Atlanta - Little Five Points Mixed-Use Building - For Sale

Inman Park / Candler Park / East Atlanta / Poncey-Highland

351-361 Moreland Ave. NE

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BULL REALTY
Asset & Occupancy Solutions
TCN WORLDWIDE REAL ESTATE SERVICES

01 THE OPPORTUNITY

351-361
MORELAND AVE NE
ATLANTA, GA 30307

SUITE 101
RESTAURANT
±5,541 SF
Former Front Page News

SUITE 102
RESTAURANT
±4,352 SF
Former Tijuana Garage

SUITE 201
2ND FLOOR
±10,329 SF
Possible Experiential Retail

Bull Realty is excited to offer the WB George building for acquisition to qualified investors and users. The two-story ±20,222 SF building features two fully built-out restaurant spaces on the first floor and flexible space on the second floor suitable for various uses.

The building is unencumbered by tenants allowing investors and users to fine-tune the perfect environment. Both restaurants feature equipped kitchens, bars, plus large covered and uncovered patios. Ride the elevator to the spacious second floor with high ceilings and open spaces for entertainment concepts, creative office or studio space.

The property provides an exceptional opportunity for restaurant and experiential retail 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.

The site benefits from outstanding visibility on Moreland Avenue with more than 38,300 vehicles passing daily and immediate access to Little Five Points, Inman Park, East Atlanta Village, and Candler Park. The trade area features 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 experimental retail.

01

PROPERTY INFORMATION

ADDRESS	351-361 MORELAND AVE NE | ATLANTA | GA 30307
BUILDING SIZE / SITE SIZE	±20,222 SF / ±0.79 ACRE
# OF BUILDINGS	ONE 2-STORY BUILDING
1ST FLOOR SUITES	TWO RESTAURANTS
2ND FLOOR SUITES	FLEXIBLE NUMBER OF SUITES. 1, 4 OR MORE
YEAR BUILT / RENOVATED	1953 | 2017
PRICING GUIDANCE	$5,400,000
ZONING / PARCEL ID	NC-1 | 15-209-04-269 & 15-209-04-270
ELEVATOR	YES
PARKING SPACES	55
TRAFFIC COUNTS	38,300 VPD
WALK SCORE / BIKE SCORE	91 WALKERS PARADISE / 84 VERY BIKEABLE

