

EAST LAKE CORNERS

ATLANTA, GEORGIA

East Lake Corners is an award-winning project, located at the intersection of Hosea Williams Drive and 2nd Avenue and anchored by 3 established restaurant operators. The offering for this boutique retail property represents a generational opportunity to acquire an asset in the charming East Lake neighborhood.



PROPERTY SUMMARY

EAST LAKE CORNERS

Address: 2365-2371 Hosea Williams Dr. SE

Asking Price: \$3,300,000

Building Size: 6,200 SF

Land: 0.90 Acres

Parking Spaces: 45 + 9 (on-street spaces)

Net Operating Income: \$207,808

Tenants: Poor Hendrix, Gene's, Babygirl (opening in April 2026)

EXCELLENCE for URBAN DESIGN

*The Hosea + 2nd project received an
Award of Excellence for Urban Design
from the Atlanta Urban Design
Commission upon its completion in 2017.*



ATLANTA URBAN
DESIGN COMMISSION



EAST LAKE CORNERS





2026 OPERATING BUDGET

2026 Stabilized Budget

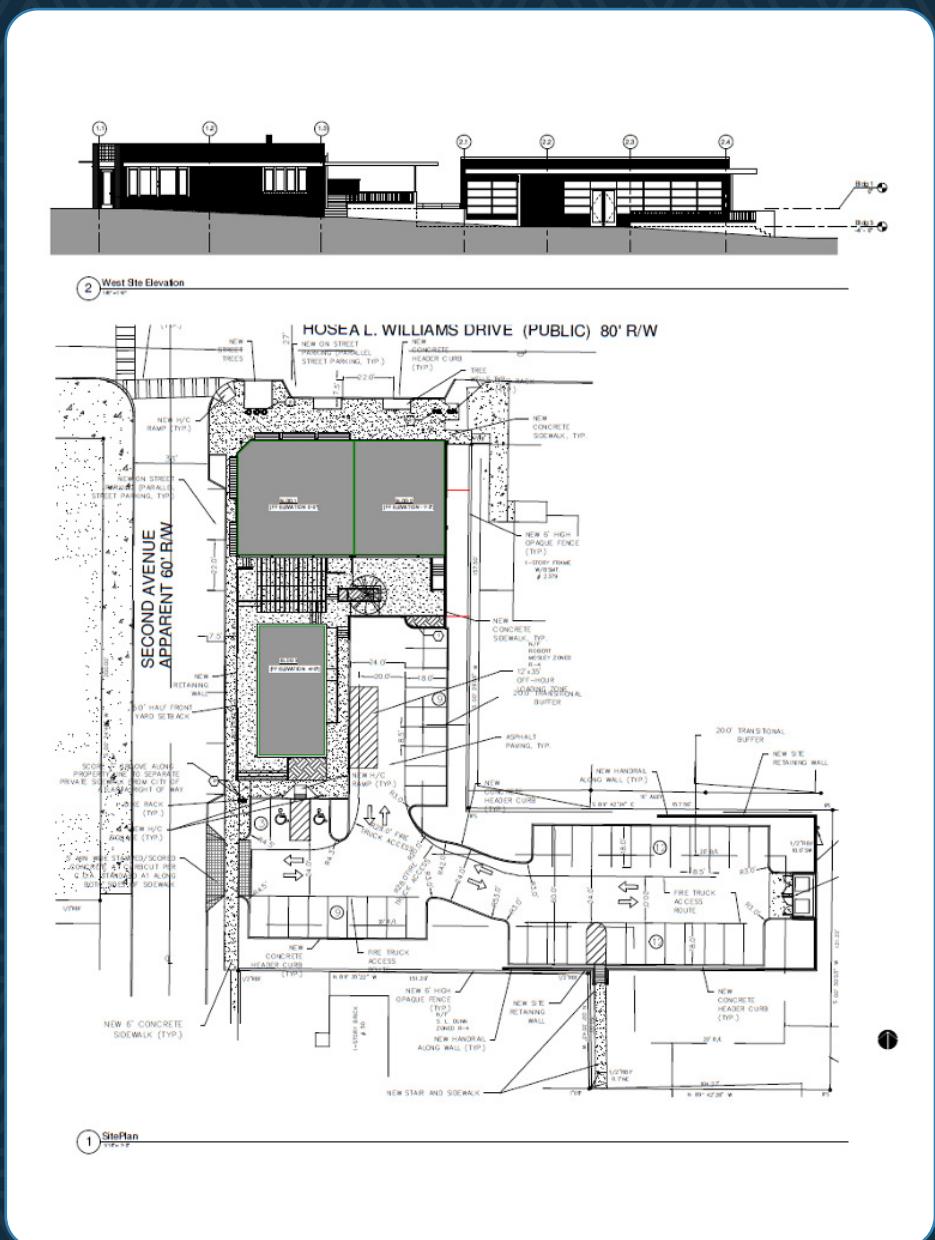
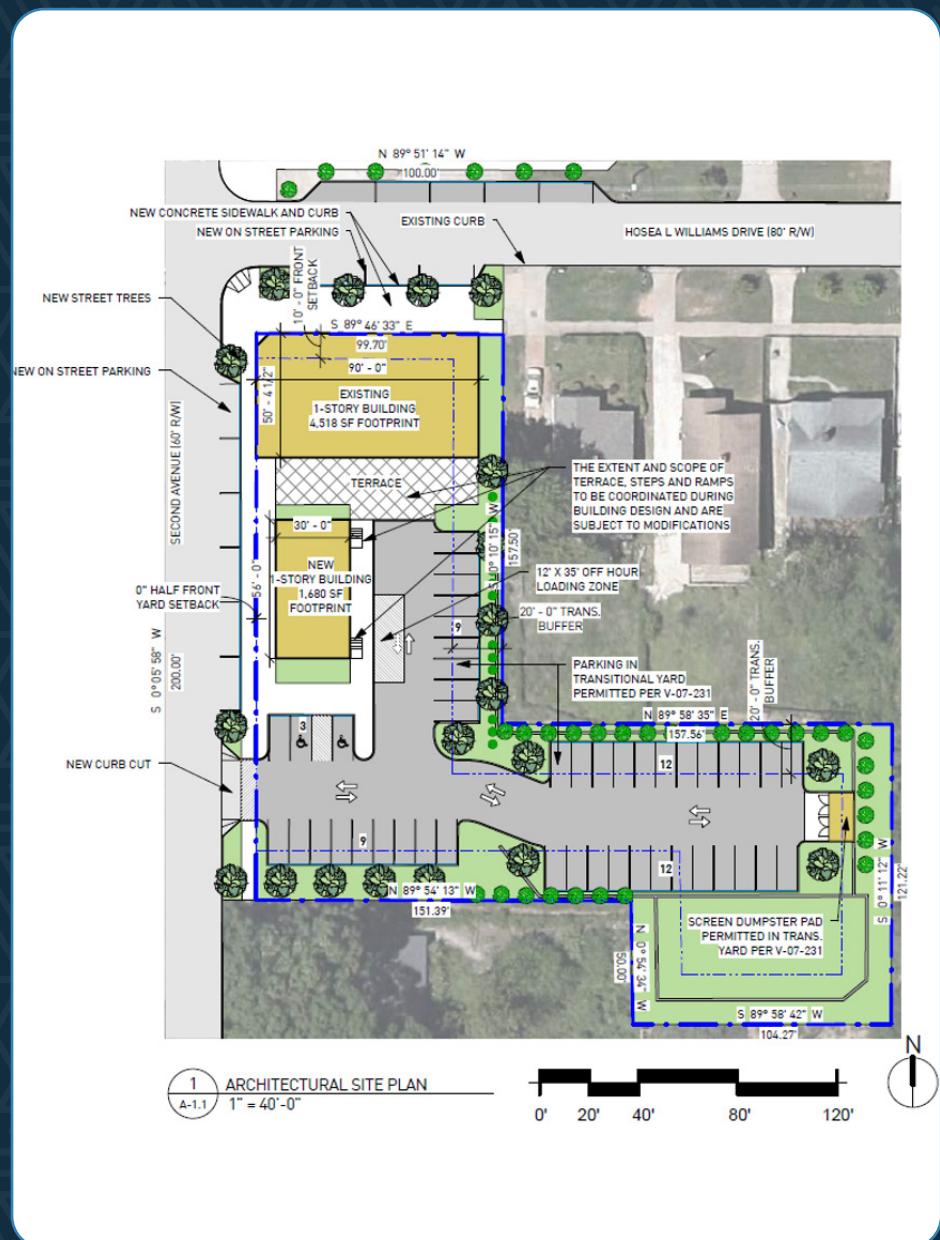
LEASE REVENUES	
Gene's	\$82,600
Poor Hendrix	\$63,708 ¹
Babygirl	\$63,000 ²
TICAM Reimbursement	\$102,000
Total	\$311,308
OPERATING EXPENSES (TICAM)	
Repairs & Maintenance	(\$3,500)
Property Insurance	(\$14,000)
Property Taxes	(\$45,000)
Common Electric	(\$2,500)
Landscape Services	(\$7,500)
Pest Control	(\$750)
Waste Removal and Grease Trap	(\$17,500)
Property Management	(\$10,500)
Storm Water Inspection	(\$750)
Subtotal	(\$102,000)
OPERATING EXPENSES (NON-TICAM)	
Accounting	(\$1,500)
Subtotal	(\$1,500)
NET OPERATING INCOME	
Total	\$207,808

