



Moreland Ave NE

**Popular Intown Atlanta Equipped Restaurants - For Lease**  
Inman Park / Candler Park / East Atlanta  
351 - 361 Moreland Ave. N.E



# TABLE OF CONTENTS

|    |                       |
|----|-----------------------|
| 04 | Executive Summary     |
| 05 | Property Specs        |
| 06 | Photos                |
| 07 | Site Plan             |
| 08 | Demographics          |
| 09 | Nearby Establishments |
| 12 | In the Area           |
| 15 | Team Profiles         |
| 16 | About Bull Realty     |



# 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.

|                                                                                     |                                                                                     |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |
| RENT                                                                                | SUITE 101                                                                           | SUITE 102                                                                           | SUITE 201                                                                           |
| \$18 - \$42/SF<br>NNN                                                               | 5,541 SF HEATED<br>1,958 SF PATIO                                                   | 4,352 SF HEATED<br>1,100 SF PATIO                                                   | 10,329 SF                                                                           |





# 02

## PROPERTY INFORMATION

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

**SUITE 101** ±5,541 HEATED | ±1,958 PATIO | \$42/SF/YR (NNN)

**SUITE 102** ±4,352 HEATED | ±900 PATIO | \$42/SF/YR (NNN)

**SUITE 201** ±10,329 | \$18/SF/YR (NNN)

**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

**CROSSROADS** INMAN PARK & CHANDLER PARK

# 03

## RETAIL SPACES FOR LEASE



### SUITE

## 101



| SUITE SF | LEASE RATE | SPACE TYPE | DATE AVAILABLE |
|----------|------------|------------|----------------|
|----------|------------|------------|----------------|

|        |             |        |           |
|--------|-------------|--------|-----------|
| ±7,499 | \$42/SF/NNN | RETAIL | 10/1/2026 |
|--------|-------------|--------|-----------|

### SUITE

## 102



| SUITE SF | LEASE RATE | SPACE TYPE | DATE AVAILABLE |
|----------|------------|------------|----------------|
|----------|------------|------------|----------------|

|        |             |        |           |
|--------|-------------|--------|-----------|
| ±5,452 | \$42/SF/NNN | RETAIL | 10/1/2026 |
|--------|-------------|--------|-----------|

### SUITE

## 201



| SUITE SF | LEASE RATE | SPACE TYPE | DATE AVAILABLE |
|----------|------------|------------|----------------|
|----------|------------|------------|----------------|

|         |             |        |           |
|---------|-------------|--------|-----------|
| ±10,329 | \$18/SF/NNN | RETAIL | 10/1/2026 |
|---------|-------------|--------|-----------|



