

# FOR SALE

## +/- 1.92 Acres Available

1674 Monroe Dr NE, Atlanta, GA 30324

BIDS DUE 4/24/2026

[www.bankingcentersforsale.com](http://www.bankingcentersforsale.com)



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JLL

3344 Peachtree Road NE Suite 1200

Atlanta, GA 30326

# Prime Retail Building

This well-positioned single-story retail building offers excellent visibility in Atlanta's desirable Midtown/Brookwood submarket. The 4,283 SF building sits on nearly 2 acres with 366-foot frontage on Monroe Drive, providing exceptional exposure and signage opportunities.

- Located in Atlanta's CBD with access to 17,104 daytime employees within 1 mile, this property serves both residential and commercial markets.



1674 NE Monroe Dr.  
4,283 SF existing building



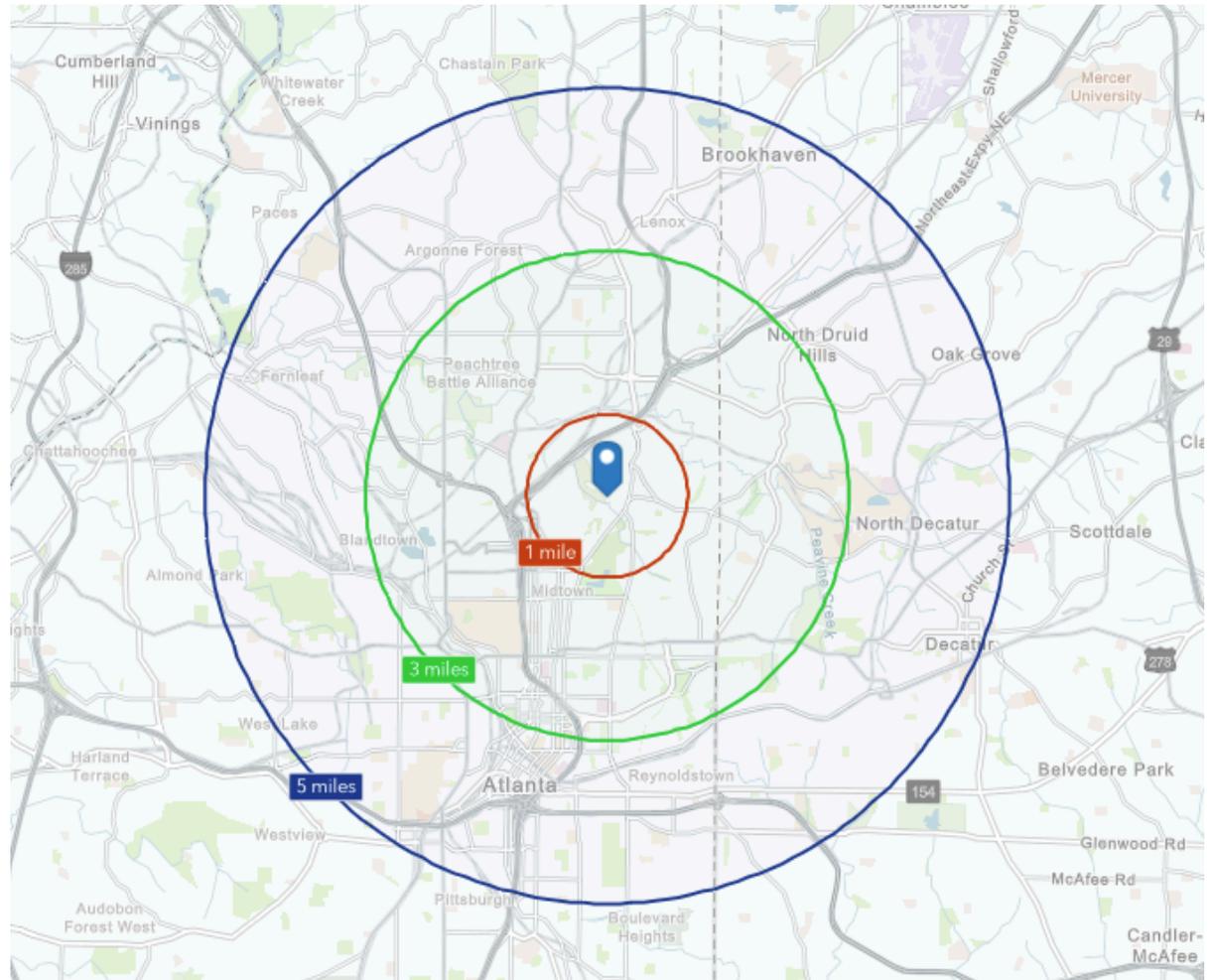
Total land area  
1.92 acres



## Submarket position

This property sits adjacent to Ansley Mall, leveraging established retail traffic patterns and built-in consumer draw. The mature commercial corridor provides existing infrastructure and cross-shopping synergies, offering immediate market recognition and proven retail viability for prospective tenants or buyers.