1) Renewal rent commencement December 1, 2026

2) Rent commencement April 1, 2026



SITE PLAN



EAST LAKE CORNERS

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ATLANTA INTOWN, DECATUR, DEKALB, DINING, FEATURED STORY, TUCKER

Owner of Michelin Bib Gourmand Whoopsie's opening an all-day cafe in East Lake

by  Beth McKibben [August 12, 2025 | 5:00 pm](#)



Key Points

- Atlanta chef Hudson Rouse, co-owner of Michelin Bib Gourmand Whoopsie's in Reynoldstown, will open East Lake restaurant Babygirl in April 2026.
- The all-day cafe will serve a vegetable-heavy menu.

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Poor Hendrix [READ MORE](#)

Reservations are not available for this restaurant on our site

 [REVIEW](#)

Gene's

The barbecue joint for people who don't love barbecue joints

Reviewed by  [LIA PICARD](#)

Gene's is the [Atlanta](#) barbecue joint for people who don't love barbecue joints. Stay with us here—the barbecue is stellar, thanks to pitmaster Avery Cottrell's Viet-Cajun flair—but where most smokehouses go barebones, Gene's leans into kitsch. A dazzling disco ball, inflatable alligator float, and nautical relics dangle from the ceiling, creating an atmosphere that's more party than pit. It's the kind of place you want to linger for hours, flipping through the free jukebox while sipping a frozen bushwhacker.

The food holds its own against the fun: stuffed egg rolls, smoked brisket sandwich, smashed potato salad. Vegans get





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2026 United Community Bank

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The 14 most anticipated Atlanta restaurants for 2026

What's hot in Atlanta's ever-evolving culinary scene

BY [CARLY COOPER](#) - JANUARY 5, 2026





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EAST LAKE HISTORY

Turn-of-the-20th-century "Streetcar Suburb" of Atlanta, developed in part by Coca-Cola mogul Asa Candler



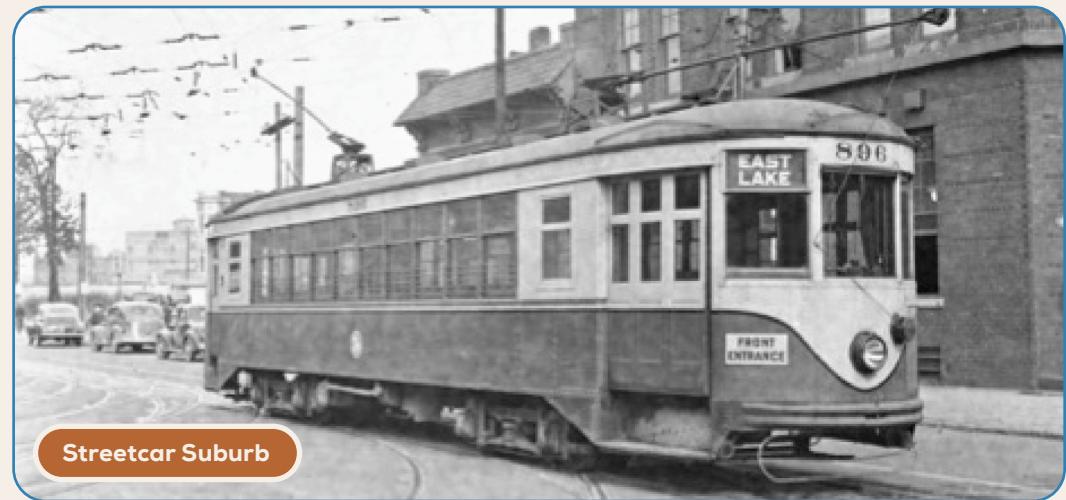
Site of the historic East Lake Golf Course that was built in 1908 for the Atlanta Athletic Club, which was the home course for golf legend Bobby Jones. The landmark Tudor clubhouse was designed by the famous architect Philip Shutze