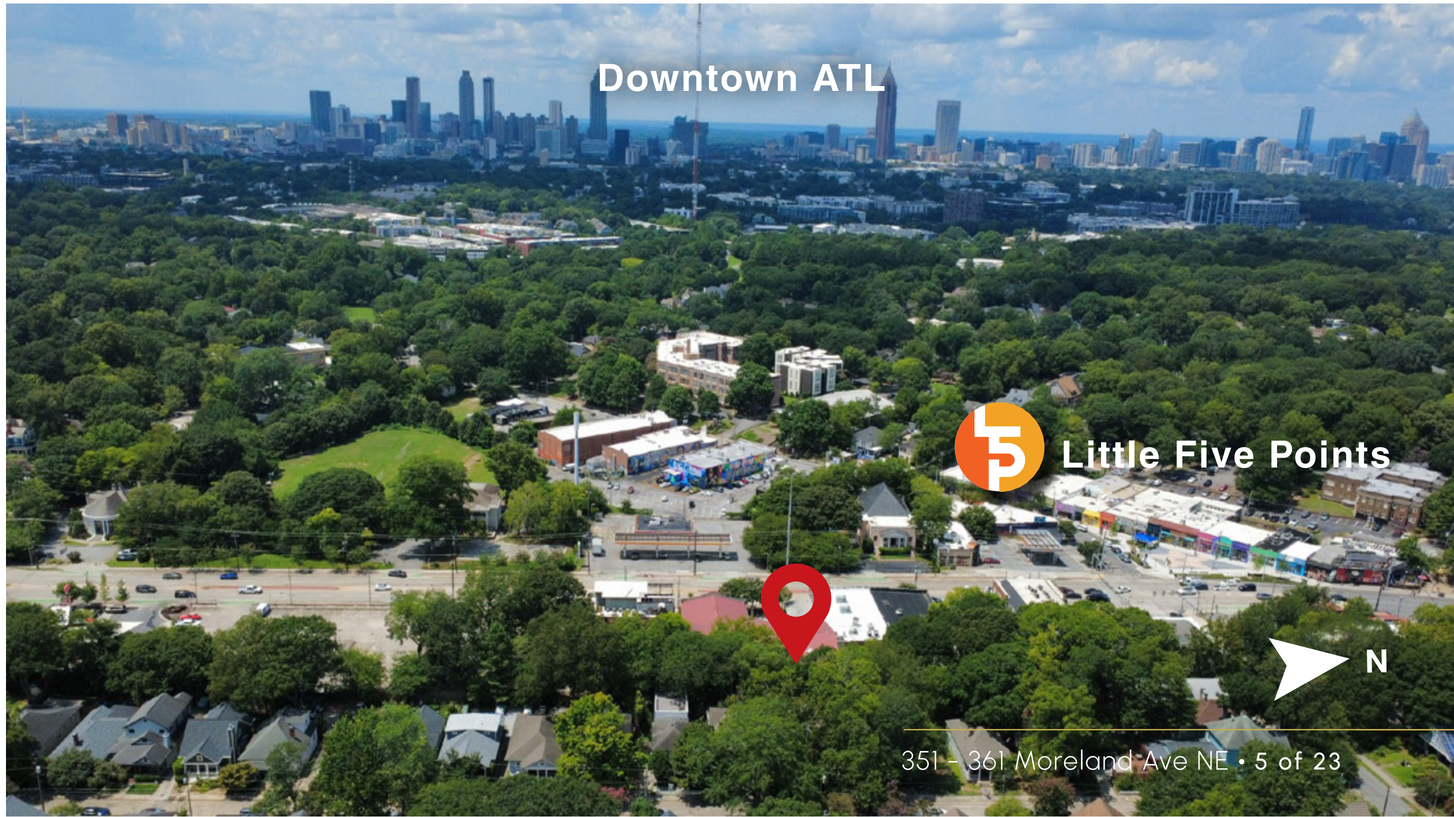
HIGH VISIBILITY
Located on Moreland Ave in the Little Five Points area, offering prominent exposure along one of Atlanta's well-traveled commercial corridors.

PRIME LOCATION
Atlanta's most recognizable intown district, Little Five Points, surrounded by Candler Park, Inman Park, Poncey-Highland and East Atlanta.

MARTA STATION
Approximately half a mile from the Inman Park-Reynoldstown MARTA rail station.

ATLANTA BELTLINE
Less than a mile by foot, scooter, or bike to the Eastside BeltLine.

AERIAL VIEWS



SUITE 101
±5,541 SF (±1,958 SF PATIO)


