

RETAIL/RESTAURANT AND OFFICE SPACES FOR LEASE



2 514 Flat Shoals Ave SE, Atlanta, GA 30316

Positioned in the heart of East Atlanta Village, this historical building is the most prominent landmark in the downtown, situated at the intersection of the two main streets. This is the perfect location for businesses, offices, and retailers looking to establish themselves in one of Atlanta's most vibrant neighborhoods.

On the first floor, Suite 1A is approximately ±7,000 SF of divisible retail shell space. On the second floor is Suite 2A, 2B, and 2C, a ±5,584 SF divisible space perfect for a loft office or recording studio. The property offers the ability to include a stunning private courtyard—perfect for a restaurant patio or unique outdoor experience. Featuring 11-FT+ ceilings, exposed brick and steel beams, and expansive windows, the space combines vintage charm with modern versatility.

With prime visibility, unlimited possibilities with build-out, and the energy of East Atlanta Village's thriving restaurant and entertainment scene, these suites present an exceptional opportunity to grow your brand in one of the city's most eclectic communities. Permitted uses include hair and nail salon which is the only of its kind for this neighborhood.

LOCATION

East Atlanta Village (EAV) is one of Atlanta's most vibrant and eclectic neighborhoods, blending historic charm with a modern, creative energy. Known for its walkable streets lined with locally owned restaurants, coffee shops, bars, and boutiques, EAV offers a lively community atmosphere just minutes from downtown Atlanta. Residents enjoy a mix of beautifully restored craftsman homes and stylish new builds, along with a thriving arts and music scene that gives the area its unique character. With a strong sense of community, frequent festivals, and easy access to nearby parks and trails, East Atlanta Village is the perfect blend of urban living and neighborhood warmth.

- SUITE 1A: ±7,000 SF Available for \$30/SF/YR
- SUITE 2A, 2B, & 2C: ±5,584 SF Available for \$16/SF/YR
- SUITES 1 & 2 COMBINED: ±12,584 SFAvailable for \$24/SF/YR

Highlights

- Location: Prime new construction mixed-use development in the heart of East Atlanta Village
- Availability: Ground floor retail suite and second floor office suite
- Design: High ceilings with expansive storefront windows for natural light and visibility
- Opportunity: Strong foot traffic and visibility within one of Atlanta's most dynamic, eclectic neighborhoods
- Features: Flexible layouts and proximity to EAV's thriving dining and entertainment scene



MICHAEL WESS, CCIM Partner Office: 404-876-1640 x150 Cell: 770-598-6212 MWess@BullRealty.com



ANDY LUNDSBERG Partner Office: 404-876-1640 x107 Cell: 404-509-8533 Andy@BullRealty.com

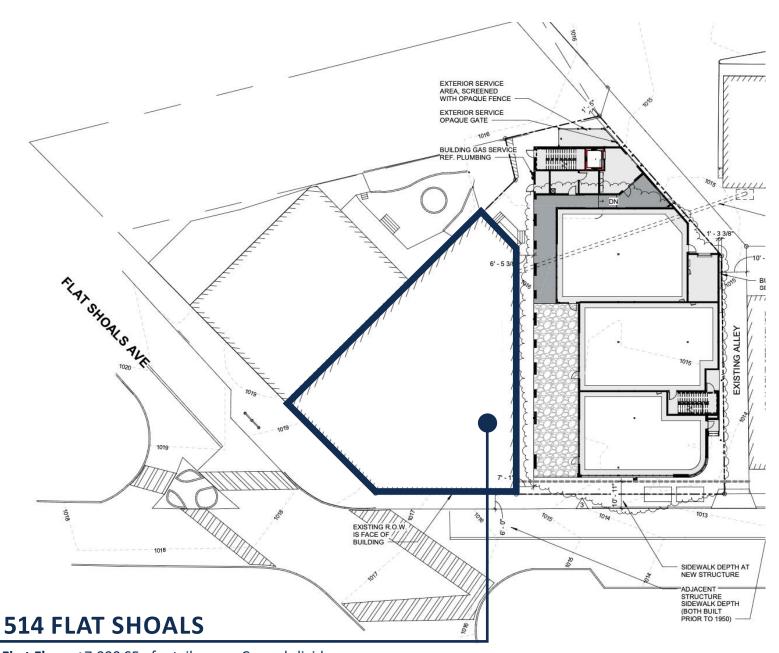


JAKE STRANGE
Commercial Real Estate Advisor
Office: 404-876-1640 x194
Cell: 770-570-9203
Jake@BullRealty.com

BULL REALTY, INC. 50 Glenlake Parkway Suite 600 Atlanta, GA 30328 BullRealty.com

AVAILABILITIES





First Floor: ±7,000 SF of retail space. Can subdivide.

Second Floor: ±5,584 SF of loft office space, Can combine into one suite.