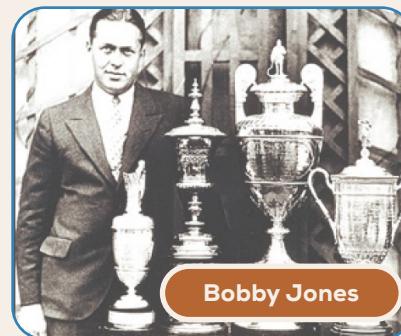
Longtime home to Hosea Williams, the prominent civil rights leader and Dr. Martin Luther King's "bull in a china shop"



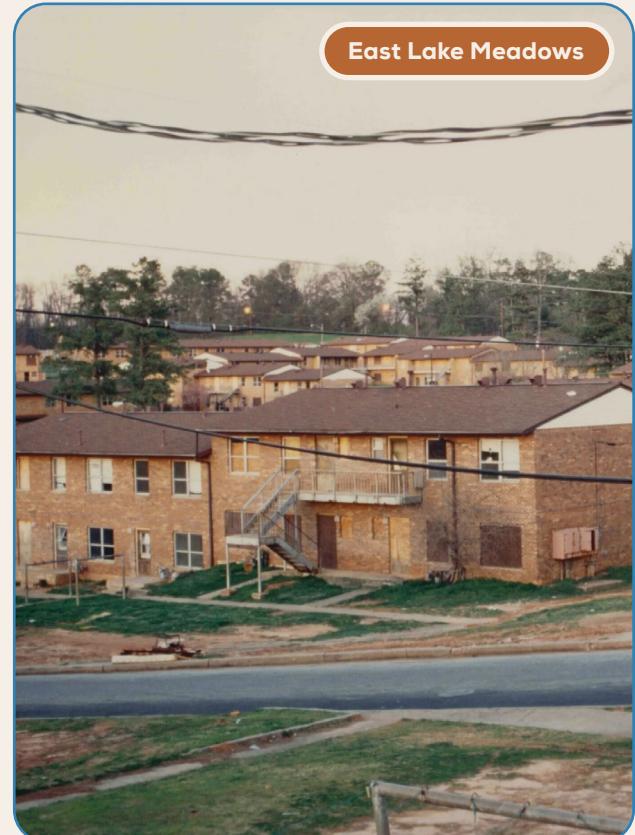
Fell on hard times during the latter half of the 20th century as a result of disinvestment; former home to East Lake Meadows, a public housing complex built in 1970 that was a notorious site of violence and devastating poverty