### 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.



### AMPLE ON-SITE PARKING

Dedicated on-site parking for tenants and guests

# 03

## DEMOGRAPHICS



Population



Total Businesses



Total Sales \$



# of Household



Avg. Household Income

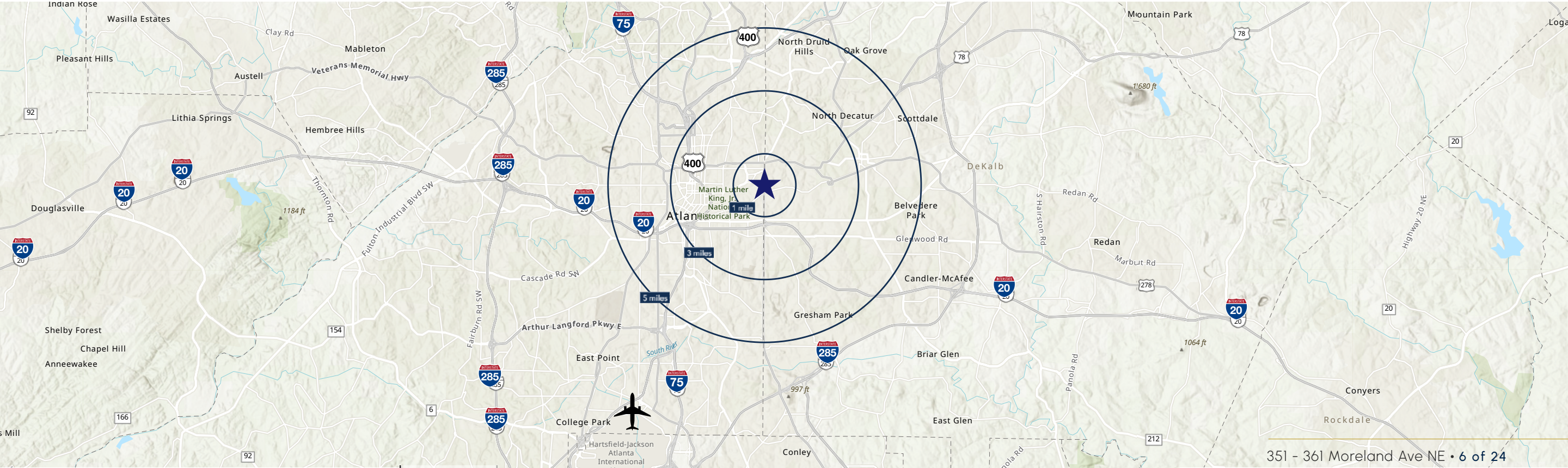


Avg. Annual Retail Spending



