



Moreland Ave NE

Popular Little Five Points Equipped Restaurants - For Lease
Inman Park / Candler Park / East Atlanta
351 - 361 Moreland Ave. N.E, Atlanta, GA



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01

THE OPPORTUNITY

Two equipped restaurants with bars and outdoor patios in excellent location at Little 5 Points where East Atlanta, Candler Park and Inman Park meet.

The previous restaurants were shut down to re-develop the site. Development financing fell through providing the opportunity for your successful concept. Both restaurants feature fully equipped kitchens, bars and large inviting patios. The former Front Page News Restaurant, Suite 101 is approximately 5,541 SF with a 1,958 SF patio. The former Tijuana Garage restaurant is approximately 4,352 SF with a 900 SF patio. The inviting spaces being second generation restaurants offer huge start-up savings

The property provides an exceptional opportunity for restaurant operators seeking a premier location within one of Atlanta's most vibrant and rapidly growing in-town neighborhoods. The property is surrounded by a dense, affluent customer base with average household incomes exceeding \$100,000 within a three-mile radius, a strong concentration of young professionals, and a highly educated population that consistently supports local dining and entertainment concepts.

Positioned along Moreland Avenue with more than 37,000 vehicles passing daily and immediate access to East Atlanta Village, Little 5 Points, Inman Park and Candler Park, the site benefits from outstanding visibility, strong consumer spending, and a thriving pedestrian-oriented environment. The surrounding residential growth and limited availability of quality restaurant space create an ideal setting for chef-driven concepts, cafés, breweries, fast-casual brands, and destination dining experiences.

SUITE 101



5,541 SF Heated
1,958 SF Patio
\$42 Per Heated SF
\$31.03 Per Total SF

SUITE 102



4,352 SF HEATED
1,100 SF PATIO
\$42 Per Heated SF
\$34.80 Per Total SF

SUITE 102 - 2ND FLOOR



10,329 SF
\$18/PSF





01

PROPERTY INFORMATION

ADDRESS 351, 361 MORELAND AVE N.E. | ATLANTA | GA 30307

SUITE 101 ±7,499 INCLUDES INDOOR AND PATIO SPACE

SUITE 102 ±5,452 INCLUDES INDOOR AND PATIO SPACE

SUITE 201 ±10,329

SITE SIZE TOTAL ±.79 ACRE

YEAR BUILT/RENOVATED 1953 | 2017

FLOORS 2

ZONING/PARCEL ID NC-1 | 15-209-04-269 & 15-209-04-270

ELEVATOR YES

OF PARKING 45

TRAFFIC COUNTS 30,600 VPD

WALK SCORE 91 WALKERS PARADISE

BIKE SCORE 84 VERY BIKEABLE

01

RETAIL SPACES FOR LEASE



SUITE	101	DIVIDED SF	TOTAL SF	TOTAL LEASE RATE	SPACE TYPE
		5,541 HEATED 1,958 PATIO	±7,499	\$31.03 SF/NNN	RESTAURANT

SUITE	102	DIVIDED SF	TOTAL SF	TOTAL LEASE RATE	SPACE TYPE
		4,352 HEATED 1,958 PATIO	±5,452	\$34.80 SF/NNN	RESTAURANT

SUITE	201	DIVIDED SF	TOTAL SF	TOTAL LEASE RATE	SPACE TYPE
		±10,329	±10,329	\$18 SF/NNN	EXPERIENTIAL RETAIL



HIGH VISIBILITY
Located on Morland Dr. with strong daily traffic counts.



EASY CONNECTIVITY
Direct access to major corridors including I-285, downtown Decatur, and surrounding neighborhoods.



VIRBRANT AREA
Surrounded by a strong residential base, local businesses, and popular retail & dining areas.



LITTLE FIVE POINTS
Popular destination for tourists and area residents, known for shopping, dining and entertainment.



