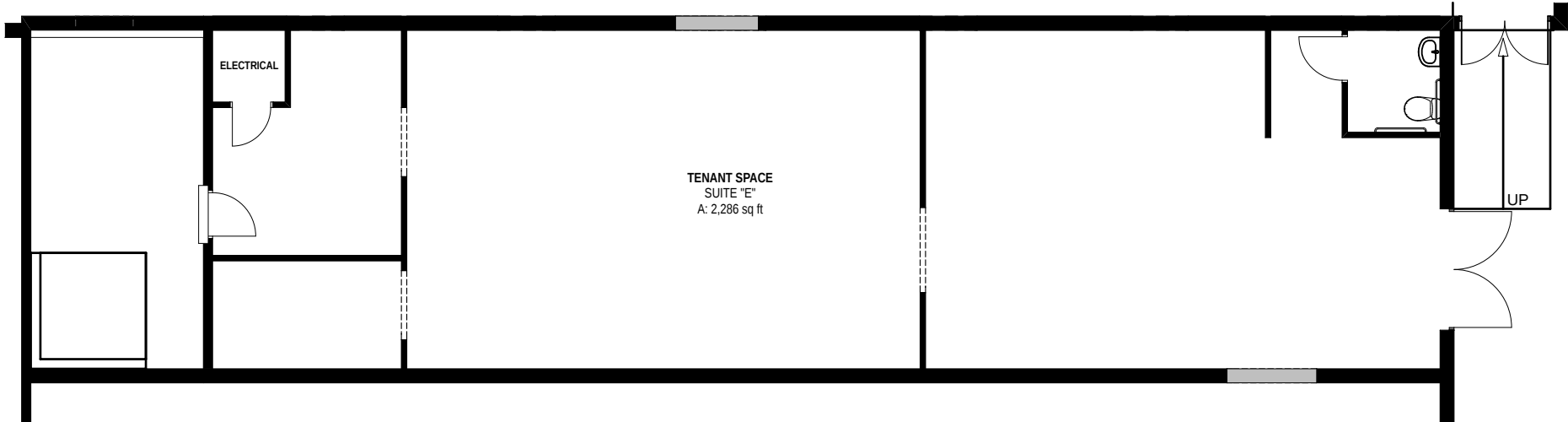
CURRENT DIRECTORY

SUITE A  OLARIA	SUITE C  PERIDOT WEST	SUITE E AVAILABLE	SUITE G NATIONAL FURNITURE STORE	SUITE I The Pierides Gallery
SUITE B  PERIDOT WEST	SUITE D AVAILABLE	SUITE F AVAILABLE	SUITE H WOLFGANG GALLERY	SUITE J The Pierides Gallery