BAR


BAR


BAR


BAR & DINING AREA


VIEW TO SUITE 101 PATIO FROM 2ND FLOOR

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

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

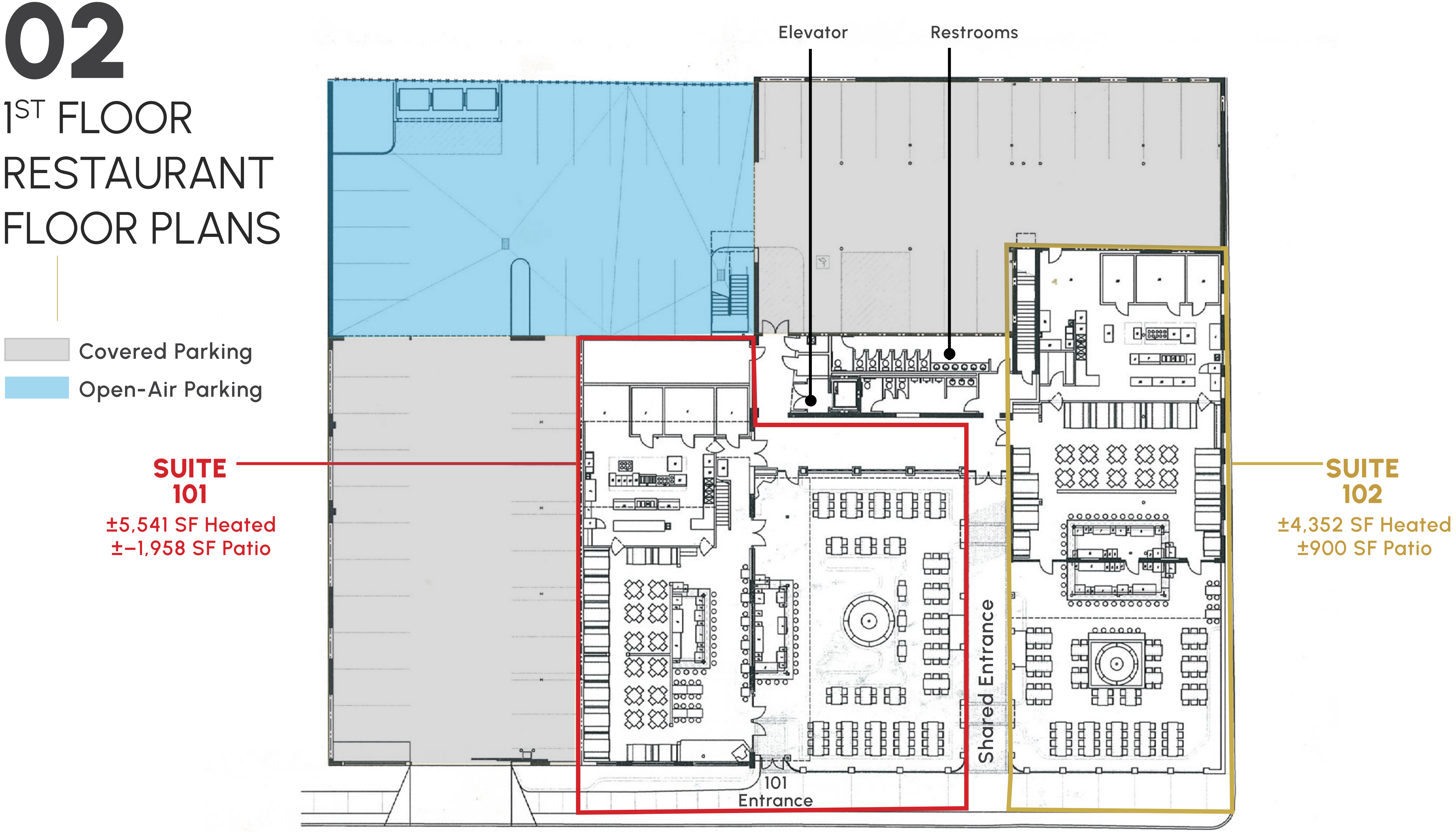
Suite	Location	Use	Heated SF	Patio	Total SF	Heated $ PSF	Total $ PSF	Monthly	Annual
101	1st Floor	Restaurant Seating 327	5,541	1,958	7,499	$42	$31.03	$19,393.50	$232,722
102	1st Floor	Restaurant Seating 254	4,352	1,100	5,452	$42	$34.80	$15,232.00	$182,784
201	2nd Floor	Experiential Retail	—		10,329	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