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  |



# 03

## DEMOGRAPHICS

### 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



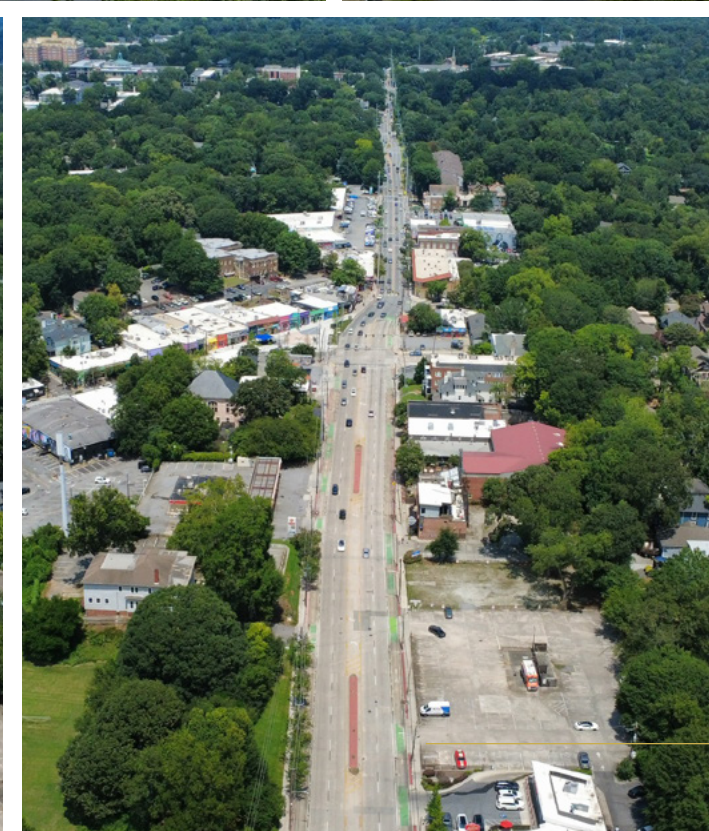
1000+  
Restaurants  
within 5 miles

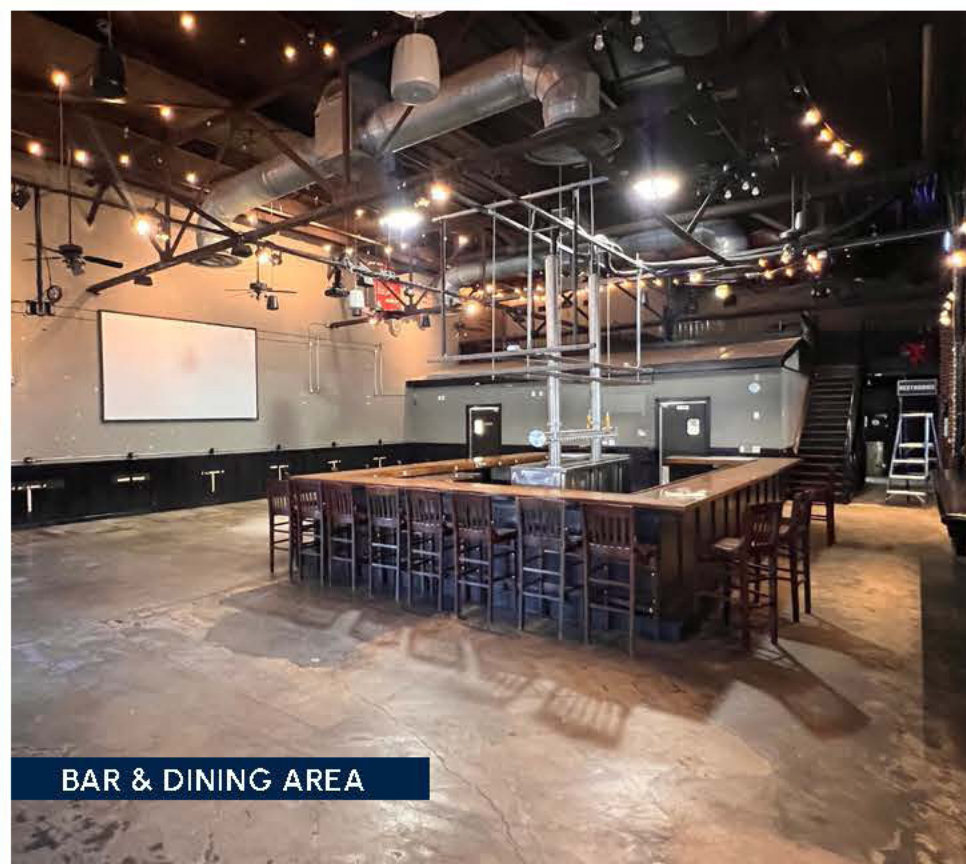
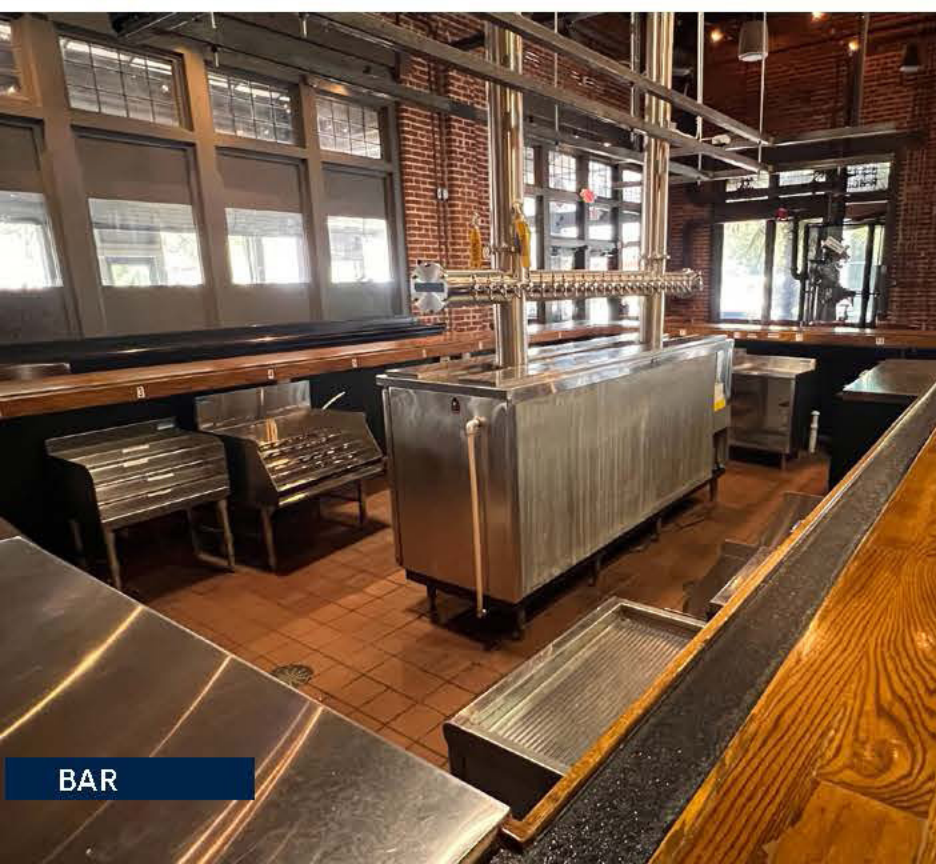