Suite E Floorplan

1240 Old Chattahoochee Ave NW

2,286 SF



1
A-01

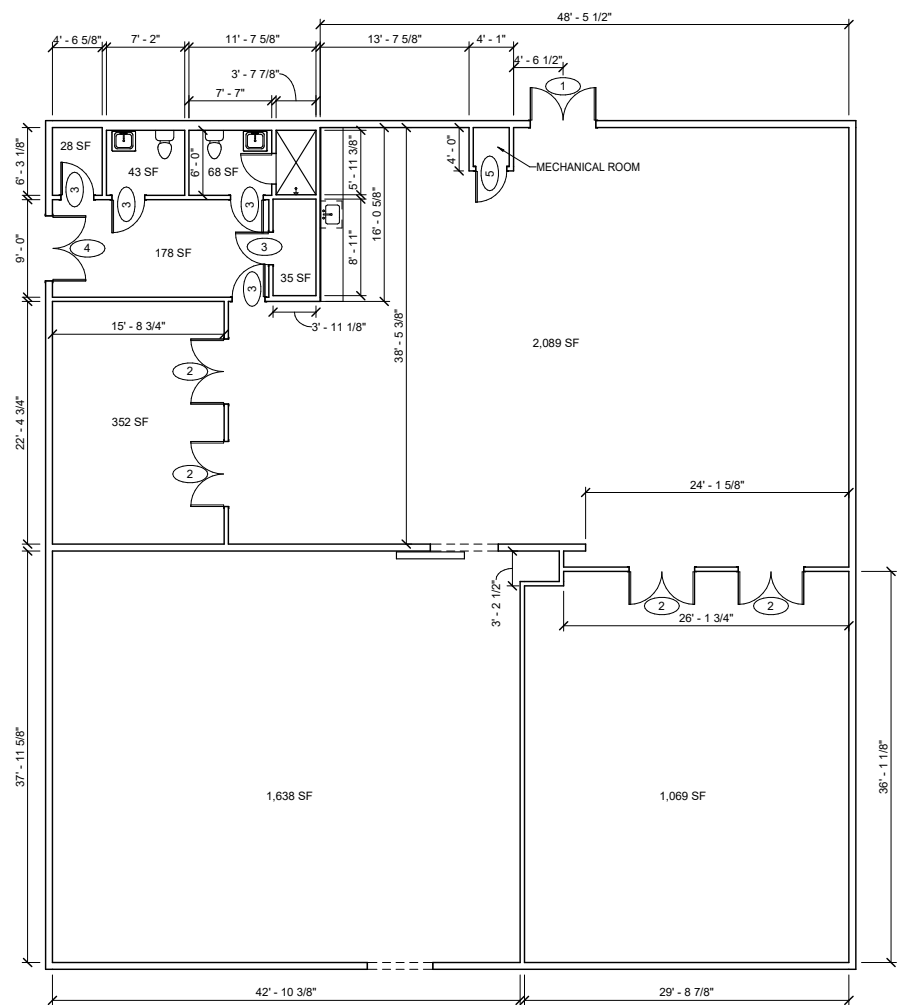
FLOOR PLAN

SCALE: 1/8" = 1'-0"