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

<u>Stabilized Value</u>

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

02
1ST FLOOR RESTAURANT FLOOR PLANS



02

1ST FLOOR RESTAURANT SEATING LAYOUT

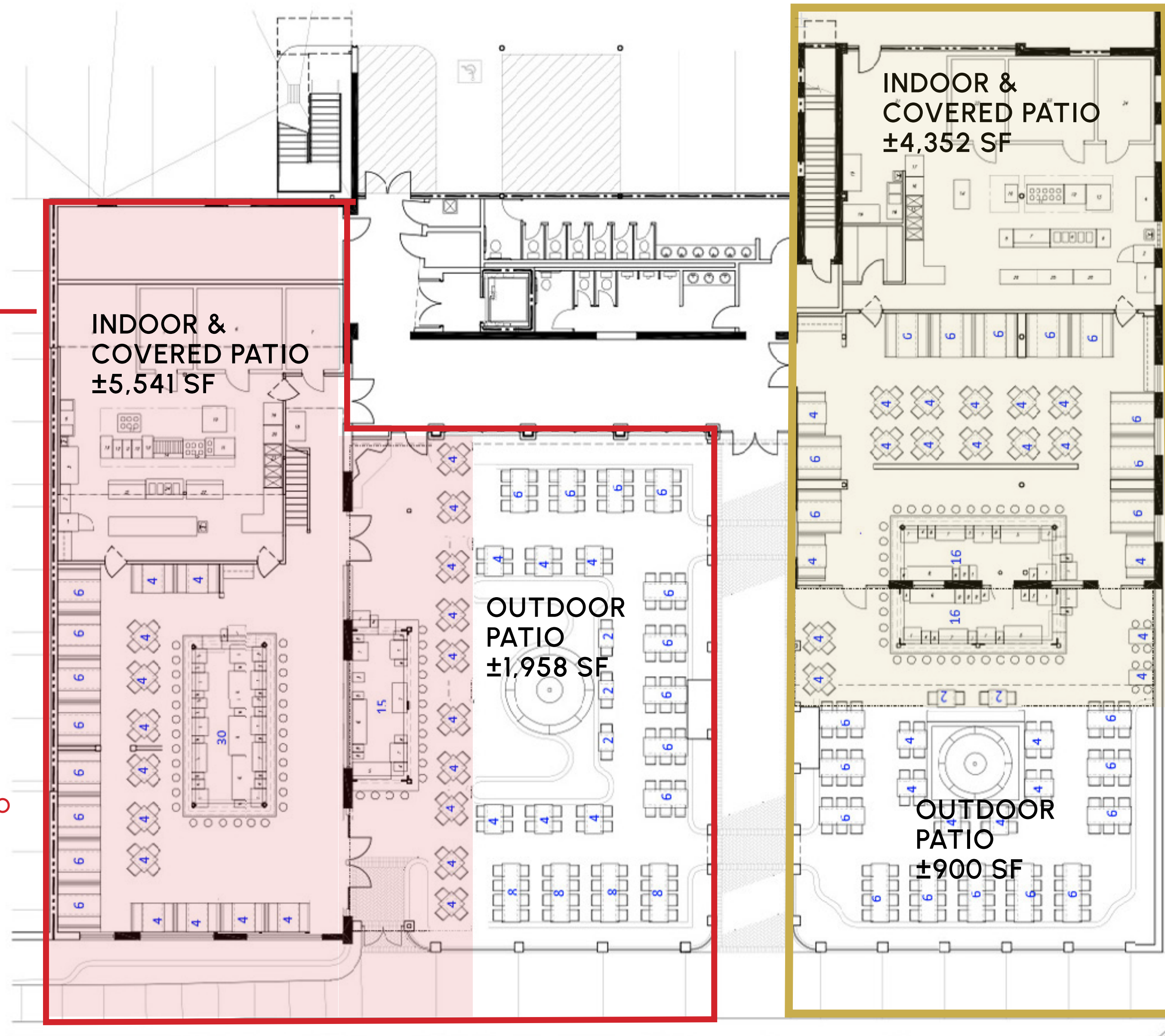
SUITE 101

±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:

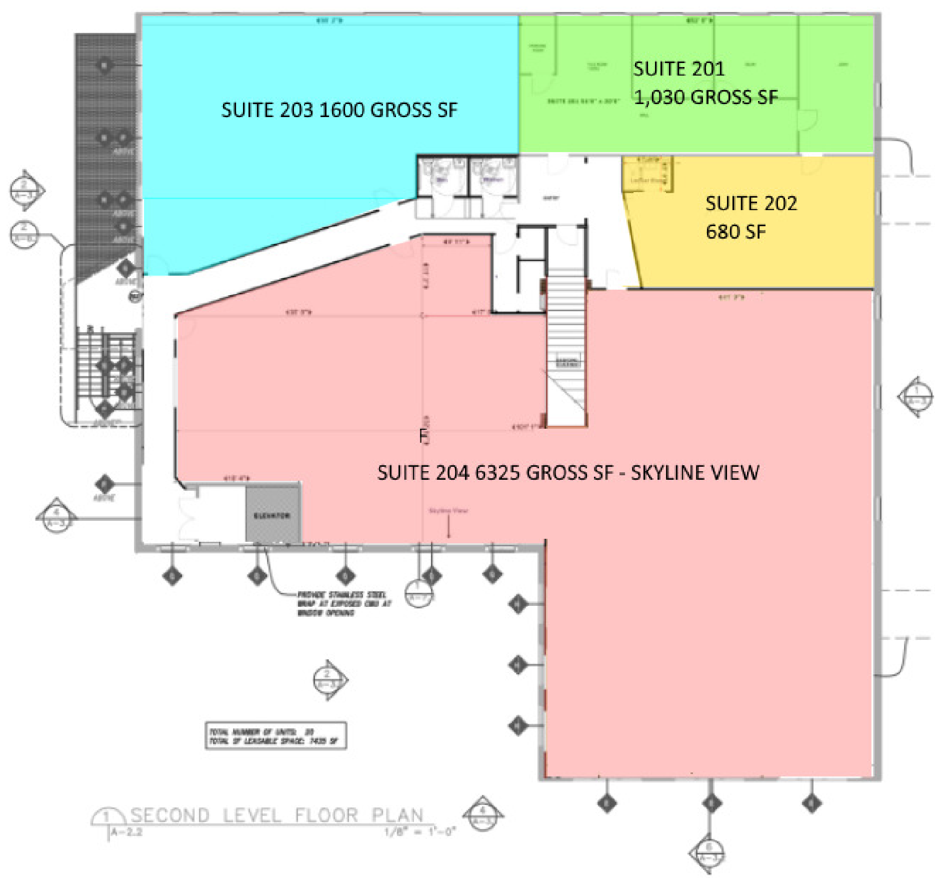
Booths & Tables	112
Bar	16
Balcony	20
Patio Bar	16
Covered Patio	90
Total	**254**