15+  
Major Shopping  
Destinations



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





# SUITE 101

±5,541 SF (±1,958 SF PATIO)



SUITE 101 ENTRANCE



SUITE 101 OPEN PATIO



SUITE 101 COVERED PATIO



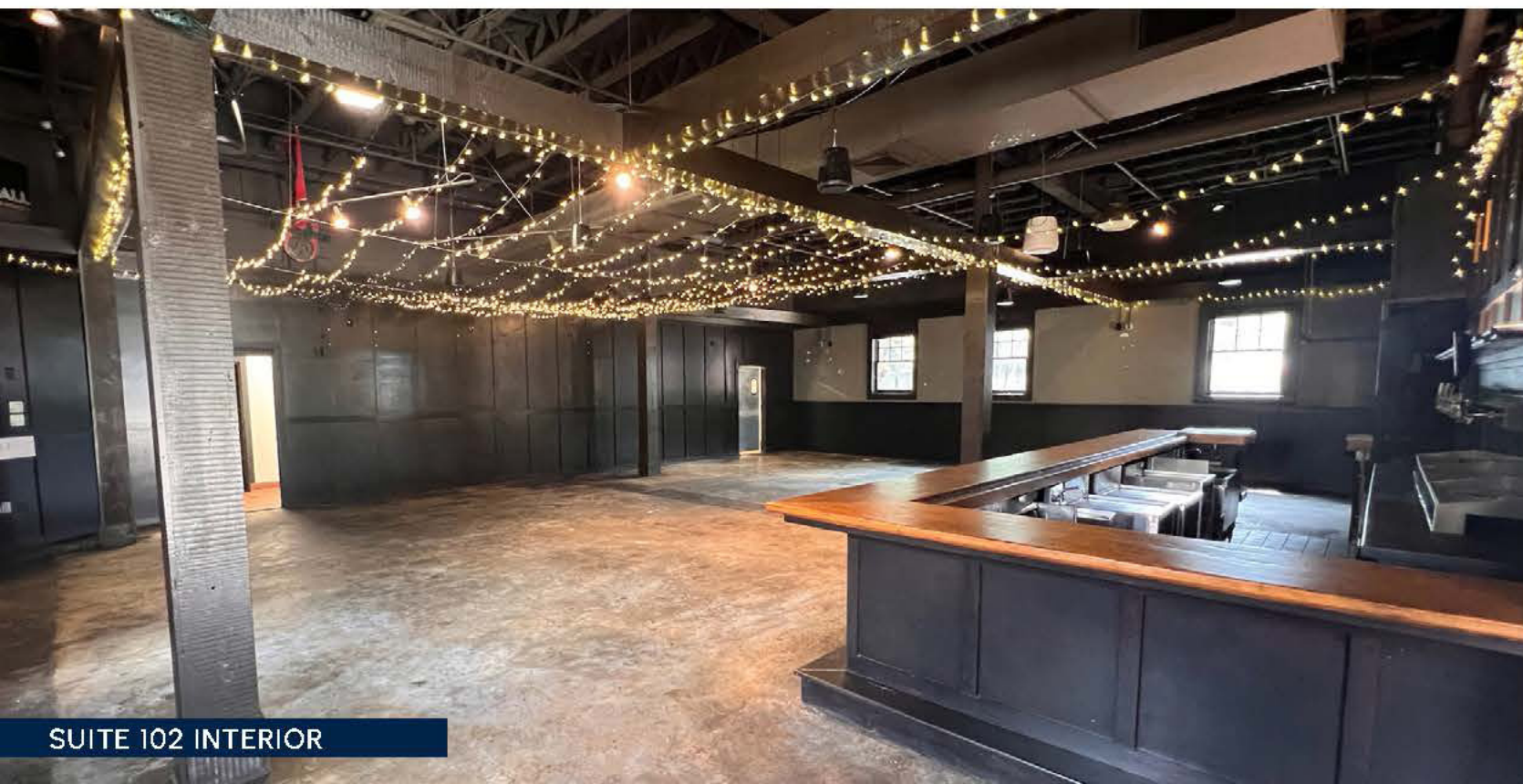
SUITE 101 COVERED PATIO

# 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



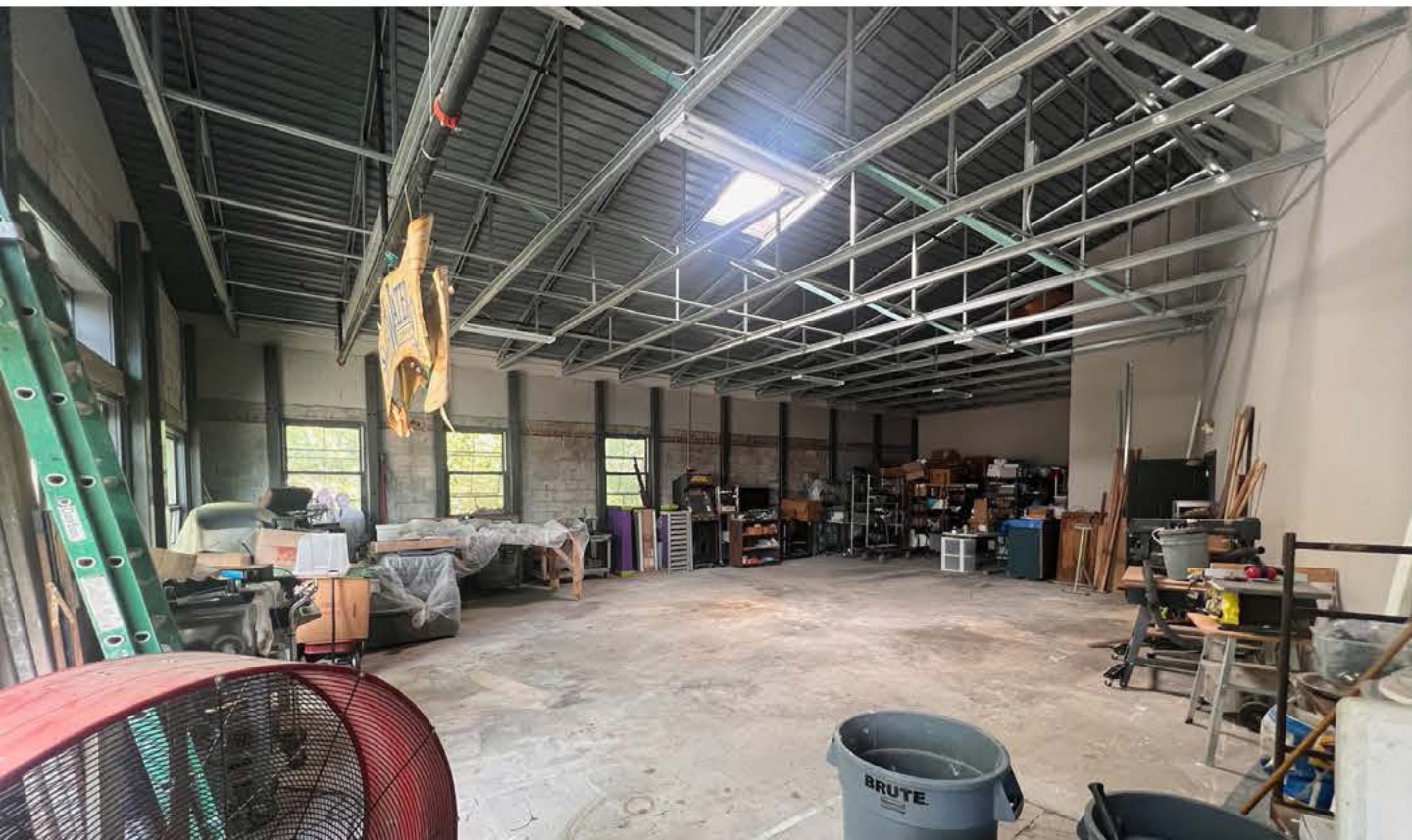
SUITE 102 OUTSIDE BAR



SUITE 102 COVERED PATIO

# SUITE 201 - 2<sup>ND</sup> 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

# 01

## FINANCIALS

The property is currently unencumbered by tenants. The successful restaurants were vacated for re-development of the subject and contiguous property; however, the sale did not close. The restaurant spaces should lease easily at \$42/SF triple net. The top-floor rent is estimated at \$18/SF triple net. Tenants are responsible for operating expenses and utilities.

| PROJECTED INCOME |           |                        |           |       |          |               |              |             |           |
|------------------|-----------|------------------------|-----------|-------|----------|---------------|--------------|-------------|-----------|
| Suite            | Location  | Use                    | Heated SF | Patio | Total SF | Heated \$ PSF | Total \$ PSF | Monthly     | Annual    |
| 101              | 1st Floor | Restaurant Seating 327 | 5,541     | 1,958 | 7,499    | \$42          | \$31.03      | \$19,393.50 | \$232,722 |
| 102              | 1st Floor | Restaurant Seating 254 | 4,352     | 1,100 | 5,452    | \$42          | \$34.80      | \$15,232.00 | \$182,784 |
| 201              | 2nd Floor | Experiential Retail    | —         |       | 10,329   |               | \$18         | \$15,493.50 | \$185,922 |

Annual Net Operating Income Estimate      **\$601,428**

Stabilized Value

|            |    |             |
|------------|----|-------------|
| Cap Rate   | 7% | \$8,591,829 |
| List Price |    | \$5,400,000 |