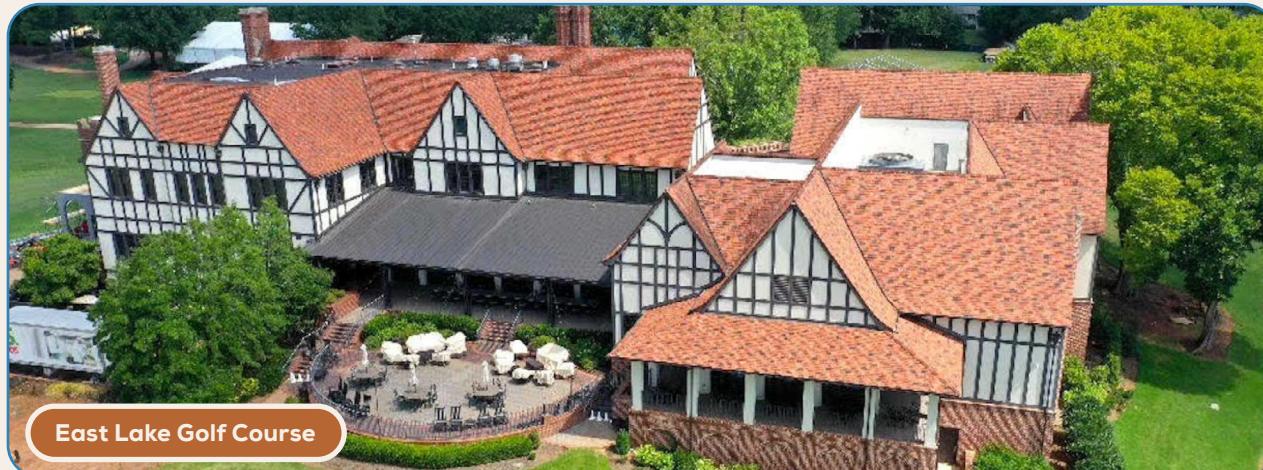
Streetcar Suburb



Bobby Jones



East Lake Meadows



East Lake Golf Course

EAST LAKE HISTORY

continued...

Large-scale redevelopment of East Lake began in the 1990s through a public-private partnership led by Tom Cousins

• • • •

Cousins demolished East Lake Meadows and built the Villages of East Lake, a mixed-income community, in one of the most prominent examples of Atlanta's pioneering effort to replace its public housing and end the concentration of poverty

• • • •

Cousins also established the East Lake Foundation to work together with concerned citizens in supporting a holistic approach to the area's redevelopment as "a caring and diverse intown community"

• • • •

Charles Drew Charter School, a highly touted, Gates Foundation-funded public school now serving K-12, anchors the neighborhood's rebirth; new amenities also include a public nine-hole golf course, East Lake Park, and the East Lake Family YMCA

• • • •

Cousins restored the private East Lake Golf Club (now host to the annual PGA Tour Championship)

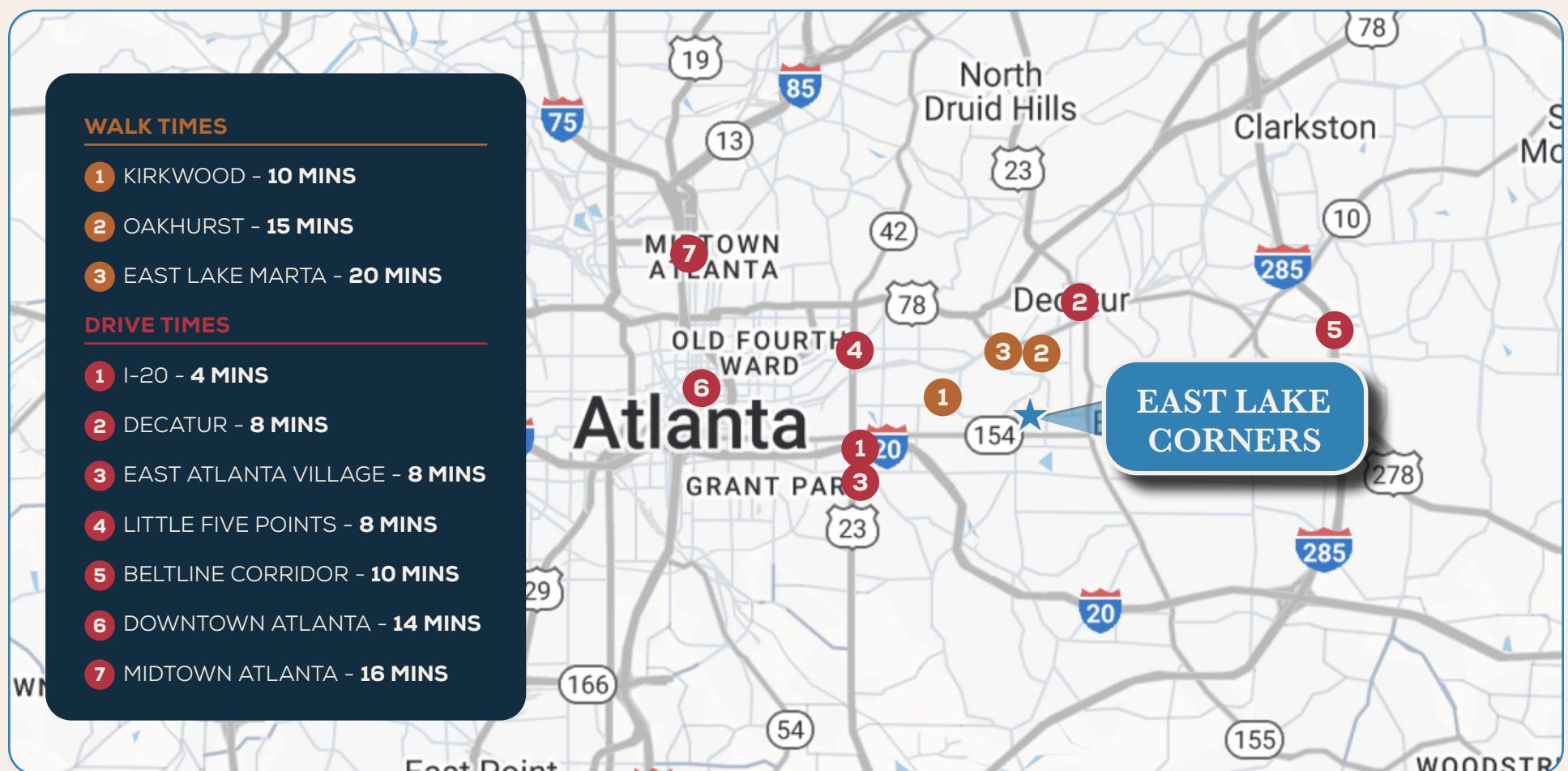
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Over the last 10 years East Lake has seen an explosion in growth, home value appreciation, and the emergence of many top restaurants and retail destinations