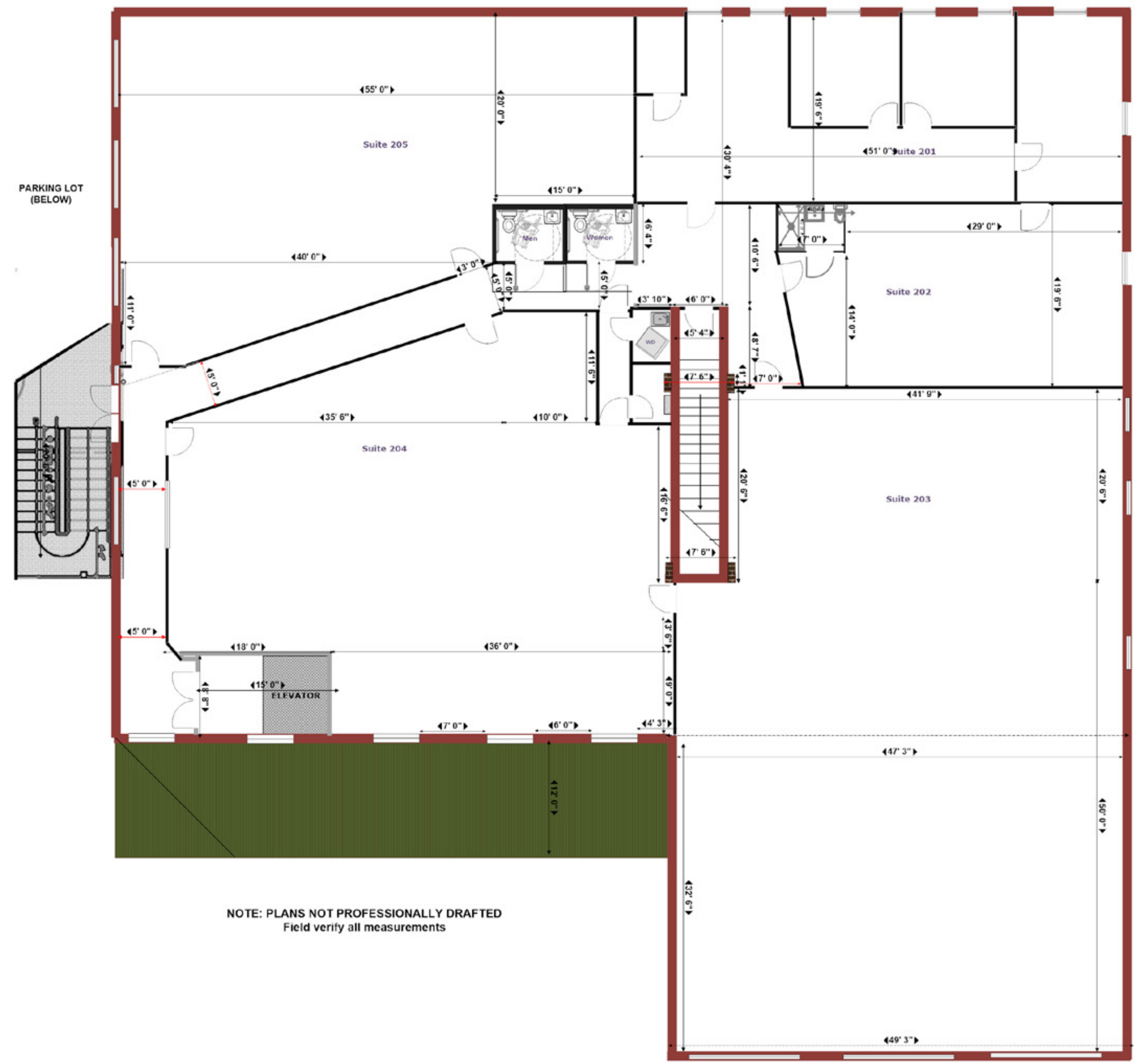
INDOOR & COVERED PATIO

02

2ND FLOOR PLANS

The 2[nd] 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.