Suite D Floorplan

1240 Old Chattahoochee Ave NW

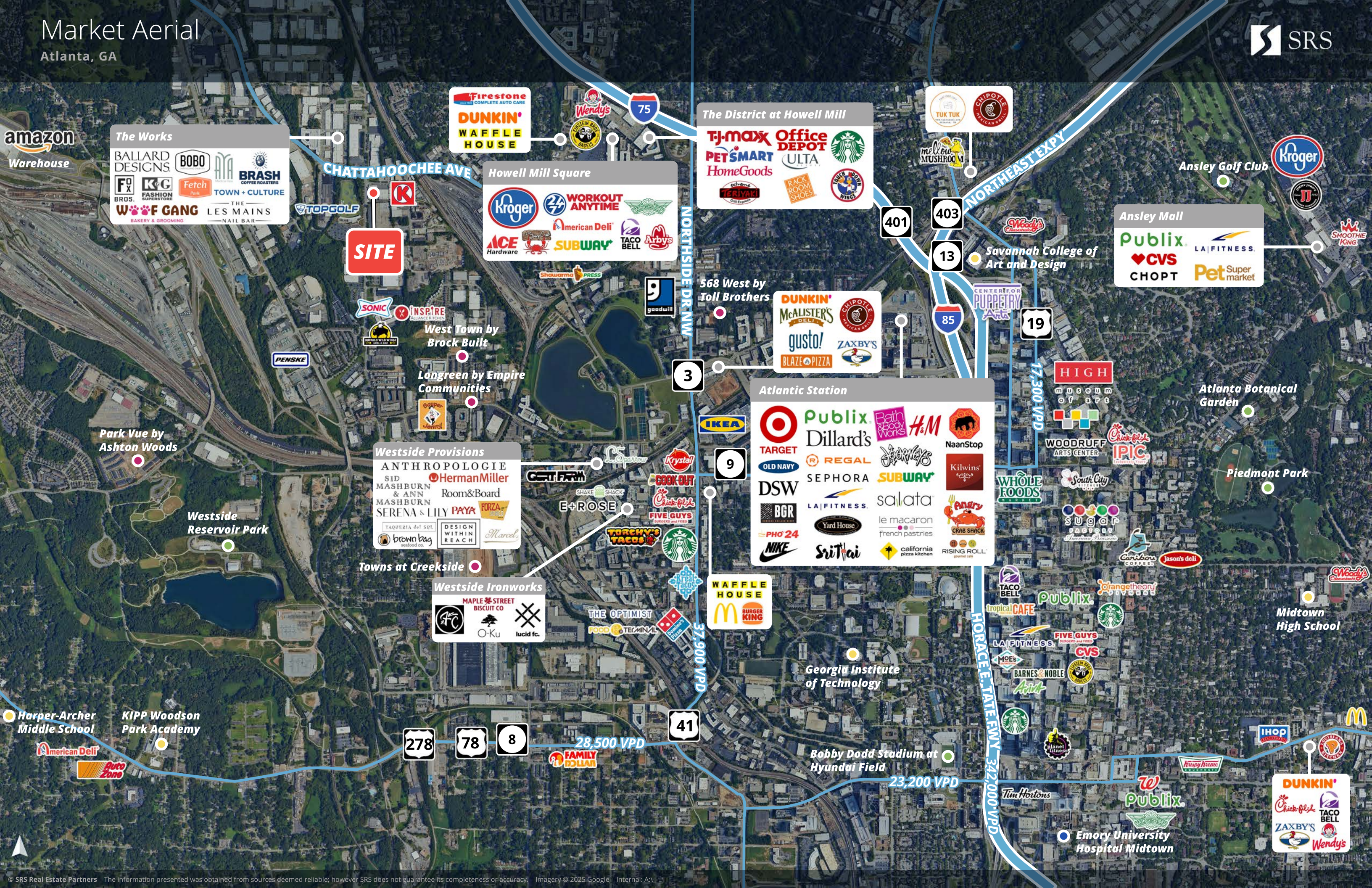
5,550 SF



Property Images

1240 Old Chattahoochee Ave NW





Mid Zoom Aerial

Atlanta, GA



The Works

BALLARD DESIGNS BOBO ARA BRASH COFFEE ROASTERS
FASHION 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
TERIYAKI RACK ROOM SHOES

Howell Mill Square

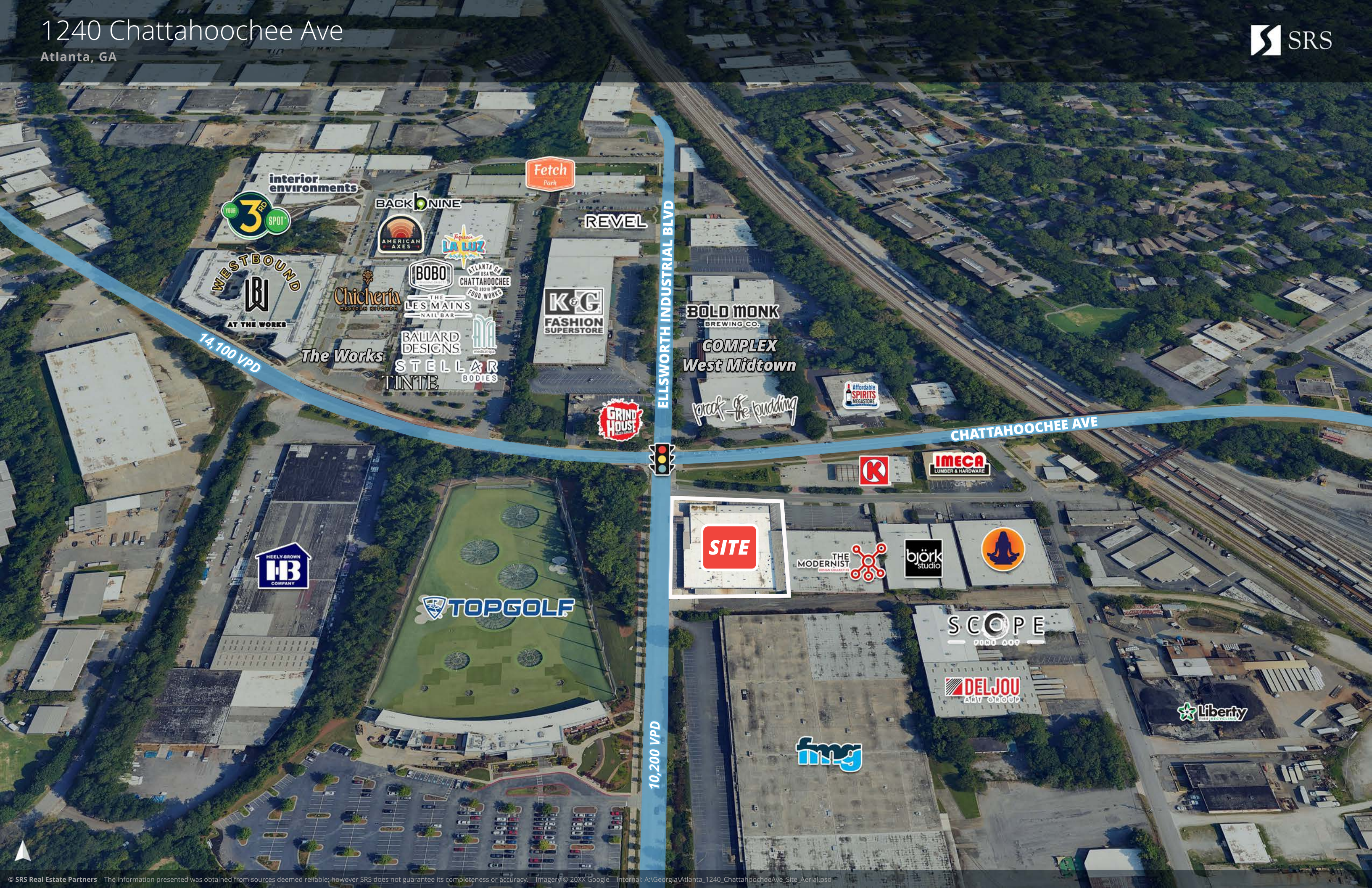
Kroger 24 WORKOUT ANYTIME
ACE Hardware American Deli SUBWAY TACO BELL Arby's