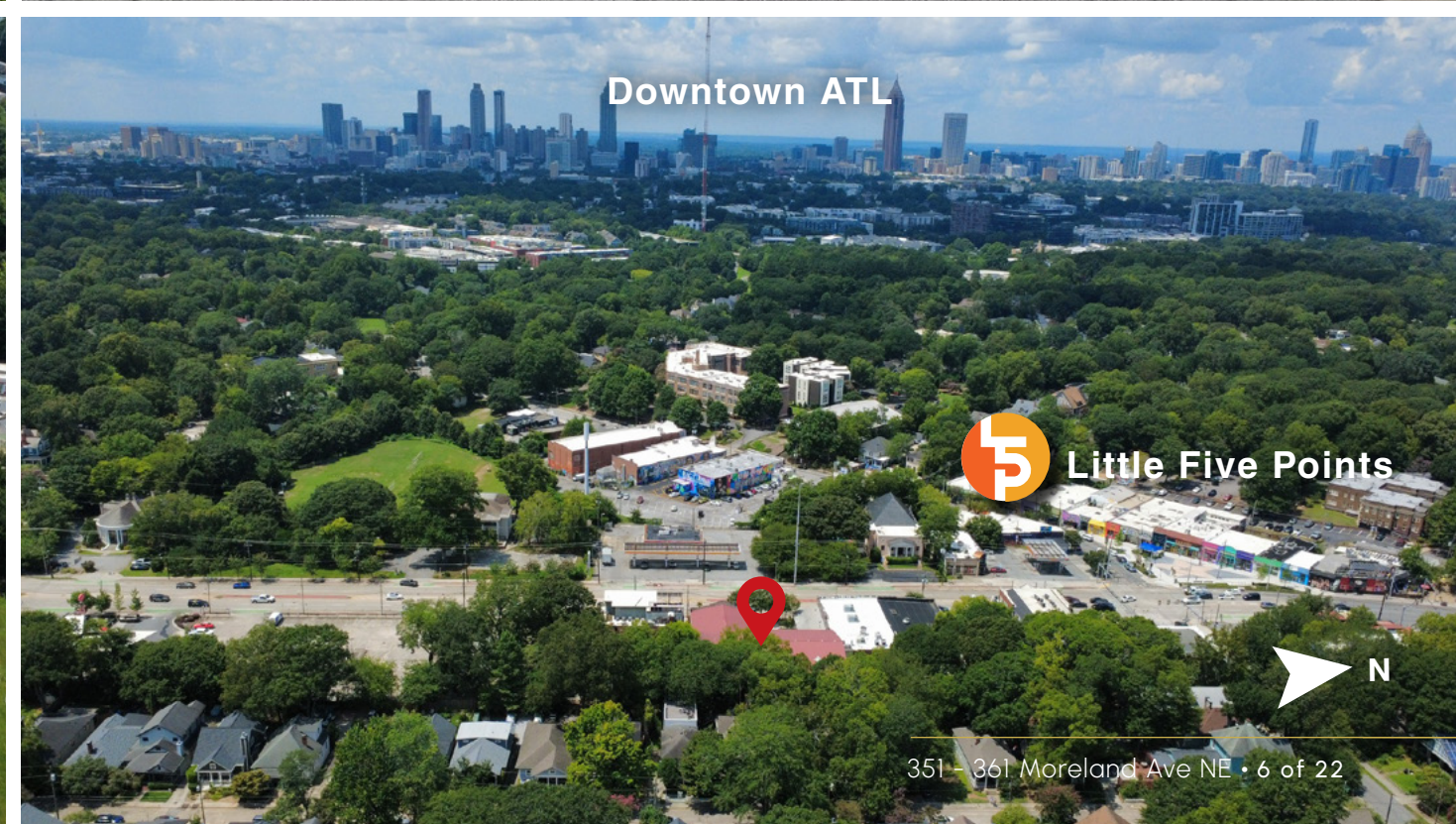
AERIAL VIEWS



Little Five Points

Moreland Ave NE VPD 38,300

Euclid Ave NE



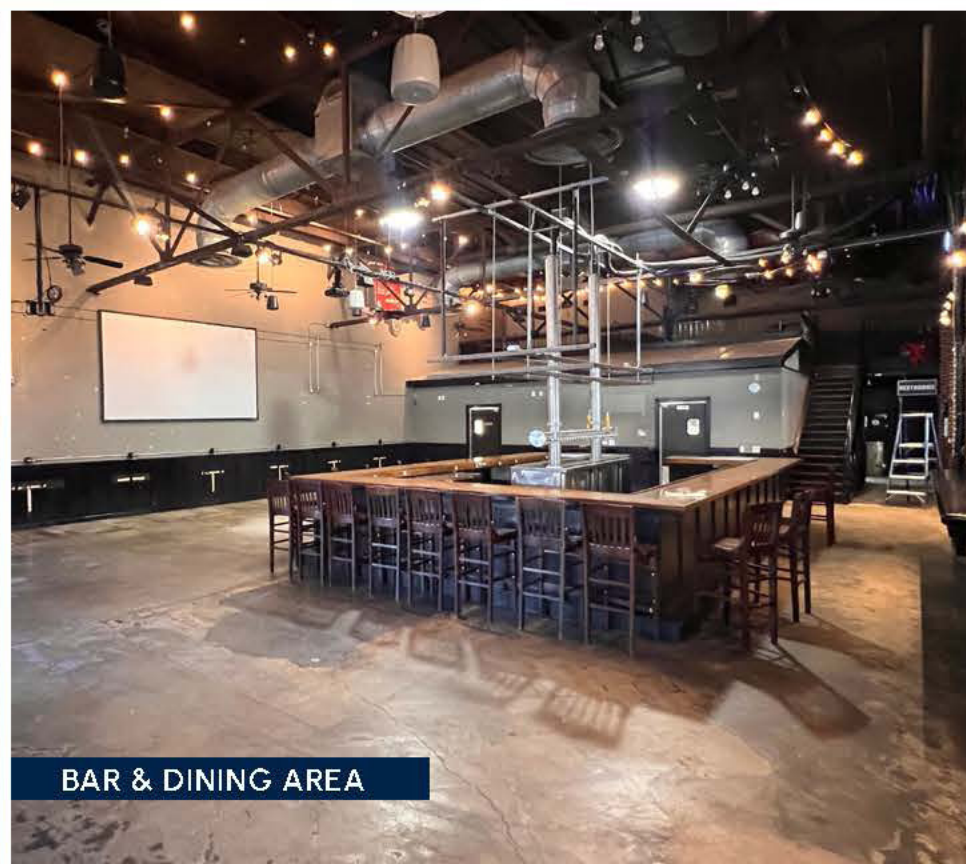
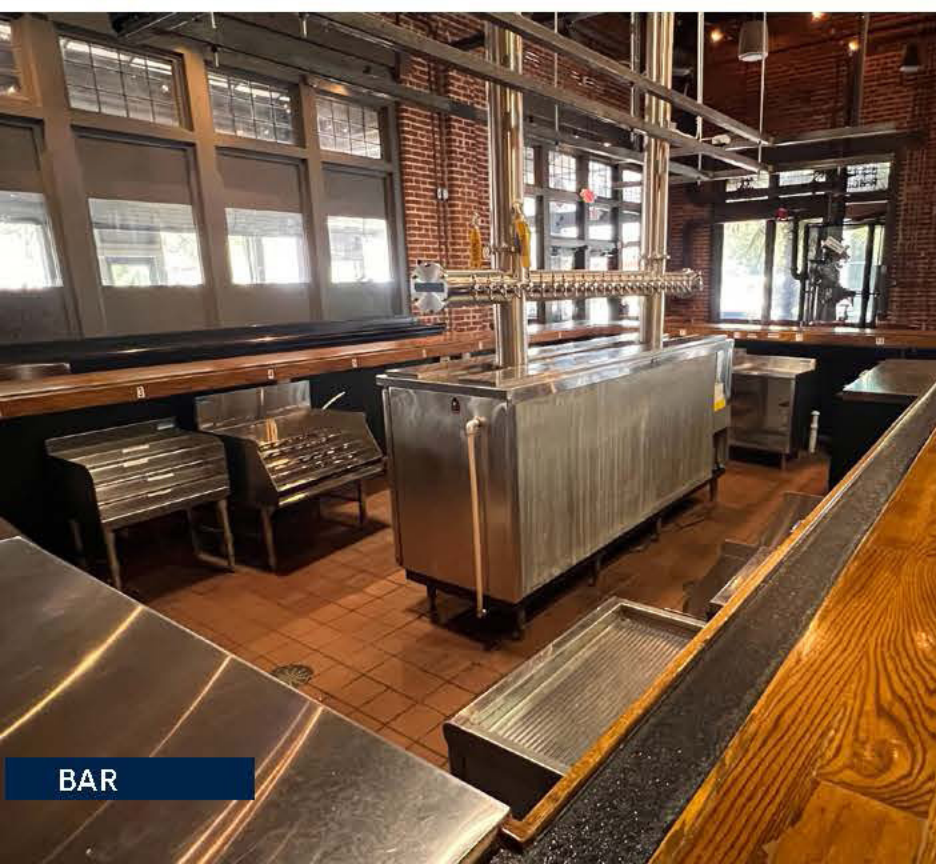
Downtown ATL



Little Five Points

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SUITE 101

±5,541 SF (±1,958 SF PATIO)