- Surrounded by proven national retailers that drive consistent traffic to the corridor.



|                         | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------|-----------|-----------|-----------|
| Total Population        | 13,761    | 204,179   | 441,970   |
| Median Household Income | \$143,172 | \$109,796 | \$108,897 |
| Median Age              | 38.4      | 32.3      | 33.7      |

Kroger

PNC

A  
1912

Publix

Pet Super market

Lewis BARBECUE

MATTRESS FIRM

BANTAM & BIDDY

Starbucks

Jinny's

BRUNNEN BAKERY

LAIFITNESS

SL SALON LOFTS

OCTOPUS Kitchen

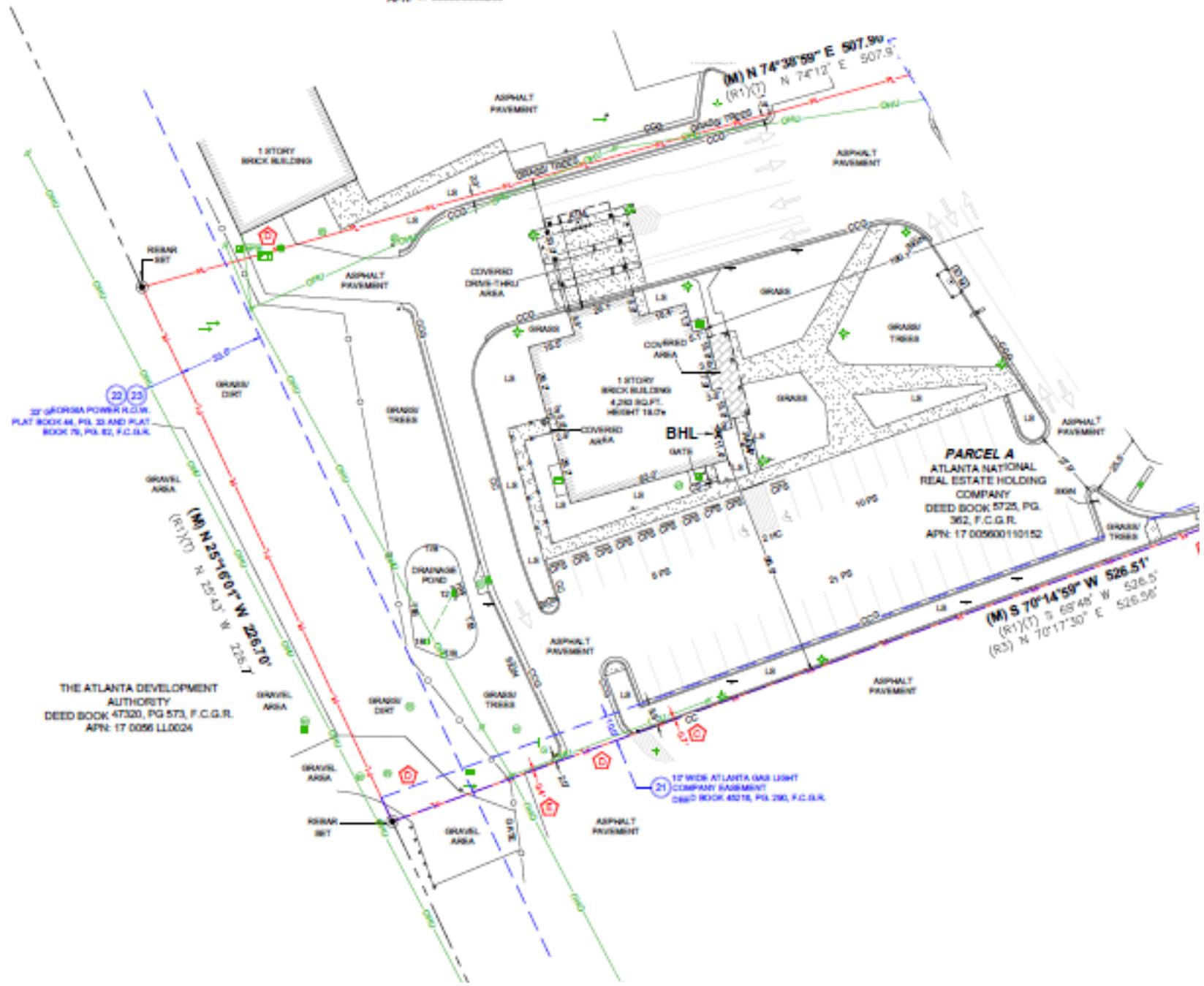
VARUNI NAPOLI

Monroe Dr. NE 16,276 VD (2026)

Piedmont Ave NE 26,689 VD (2026)

Mistora

THE KROGER CO.  
DEED BOOK 18732, PG. 345, F.C.G.R.  
APN: 17 00560000233



22 23  
22" GEORGIA POWER R.O.W.  
PLAT BOOK 44, PG. 33 AND PLAT  
BOOK 79, PG. 82, F.C.G.R.

THE ATLANTA DEVELOPMENT  
AUTHORITY  
DEED BOOK 47320, PG 573, F.C.G.R.  
APN: 17 0056 LL0024

PARCEL A  
ATLANTA NATIONAL  
REAL ESTATE HOLDING  
COMPANY  
DEED BOOK 5725, PG.  
362, F.C.G.R.  
APN: 17 005600110152

21  
17" WEST ATLANTA GAS LIGHT  
COMPANY GAS LINE  
DEED BOOK 4518, PG. 290, F.C.G.R.

Contact for more  
information:

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