Atlantic Station

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

1240 Chattahoochee Ave

Atlanta, GA



Demographics

1240 Old Chattahoochee Ave NW

1 Mile

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

3 Mile

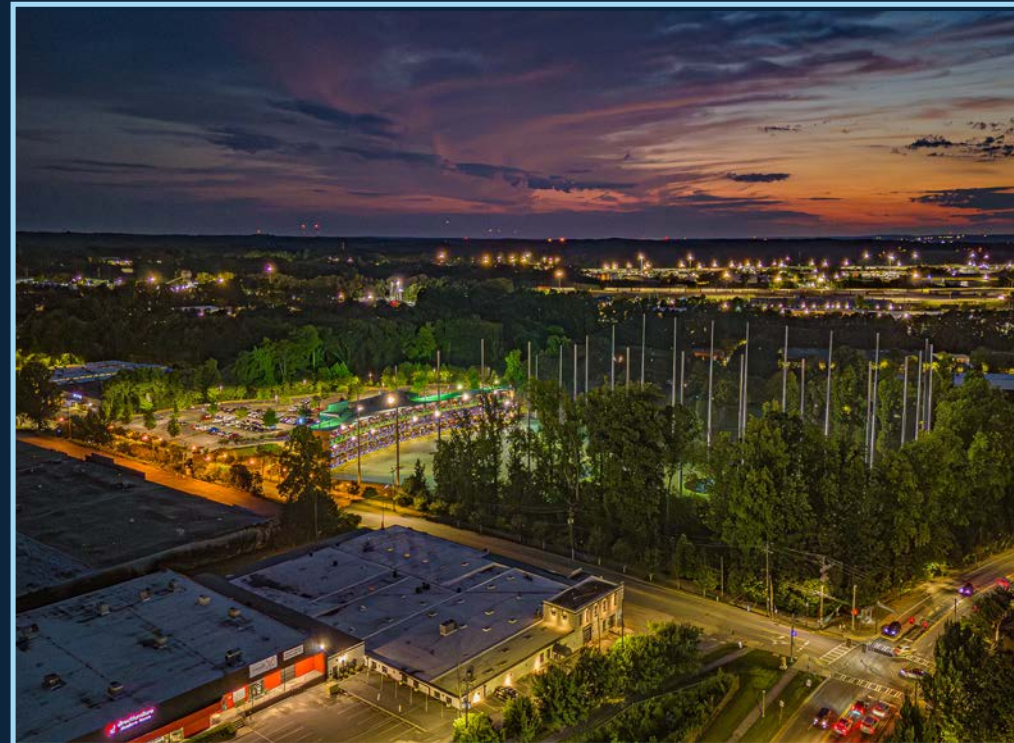
135,513	231,804	\$170,574	66,440
Population	Total Daytime Population	Average Household Income	Total Households

5 Mile

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

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

SOURCE





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