SUITE 101 ENTRANCE



SUITE 101 OPEN PATIO



SUITE 101 COVERED PATIO



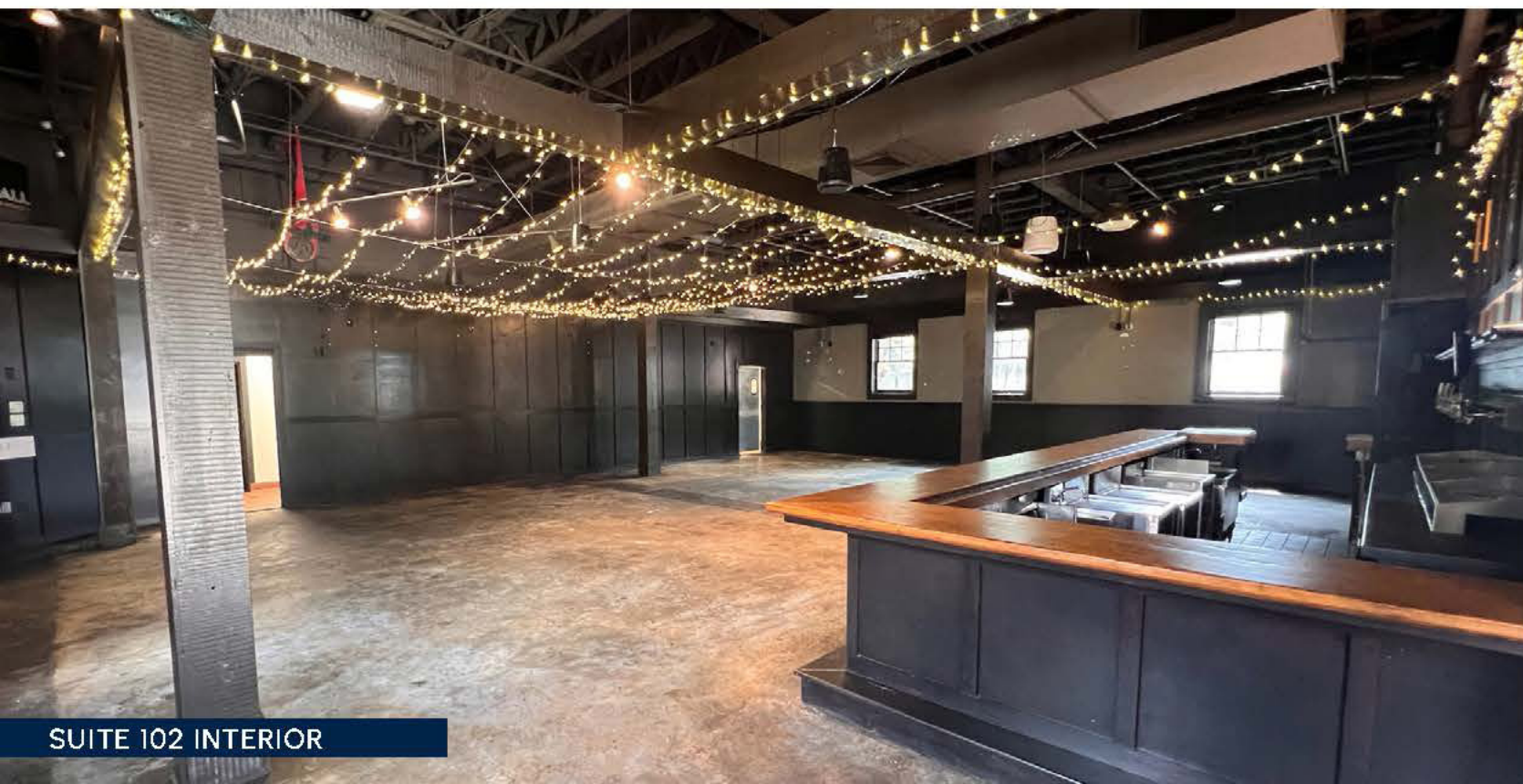
SUITE 101 COVERED PATIO

SUITE 102

±4,352 SF (±900 SF PATIO)



SUITE 102 INTERIOR



SUITE 102 INTERIOR



VIEW OF SUITE 102 PATIO FROM 2ND FLOOR

SUITE 102

±4,352 SF (±900 SF PATIO)