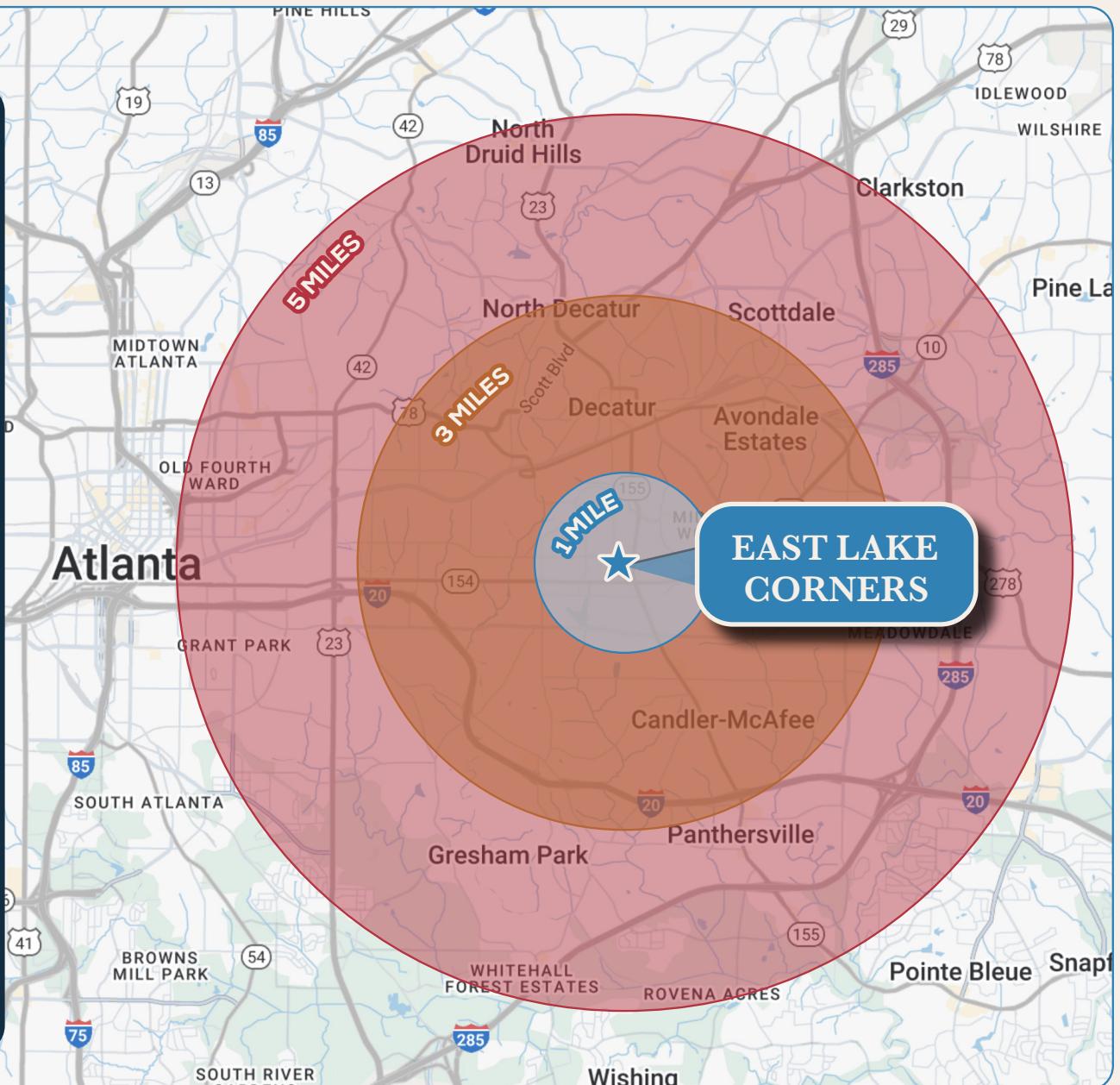
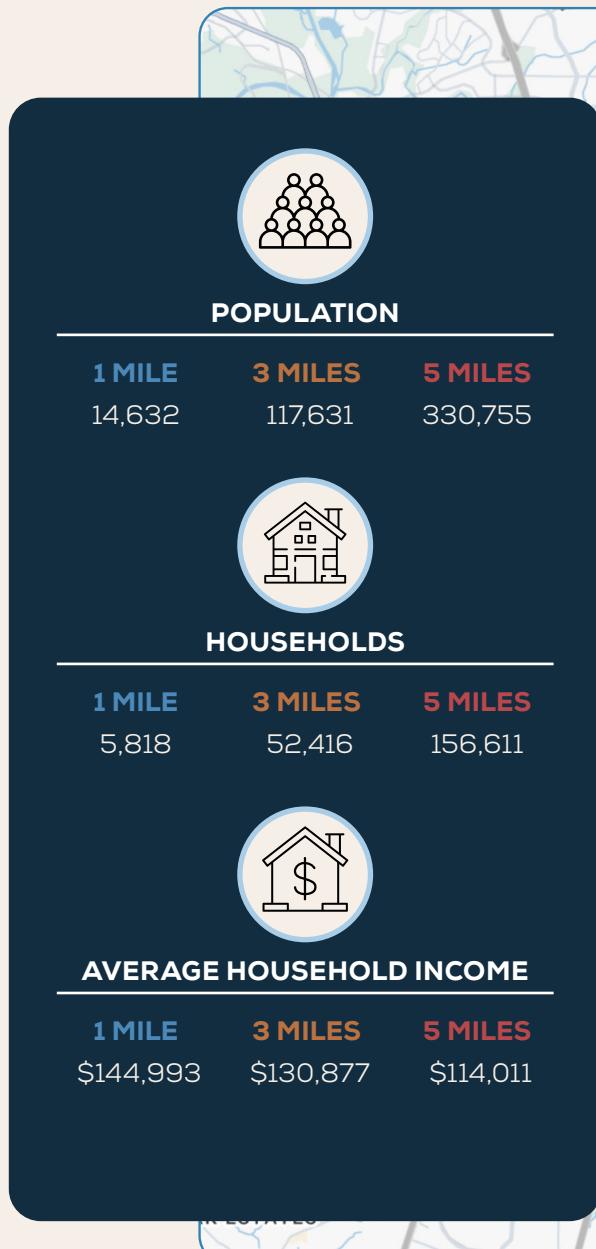


TRANSPORTATION/ACCESSIBILITY

- Outstanding transportation access and exceptional connectivity to downtown Atlanta and Decatur
- Hosea + 2nd development fronts on Hosea Williams Dr. and is one block from Memorial Dr., two important east-west arterial corridors
- Walkable to Kirkwood and Oakhurst business districts, Drew Charter School, and other East Lake amenities
- Just over a mile to the East Lake MARTA station; at the intersection of the 24 and 86 bus routes
- Less than two miles to I-20 (Glenwood Ave. exit)



DEMOGRAPHICS





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