

FOR LEASE

6,500 SF Freestanding Retail Intown Atlanta

1395 MORELAND AVE SE

Atlanta, GA 30316

PRESENTED BY:

MATTHEW LEVIN, CCIM

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GA #119351



PROPERTY DETAILS & HIGHLIGHTS

ADDRESS	1395 Moreland Ave, Atlanta, Fulton County, GA 30316
RENT	\$16.00 SF NNN
BUILDING SIZE	6,500 SF+-
LOT SIZE	0.67 Acres+-
ZONING	MRC-1-C
YEAR BUILT	1993
EASEMENT TO TRAFFIC LIGHT	Yes
TAX ID	14 0009 LL0771

For lease is a former Advance Auto Parts with 6,500 SF+- built in 1993 on a 0.67 acre parcel zoned MRC-1-C in the City of Atlanta (mixed residential commercial). The property has 150 feet of frontage, 2 curb cuts, and benefits from good visibility in both directions with a 26,000+ traffic count. The site has an easement over the rear drive to the traffic light at Custer Avenue for a left turn onto Moreland Ave. The 3 mile population is 94,000+ with average household income of \$125,000+. The intown Atlanta location is 2.1 miles south of I-20 and 3.4 miles north of I-285.

At the opposite corner is Moreland Walk, a 32 acre redevelopment for 20,000 SF of retail and 674 new housing units comprised of 414 apartment units and 260 townhome units. The apartments rent for \$1.77 per square foot per month. The horizontal improvements for the townhomes are complete. At the corner will be 20,000 SF of multi-tenant retail with Dollar Tree announced. Located 500 feet north of the property at 1341 Moreland is class A office development Halidom with 54,000 SF on 3 floors, including a food hall at street level.

Existing retailers are a Kroger anchored center, Aldi, CVS, Dollar Tree (under construction), Wells Fargo, a Piggly Wiggly anchored center with Hibbits and Citi Trends, plus national chains: O'Reilly's, Burger King, Dunkin Donuts, Sonic and Little Caesars.

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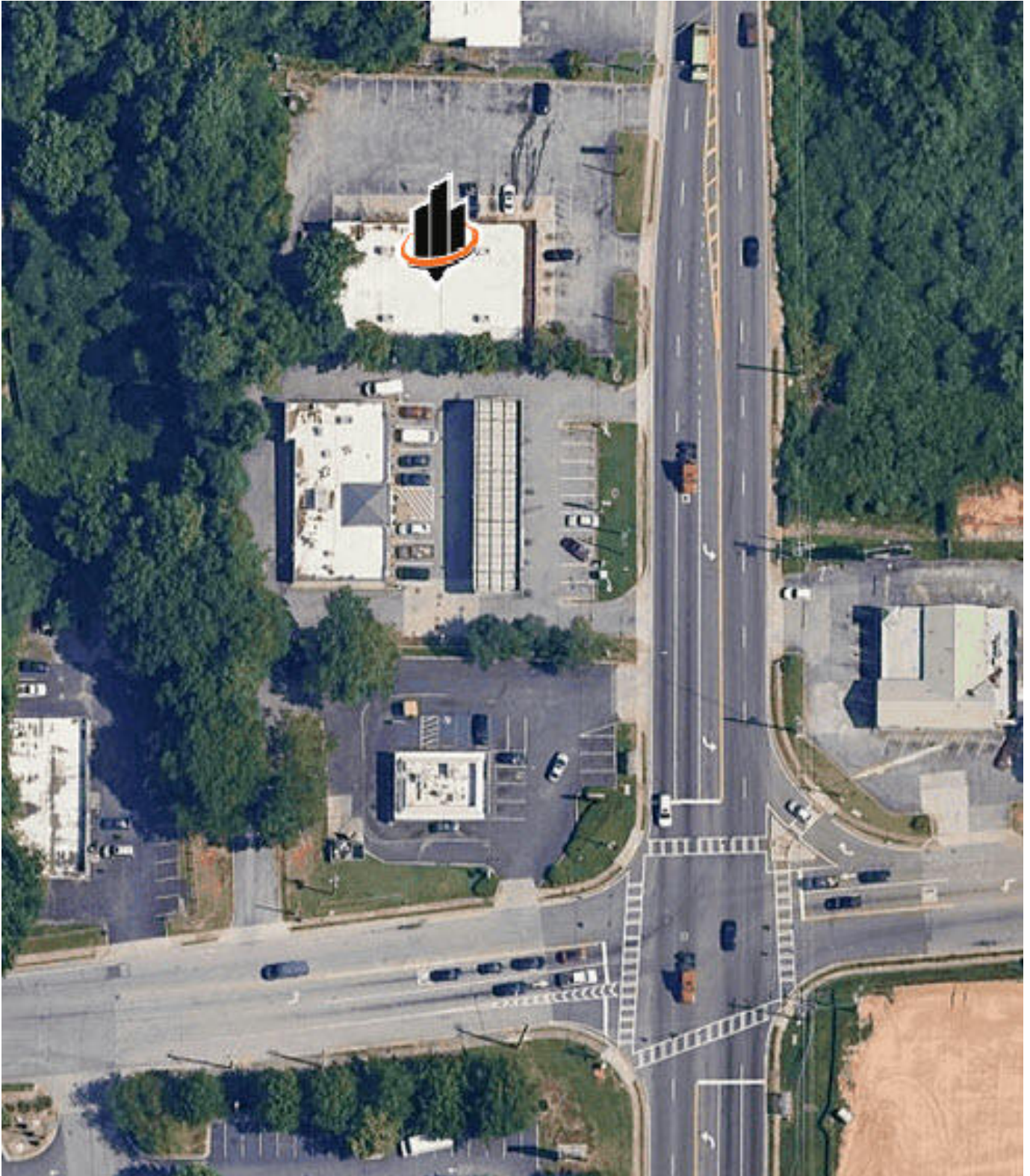
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- Intown Freestanding Retail For Lease
- 6,500 SF+- on 0.67 acres+- zoned MRC-1-C in Atlanta
- 150 feet of frontage with 2 curb cuts
- Easement access to traffic light for left turn on Moreland Avenue
- 26,000+ traffic count
- 94,000+ population \$125,000 avg HH income 3 miles
- Opposite corner 32 acre redevelopment with 674 unit apartments and townhomes
- 2.1 miles to I-20 and 3.4 miles to I-285 / I-675
- Join nearby retailers Aldi, Kroger, CVS, Dollar Tree, Wells Fargo, Hibbits, Citi Trends, O'Reilly's, Burger King, Dunkin Donuts, Sonic and Little Caesars.

SITE AERIAL



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ACCESS EASEMENT



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AREA RETAILERS



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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,638	94,745	281,726
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	36	37	36
AVERAGE AGE (FEMALE)	38	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,437	42,173	124,722
# OF PERSONS PER HH	2.5	2.2	2.3
AVERAGE HH INCOME	\$118,057	\$112,003	\$115,765
AVERAGE HOUSE VALUE	\$478,977	\$487,235	\$513,472

Demographics data derived from AlphaMap

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ADVISOR BIO 1



MATTHEW LEVIN, CCIM

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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