SUITE 102 COVERED & UNCOVERED PATIO



SUITE 102 COVERED PATIO



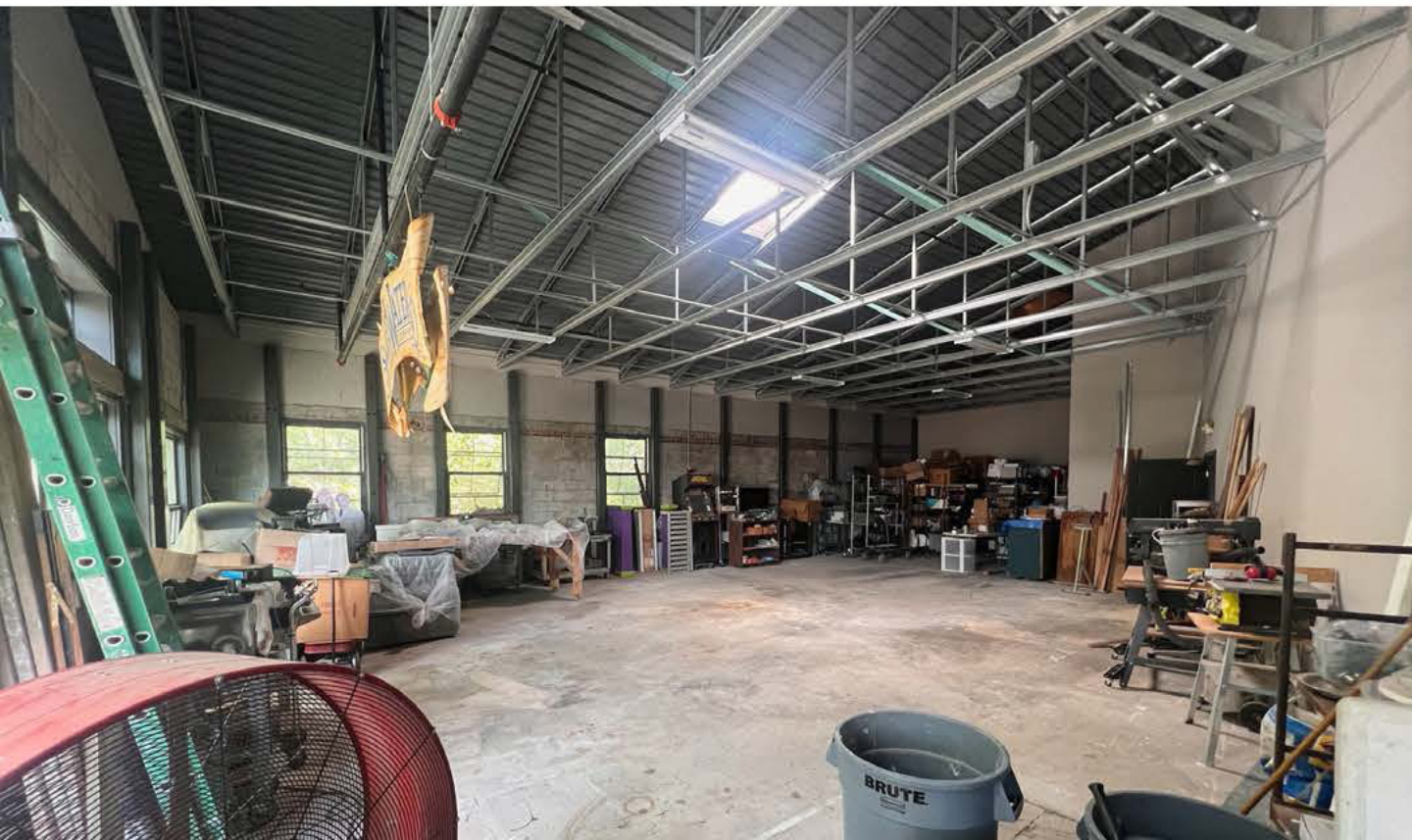
SUITE 102 OUTSIDE BAR



SUITE 102 COVERED PATIO

SUITE 201 - 2ND FLOOR

±10,329 SF





351-361 MORELAND AVE NE



SHARED ENTRANCE



1ST FLOOR COMMON HALL



1ST FLOOR SHARED LADIES ROOM



1ST FLOOR SHARED MENS ROOM

02

1ST FLOOR RESTAURANT FLOOR PLANS

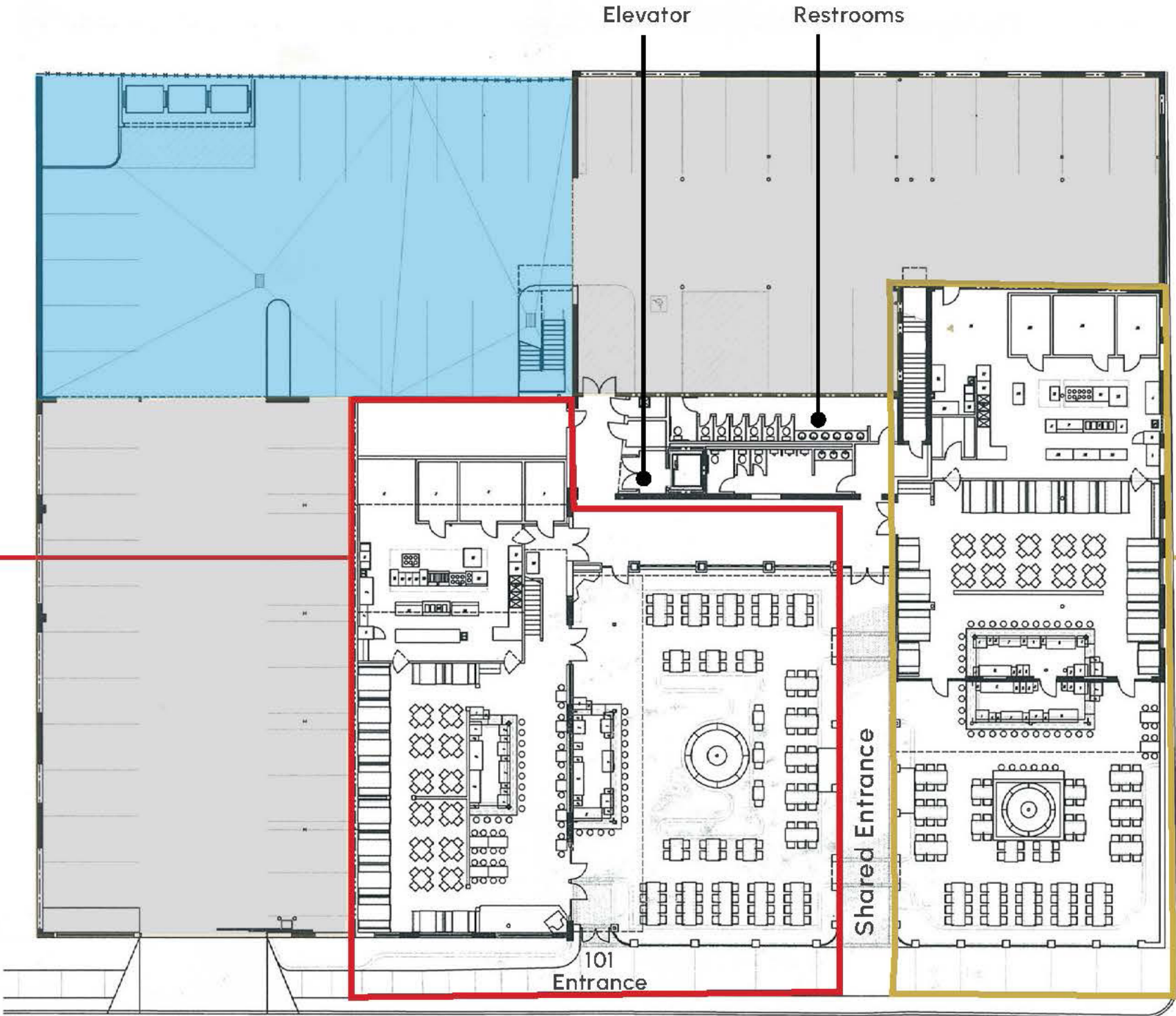
- Covered Parking
- Open-Air Parking

SUITE 101

±5,541 SF Heated
±1,958 SF Patio

SUITE 102