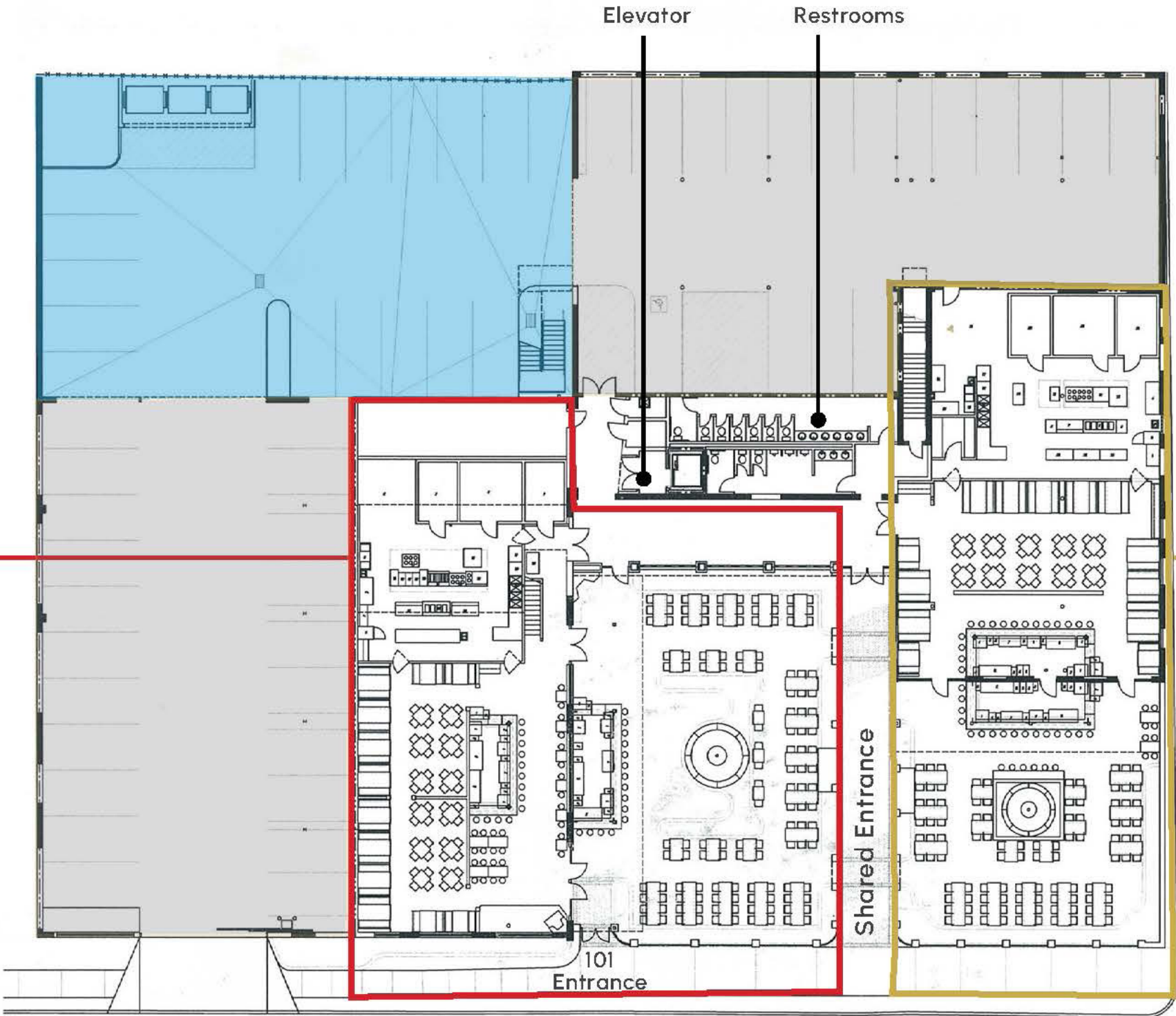
# 02

## 1<sup>ST</sup> 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

## 1<sup>ST</sup> FLOOR RESTAURANT SEATING LAYOUT

### SUITE 101

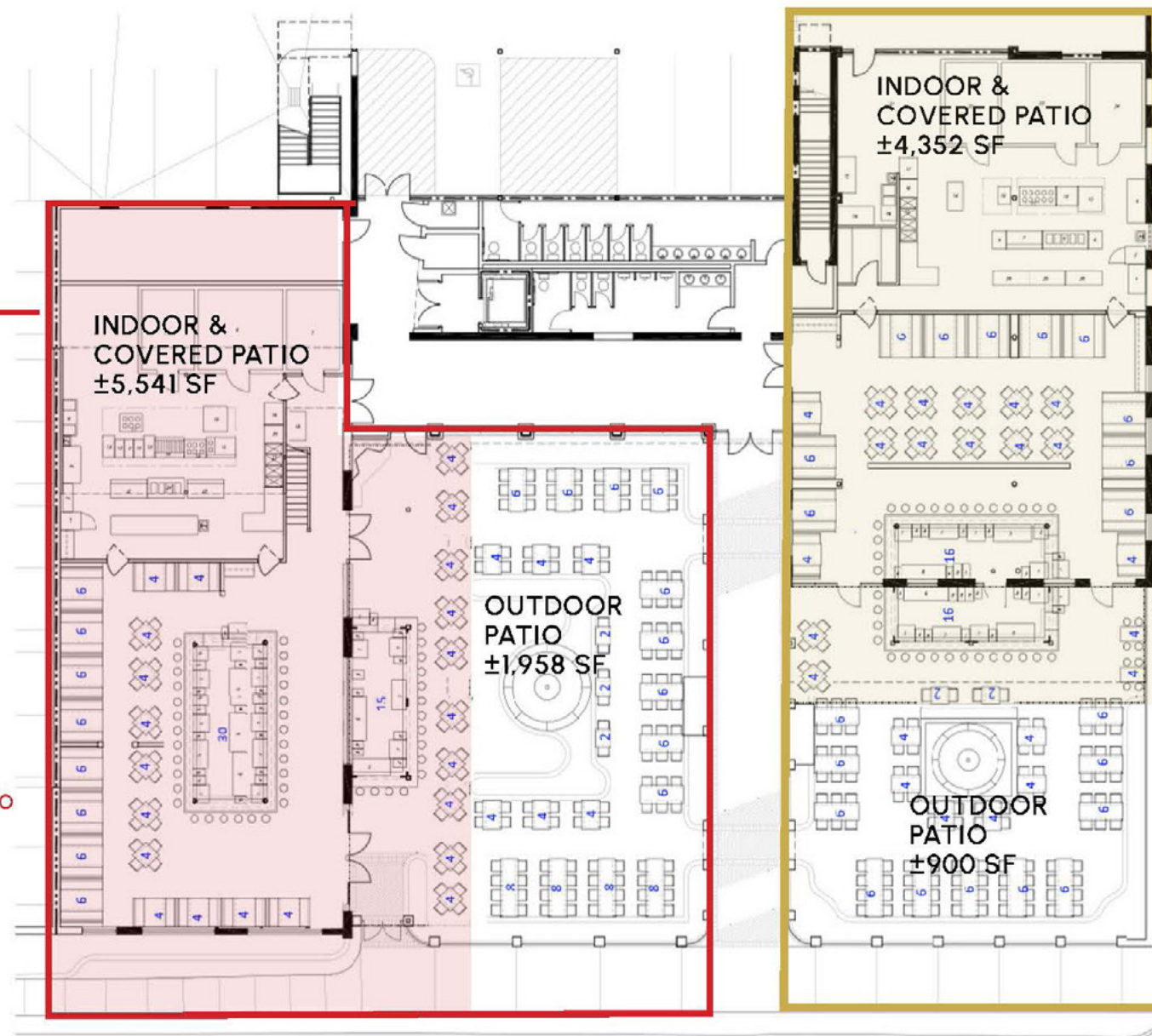
±5,541 SF Heated  
±1,958 SF Patio