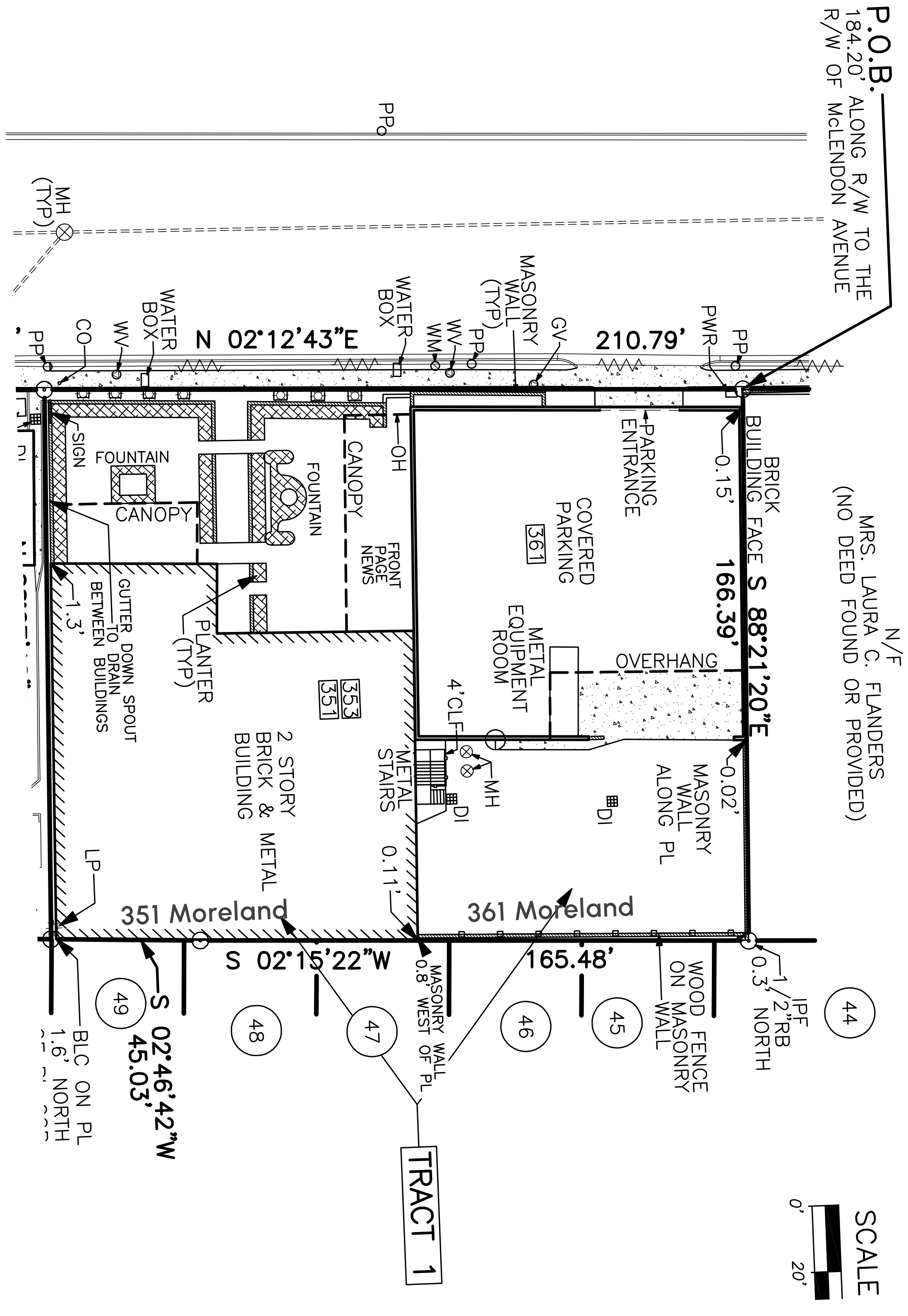




02
SURVEY

.79 Acre

210 Feet Frontage

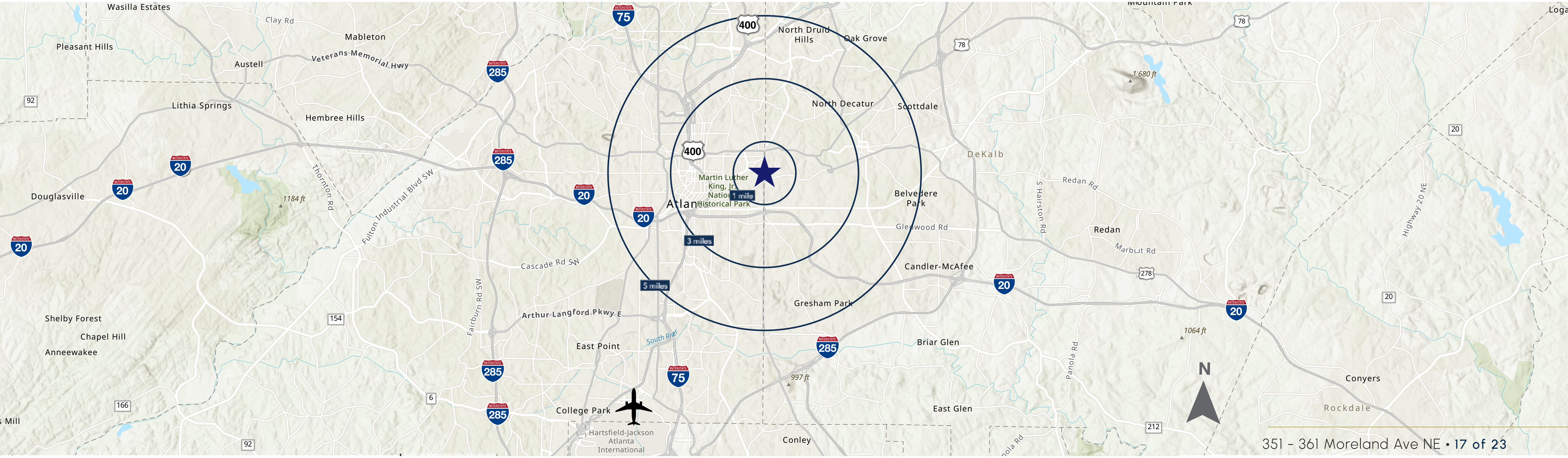


02

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

Esri 2026



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

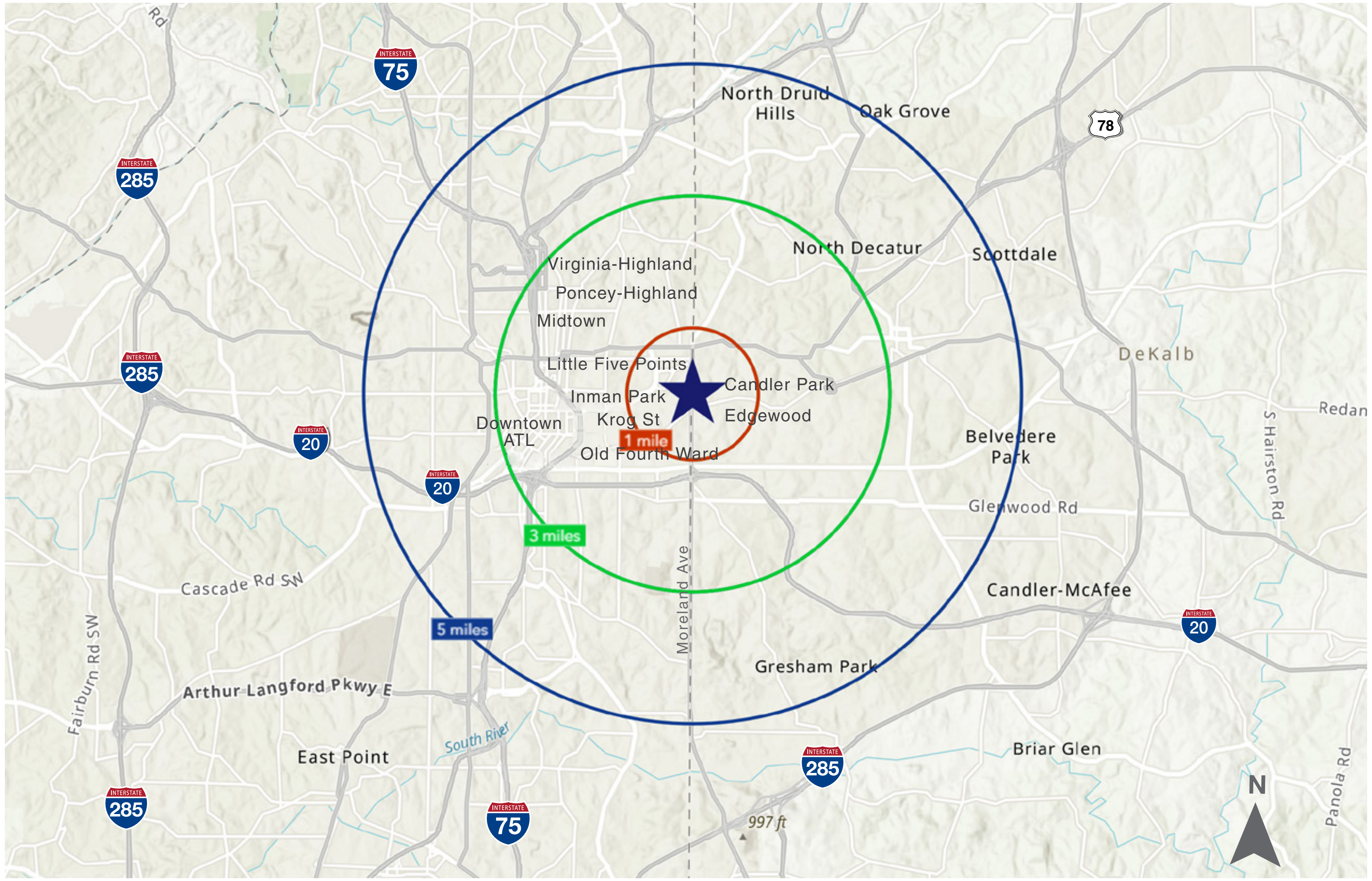
Little Five Points	0.2 mi
Candler Park	0.5 mi
Beltline Eastside Trail	0.8 mi
Krog Street Market	1.2 mi
Ponce City Market	1.6 mi
Piedmont Park	2.5 mi
Atlanta Botanical Garden	3.0 mi
Fox Theatre	3.0 mi
Centennial Olympic Park	3.5 mi
Mercedes-Benz Stadium	4.0 mi

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 marta

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.

03
THE AREA

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. 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.

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.

BULL REALTY
Asset & Occupancy Solutions
TCN Worldwide Real Estate Services

ABOUT BULL REALTY

28
YEARS IN BUSINESS

LICENSED IN
8
SOUTHEAST STATES

ATL
HEADQUARTERS

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 on YouTube or wherever you get your podcasts or **www.CREshow.com.**

JOIN OUR TEAM - HERE
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.

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https://www.bullrealty.com

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This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

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