±4,352 SF Heated
±900 SF Patio



02

1ST FLOOR RESTAURANT SEATING LAYOUT

SUITE 101

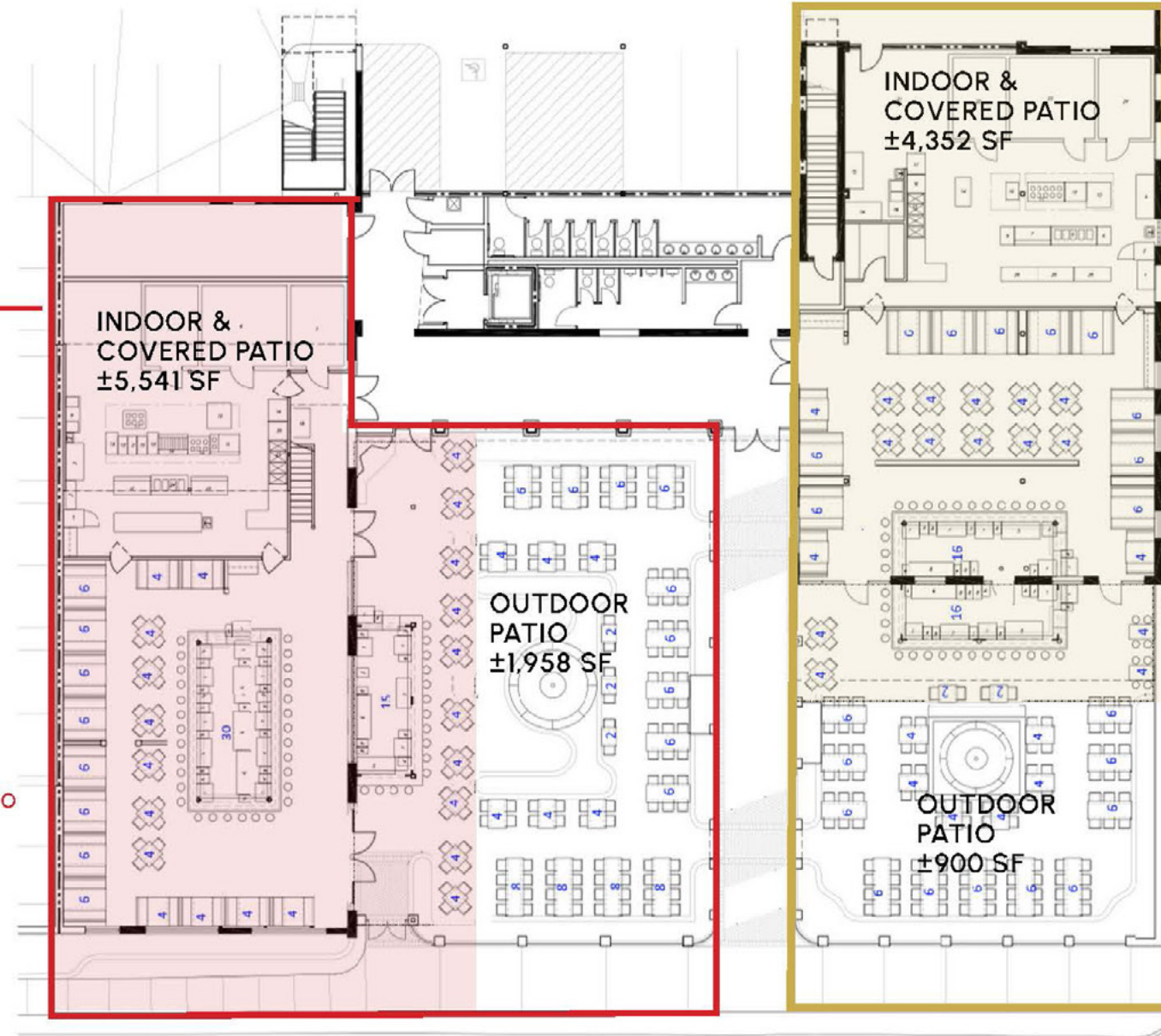
±5,541 SF Heated
±1,958 SF Patio

Seating Capacity:

Booths & Tables	96
Bar	30
Balcony	30
Patio Bar	15
Covered Patio	40

Total 327

INDOOR & COVERED PATIO



SUITE 102

±4,352 SF Heated
±900 SF Patio

Seating Capacity:

Booths & Tables	112
Bar	16
Balcony	20
Patio Bar	16
Covered Patio	90

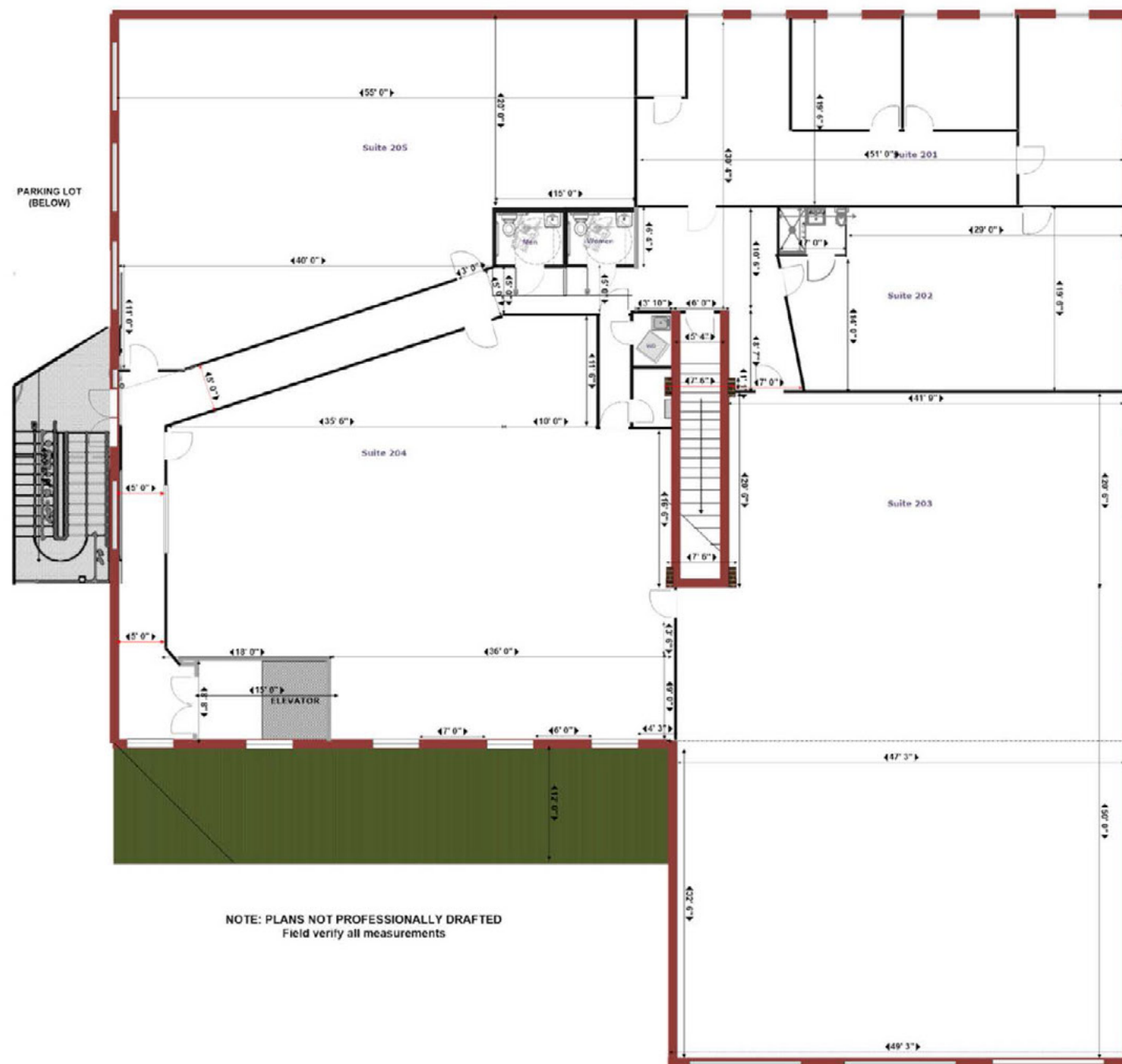
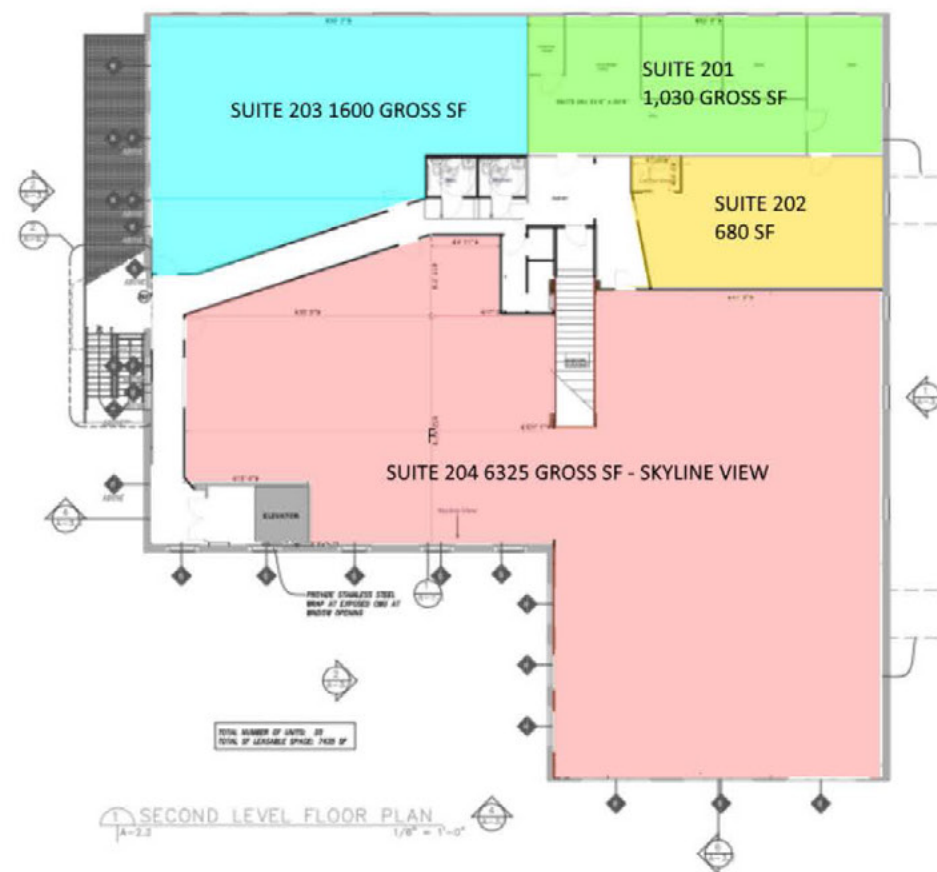
Total 254