#### 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  |

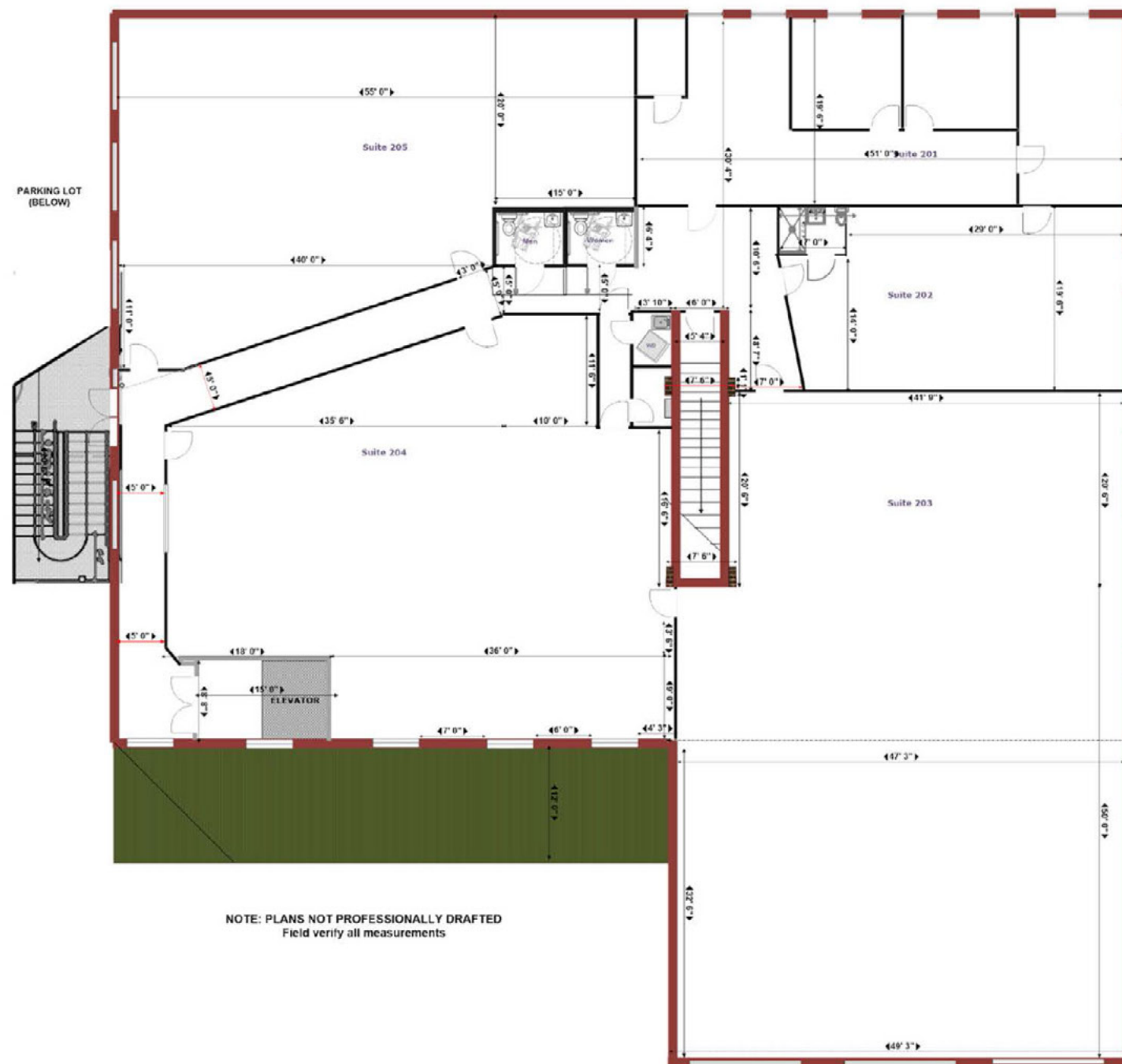
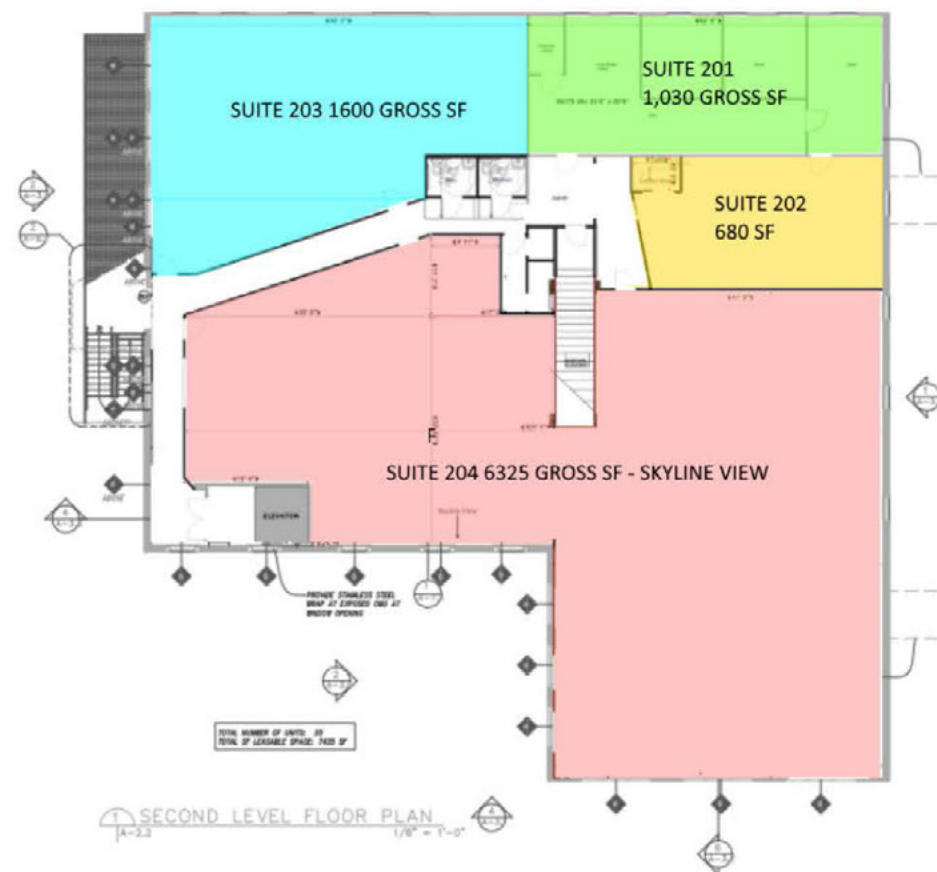
**Total 254**

INDOOR & COVERED PATIO

# 02

## 2<sup>ND</sup> FLOOR PLANS

The 2<sup>nd</sup> 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.





# 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/RETAIL

|                        |        |
|------------------------|--------|
| 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 Foods Market     | 2.2 mi |
| The Home Depot         | 2.2 mi |
| Walgreens              | 2.4 mi |
| Trader Joe's           | 2.5 mi |