Total Available Space: ±12,584 SF



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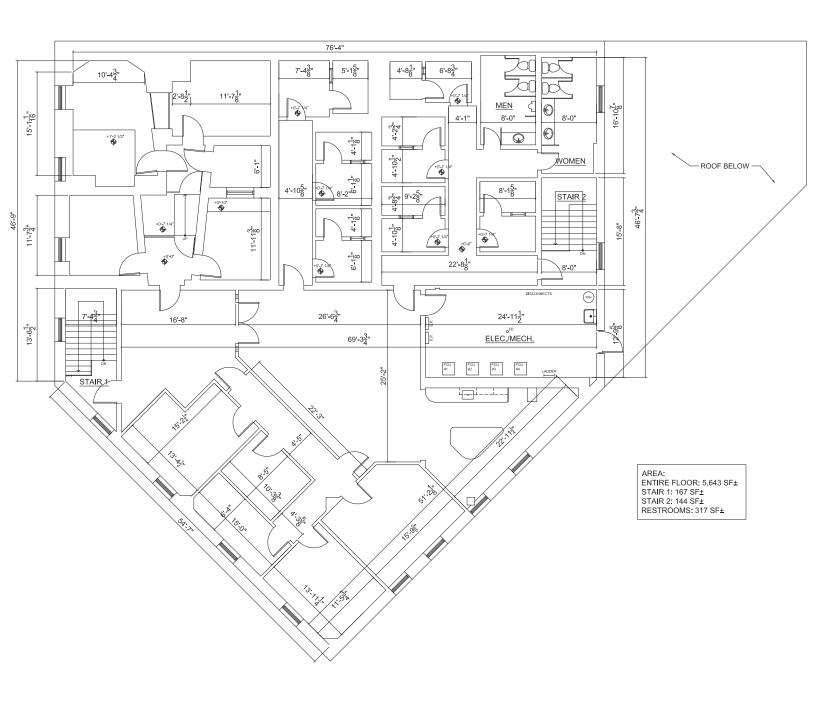


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SECOND FLOOR CURRENT LAYOUT









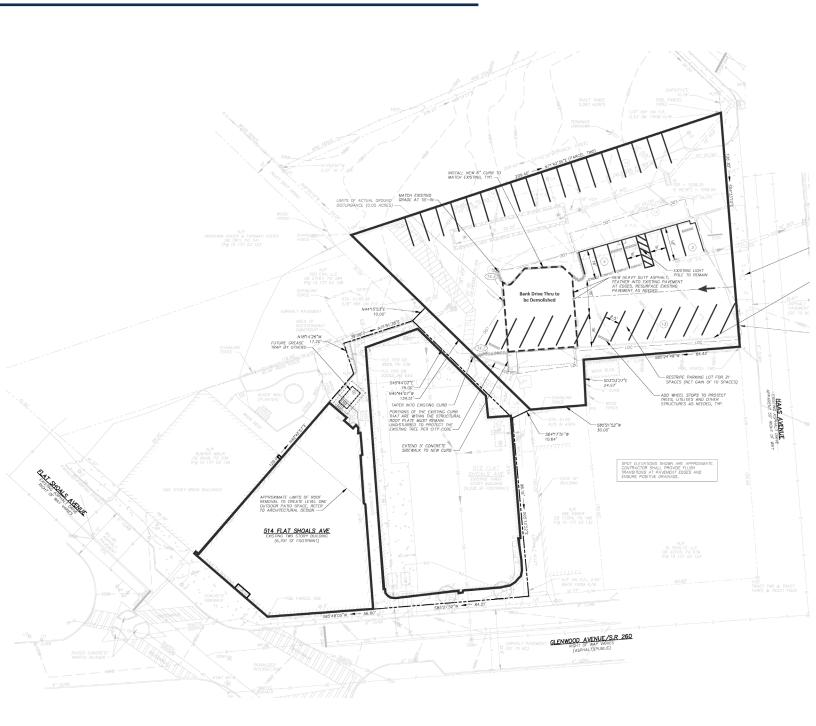


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SITE PLAN











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AERIAL MAP











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AERIAL MAP











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ABOUT THE AREA







East Atlanta is a vibrant and eclectic neighborhood located just southeast of downtown Atlanta, Georgia, known for its rich blend of historic charm, artistic energy, and diverse community spirit. Centered around the East Atlanta Village, the area features an array of locally owned bars, restaurants, music venues, and boutiques that give it a distinctly creative and independent vibe. Tree-lined streets and a mix of century-old homes and modern developments reflect the neighborhood's evolution, while frequent festivals, farmers markets, and live music events foster a strong sense of local pride and connection. East Atlanta is both laid-back and lively—a cultural hub that celebrates individuality and community in equal measure.

2025 DEMOGRAPHIC SUMMARY

	1-Mile	3-Mile	5-Mile
Population	17,748	153,580	373,917
Households	8,975	71,684	171,168
Families	3,874	28,643	68,516
Average Household Size	1.97	1.98	1.99
Owner Occupied Housing Units	5,046	32,916	75,651
Renter Occupied Housing Units	3,929	38,768	95,517
Median Age	37.0	34.8	34.1
Median Household Income	\$131,828	\$104,631	\$97,417
Average Household Income	\$178,155	\$148,709	\$142,944

ANNUAL HOUSEHOLD SPENDING

\$7,305 MEALS AT RESTAURANTS

\$1,183

LOCAL BUSINESS SURVEY

582

TOTAL BUSINESSES

4,500 OTAL EMPLOYEES



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