INDOOR & COVERED PATIO

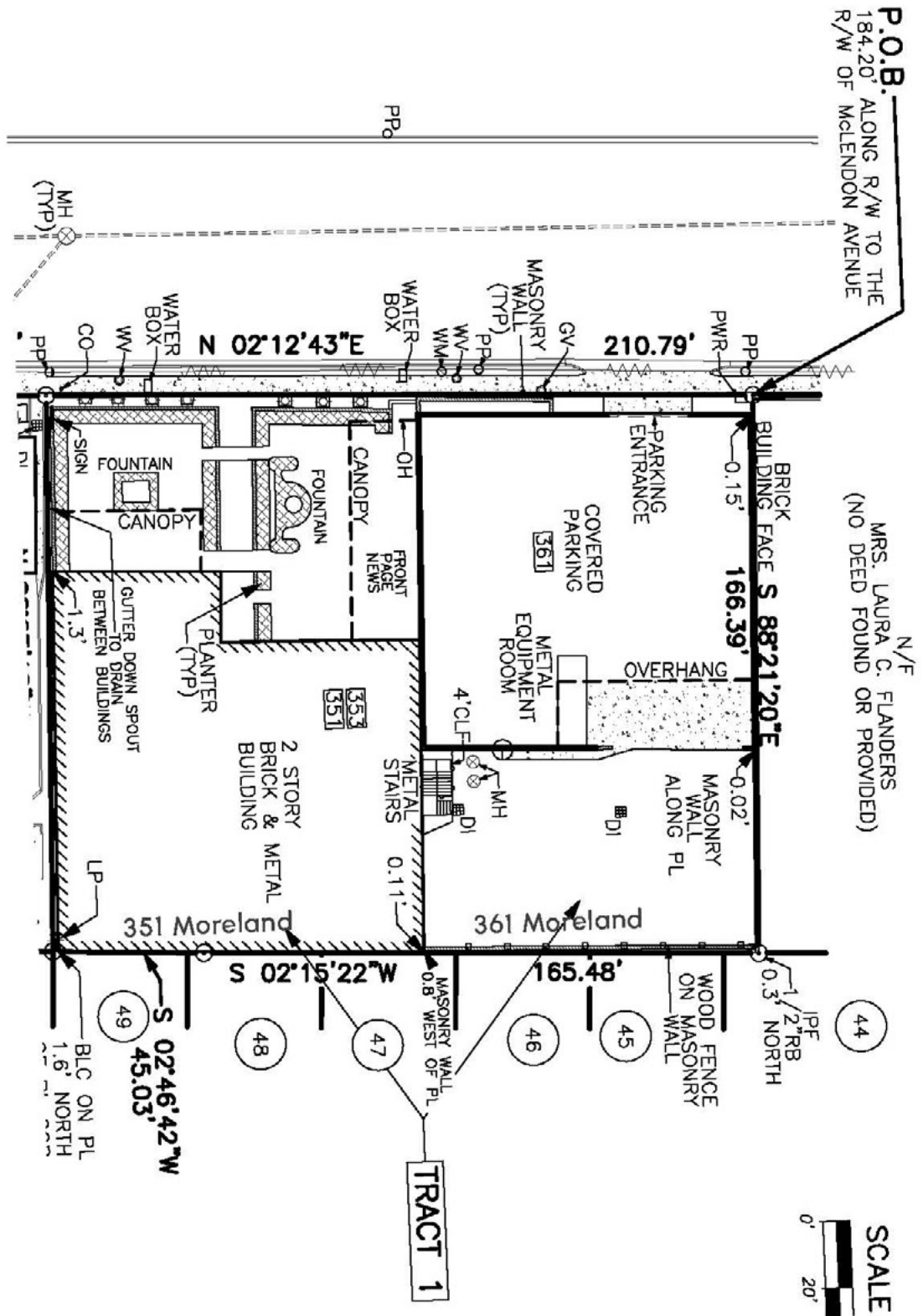
02

2ND FLOOR PLANS

The 2nd floor currently has two office suites, 201 and 202, and two unbuilt-out suites, 203 and 204. The entire floor might be utilized for experiential retail like indoor putt putt, gaming, cigar bar, etc.