### LANDMARKS/ATTRACTIONS

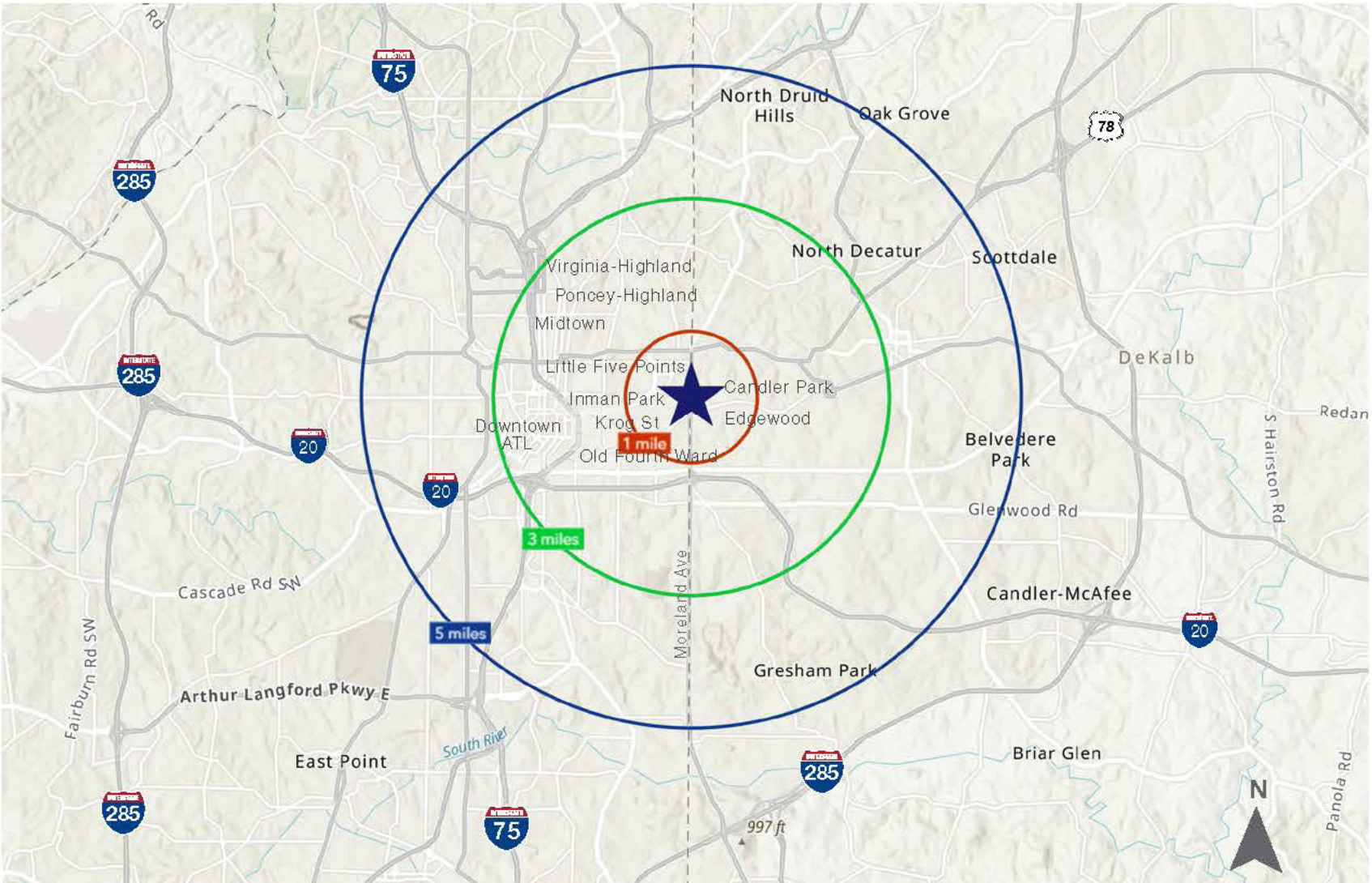
|                          |        |
|--------------------------|--------|
| Little Five Points       | 0.2 mi |
| Candler Park             | 0.5 mi |
| Beltline Eastside Trail  | 0.8 mi |
| Krog Street Market       | 1.2 mi |
| Ponce City Market        | 1.6 mi |
| Piedmont Park            | 2.5 mi |
| 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               | 3.1 mi |
| 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 |

### MARTA STATION

|                         |        |
|-------------------------|--------|
| Inman Park-Reynoldstown | 0.6 mi |
|-------------------------|--------|



400K+

Residents  
within 5 miles



462K+

Employees  
within 5 miles



15+

Major Shopping  
Destinations



ACCESS

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

# 03

## 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.



# THE CENTER OF EVERYTHING

## KROG STREET MARKET

Krog Street Market is a 9-acre mixed-use development in Atlanta located along the trail at Edgewood Avenue in Inman Park. Since its opening in 2014 the complex has centered on a 12,000 SF west coast-style market with restaurants and includes approximately 300 apartments.



## PONCE CITY MARKET

is a mixed-use development located in a former Sears catalogue facility in Atlanta, with national and local retail anchors, restaurants, a food hall, boutiques and offices, and residential units. Larger retail stores include Anthropologie, Citizen Supply, J. Crew, Williams Sonoma, and West Elm.[5] Ponce City Market states that its food hall is similar to the famous Chelsea Market, New York City, formerly owned by Jamestown. James Beard-awarded chefs with presence in the food hall include Anne Quatrano of Bacchanalia/Star Provisions, Linton Hopkins of Restaurant Eugene, and Sean Brock of Charleston, S.C.'s Husk restaurant.



## FOURTH WARD

The Fourth Ward project by New City Properties is a massive, 12-acre mixed-use development on the Atlanta (Eastside Trail) adjacent to Historic Fourth Ward Park. It features a FORTH Hotel, Overline Residences (apartments), 480,000+ sq. ft. of office space, and retail, aiming to create a dense, walkable, and sustainable "mini-city".



## CANDLER PARK

Leafy Candler Park is a quiet, largely residential neighborhood, with late-19th- and early-20th-century homes. Community events are often held at landscaped Candler Park, which has a golf course, playground and swimming pool. Trails wind past outdoor art installations in adjacent Freedom Park. McLendon Avenue is home to laid-back cafes and restaurants that serve Southern food.



## PIEDMONT PARK

Piedmont Park is an urban forest and park in Atlanta, Georgia, United States, located about 1 mile northeast of Downtown, between the Midtown and Virginia Highland neighborhoods. Originally the land was owned by Dr. Benjamin Walker, who used it as his out-of-town gentleman's farm and residence



## EDGEWOOD RETAIL DISTRICT

Edgewood Retail District is one of the most dynamic and successful retail destinations in the region. Spanning 40 acres and 530,000 square feet, the project combines the scale and draw of a regional destination with the walkability and mixed-use character of an urban district. Edgewood's strategic location, unique merchandising mix, and consistent performance have made it an integral fixture for all of 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](http://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](http://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](mailto: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](mailto: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](mailto: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](http://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>

