



## ANSLEY MALL SUITE 117D

### PROPERTY OVERVIEW

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 Road. This location offers excellent tenant visibility, easy access to the expressway and is within minutes of Interstate 75/85.



**1544 PIEDMONT AVE  
ATLANTA, GA 30324**



**MINDY SELIG**

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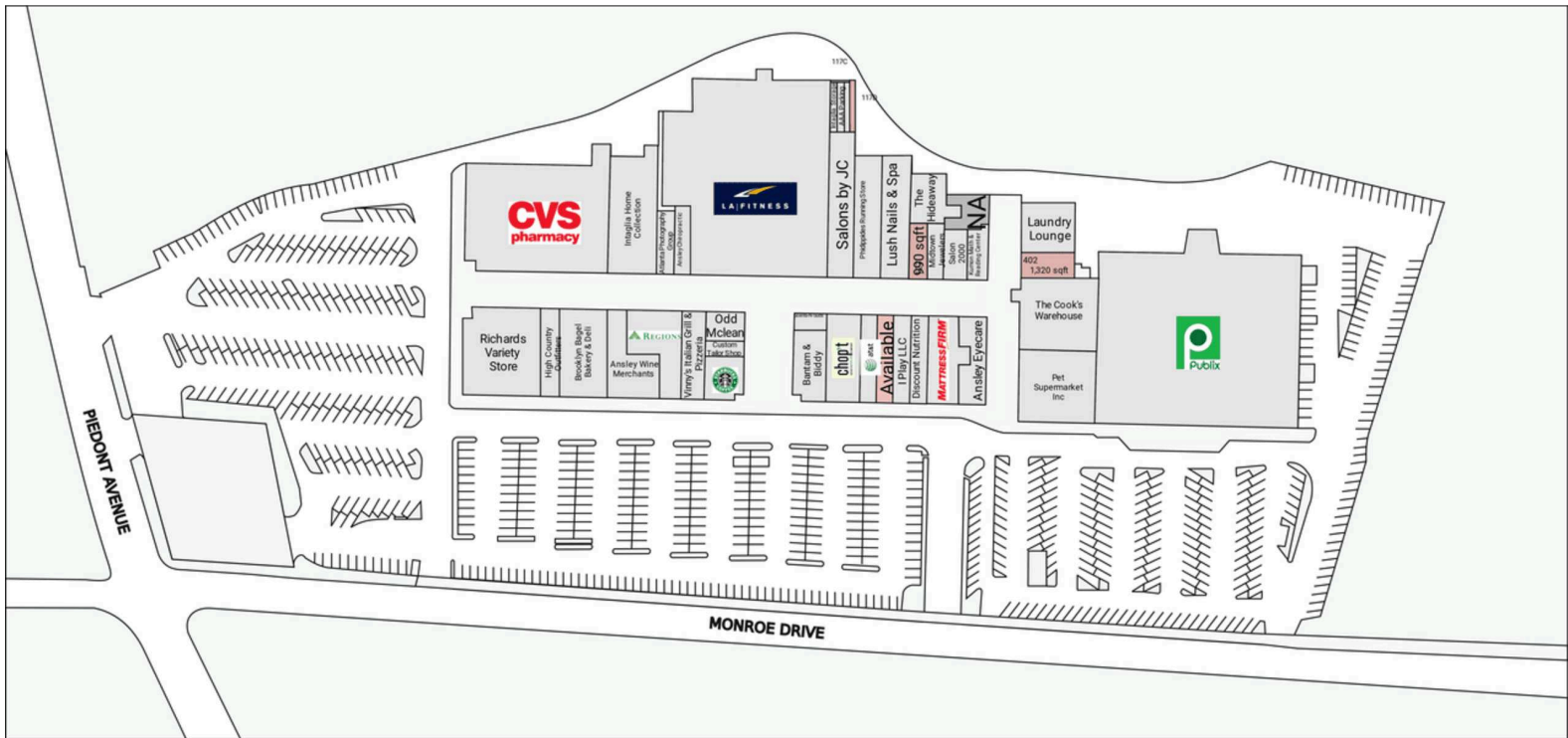


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Suite	Tenant	Suite	Tenant	Suite	Tenant
101	CVS Pharmacy	129	Midtown Jewelers	302A	Scents-N-Suds
105	Intaglia Home Collection	131	Salon 2000	303	Chop't
107	Atlanta Photography Group	135	Kumon Math & Reading Center	305	AT & T
109	Ansley Chiropractic	139	NA	307	AVAILABLE (1,620 sf)
115	LA Fitness	197	Richards Variety Store	311	I Play LLC
117	Salons by JC	198	High Country Outfitters	318	Discount Nutrition
117A	Intaglia Storage	203	Brooklyn Bagel Bakery & Deli	319	Mattress Firm
117B	AAA Parking	211	Ansley Wine Merchants	320	Ansley Eyecare
117C	Mode Marche	215	Regions Bank	402	AVAILABLE (1,320 sf)
117D	AVAILABLE (655 sf)	219	Vinny's Italian Grill & Pizzeria	403	Pet Supermarket Inc
119	Phidippides Running Store	223	Odd Mclean	403R	The Cook's Warehouse
123	Lush Nails & Spa	228	Custom Tailor Shop	406	Laundry Lounge
124	AVAILABLE (2,211 sf)	232	Starbucks	415	Publix
127	AVAILABLE (990 sf)	301	Bantam & Bidy		



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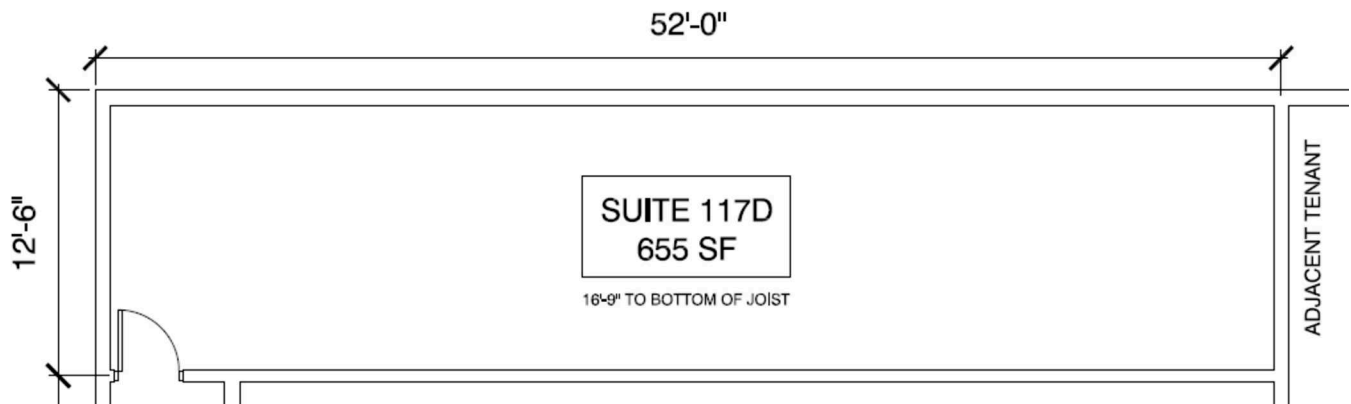
### RENTAL RATES

Rental Rate PSF

Ancillary Charges\*

\$400.00

\*CAM / Taxes / Insurance / Trash (if applicable; charges are approximate)



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