.79 Acre
210 Feet Frontage



02

DEMOGRAPHICS



Population



Total Businesses



Total Sales \$



of Household



Avg. Household Income

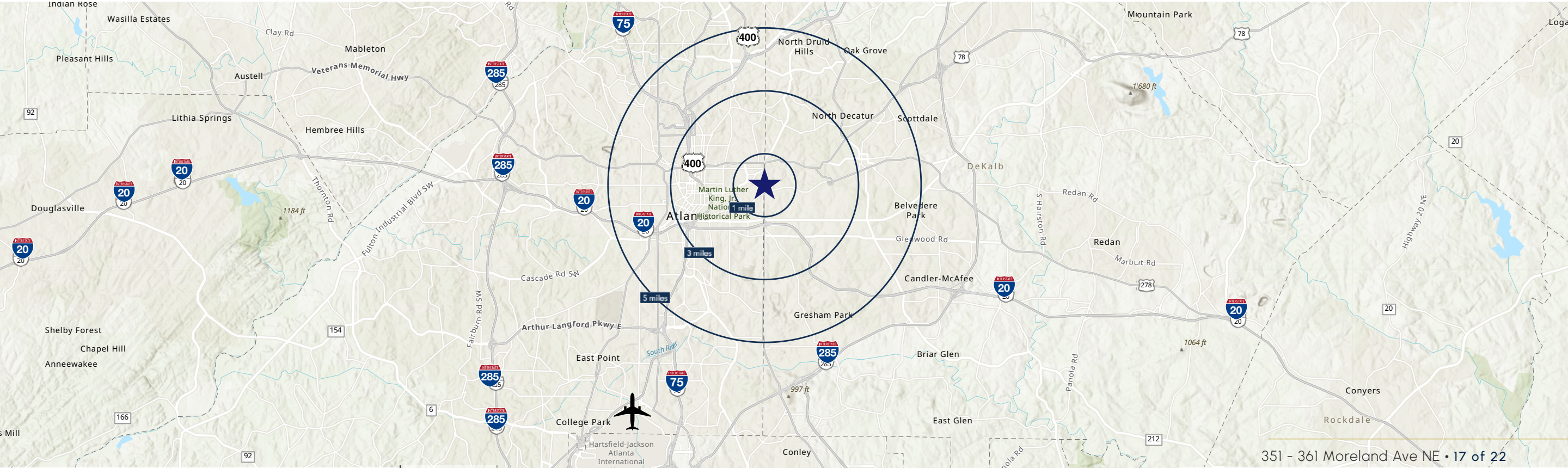


Avg. Annual Retail Spending



Median Disposable Income

1—Mile	23,569	1,132	\$1.34B	4,065	\$142.7K	\$47,126	\$108,965
3—Miles	198.054	11.4K	\$31.3B	45,140	\$128.0K	\$45,768	\$102,445
5—Miles	427.864	21.7K	\$53.8B	122,727	\$107.0K	\$40,881	\$85,580



02

NEARBY AMENITIES

FOOD & BEVERAGE

Hattie B's Hot Chicken	0.1 mi
Wrecking Bar Brewpub	0.1 mi
The Vortex Bar & Grill	0.2 mi
BoccaLupo	0.8 mi
Delbar	0.9 mi
BeetleCat	1.0 mi
Barcelona Wine Bar	1.0 mi
Krog Street Market	1.2 mi
Superica	1.2 mi
Ladybird Grove & Mess Hall	1.3 mi
Fox bros. Bar-B-Q	1.3 mi
Ponce City Market	1.6 mi
Two Urban Licks	1.5 mi
New Realm Brewing	1.6 mi
The Optimist	5.0 mi

STORES/RETAILS

Little Five Points	0.1 mi
Sevananda Natural Food	0.1 mi
Publix	1.2 mi
Target	1.3 mi
Lowe's	1.3 mi
Kroger	1.7 mi
CVS	2.1 mi
Whole Food Market	2.2 mi
The Home Depot	2.2 mi

Walgreens	2.4 mi
Trader Joe's	2.5 mi

LANDMARKS/ATTRACTIONS

Little Five Points	0.2 mi
Beltline Eastside Trail	0.8 mi
Krog Street Market	1.2 mi
Ponce City Market	1.6 mi
Piedmont Park	2.5 mi
Atlanta Botanical Garden	3.0 mi
Fox Theatre	3.0 mi
Centennial Olympic Park	3.5 mi
Mercedes-Benz Stadium	4.0 mi

MAJOR EMPLOYERS

Intuit / Mailchimp	1.7 mi
McKinsey & Company	1.8 mi
Georgia State University	3.0 mi
Grady Health System	3.1mi
Georgia-Pacific LLC	3.4 mi
Emory University/Healthcare	3.5 mi
Centers for Disease Control (CDC)	3.6 mi
Norfolk Southern Corporation	3.6 mi
Georgia Tech	4.0 mi
The Coca-Cola Company	4.0 mi



100K+
Residents
within 1 mile



250K+
Employees
within 5 miles



1000+
Restaurants
within 5 miles



15+
Major Shopping
Destinations



ACCESS
I-20, I-75/85, Ponce de Leon,
Moreland Ave

02

IN THE AREA



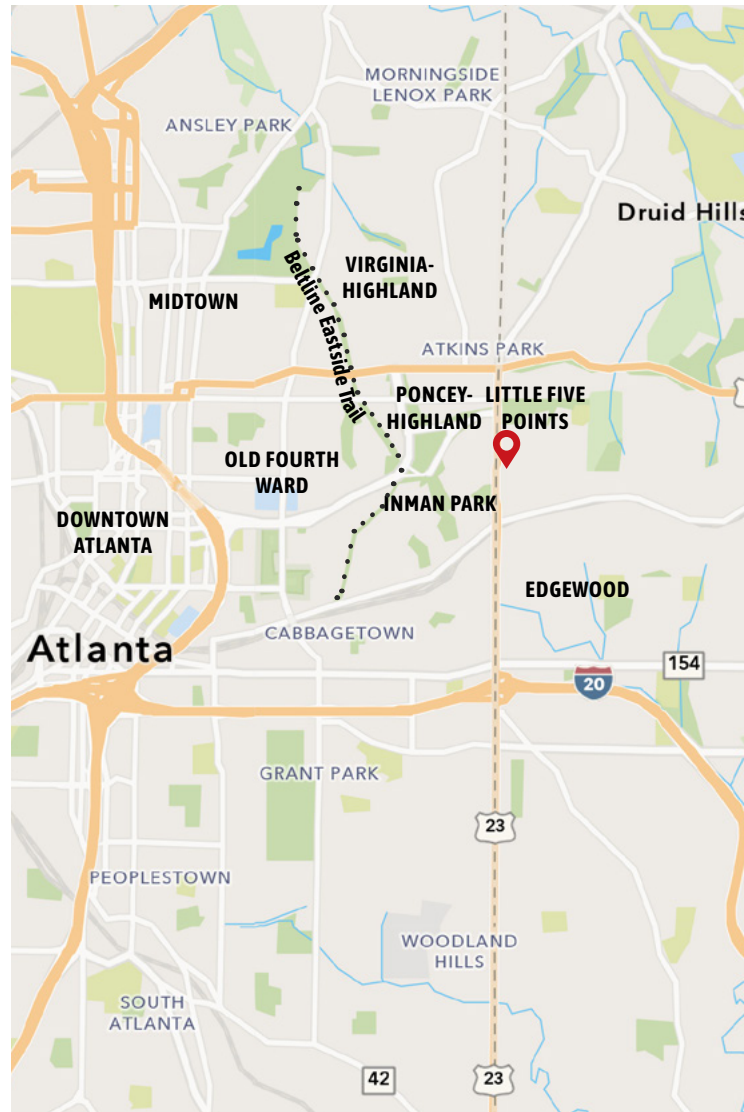
Little Five Points

Little Five Points (L5P) is one of Atlanta's most distinctive and vibrant intown districts, known for its eclectic mix of independent retailers, restaurants, live music, arts and entertainment. Centered around Moreland and Euclid Avenues, the historic commercial district is home to more than 100 independently owned businesses and is surrounded by established neighborhoods including Inman Park and Candler Park. Its walkable streets, colorful murals and longstanding local businesses have made Little Five Points a destination for both Atlanta residents and visitors.



03

NEIGHBORHOOD & AREA



EXPERIENCE THE BEST OF ATLANTA'S EASTSIDE

From dynamic mixed-use destinations to historic neighborhoods and expansive parks, the area surrounding the property offers unmatched connectivity, lifestyle and growth.



PONCEY-HIGHLAND



Poncey-Highland is a vibrant intown Atlanta neighborhood known for its historic character, walkability and eclectic mix of restaurants, shops and entertainment. Ideally situated between Virginia-Highland and Old Fourth Ward, the neighborhood offers convenient access to the Atlanta BeltLine, Ponce City Market, Freedom Park and nearby Midtown Atlanta.



INMAN PARK



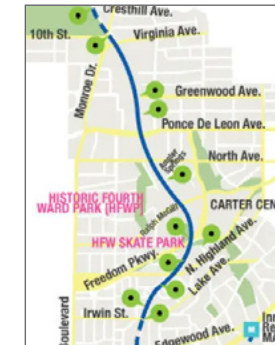
Inman Park is one of Atlanta's most established intown neighborhoods, known for its historic architecture, tree-lined streets and lively dining and retail scene. The neighborhood offers exceptional walkability and convenient access to the Atlanta Beltline Eastside Trail, Krog Street Market, nearby parks and surrounding intown communities.



VIRGINIA HIGHLAND



Virginia-Highland is one of Atlanta's most desirable intown neighborhoods, known for its historic homes, tree-lined streets and vibrant village atmosphere. The neighborhood features a walkable mix of locally owned restaurants, cafés, boutiques and nightlife, with convenient access to Piedmont Park, the Atlanta BeltLine and Midtown Atlanta.



BELTLINE EASTSIDE



The Atlanta Beltline Eastside Trail is one of the city's most popular pedestrian and bicycle corridors, connecting some of Atlanta's most vibrant intown neighborhoods. The trail provides direct access to destinations including Ponce City Market, Krog Street Market, Historic Fourth Ward Park, restaurants, retail and public art, creating a highly walkable and connected urban environment.



EDGEWOOD



Downtown Atlanta is the city's historic and civic core, home to major attractions, government institutions, universities, hotels and entertainment venues. The district features destinations including Centennial Olympic Park, Mercedes-Benz Stadium, State Farm Arena and the Georgia World Congress Center, with convenient access to MARTA and Atlanta's major interstate corridors.



MIDTOWN



Midtown Atlanta is one of the city's most vibrant urban districts, combining a major business center with high-rise residences, restaurants, retail, arts and entertainment. Home to Piedmont Park, the Fox Theatre and leading cultural institutions, Midtown offers a highly walkable environment with convenient access to MARTA, the Atlanta BeltLine and Downtown Atlanta.

Agent Profiles



Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is also the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at www.CommercialAgentSuccess.com.

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association. Michael lives in Atlanta and has a home on Lake Lanier. He enjoys music, stand-up comedy, motorcycles, and high-performance boating.

MICHAEL BULL, CCIM | CEO, Bull Realty | 404-876-1640 x101 | Michael@BullRealty.com



Austin Bull specializes in assisting clients with the acquisition and disposition of office properties throughout the Southeast. He helps clients maximize value through strategic sales, targeted marketing, and data-driven market insights, utilizing Bull Realty's advanced marketing platforms and extensive national buyer network.

Working alongside Michael Bull, CCIM, Austin provides clients with the benefit of decades of industry experience and proven transaction expertise. He holds a degree in Business Administration from the University of North Georgia and enjoys motorcycles and road course racing outside of work.

AUSTIN BULL | President, Bull Realty | 404-876-1640 x175 | Austin@BullRealty.com



John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over three decades of experience, he brought his expertise to Bull Realty to provide his clients with a marketing platform proven to maximize asset value. He gained recognition from the Atlanta Commercial Board of Realtors, ranking as the #5 land broker in one year and #4 in another, along with repeated acknowledgments in subsequent years for being a top 10 land broker in Atlanta. His dedication led him to achieve the status of Partner at Bull Realty.

Originally hailing from Michigan, John earned his B.A. in Business Administration from Michigan State University before establishing Atlanta as his home in 1983. He currently resides in Brookhaven and finds joy in spending time with his family, playing golf, and contributing to the Northside Youth Organization's Baseball Committee. John is an active member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, and the Urban Land Institute.

JOHN DeYONKER | President, Land & Developer Services | 404-876-1640 x142 | JohnD@BullRealty.com



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS



ATL
HEADQUARTER

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access, and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:
<https://www.bullrealty.com>

