



Full-Service Restaurant | \pm 1,500 SF

422 Seminole Ave NE | Little 5 Points

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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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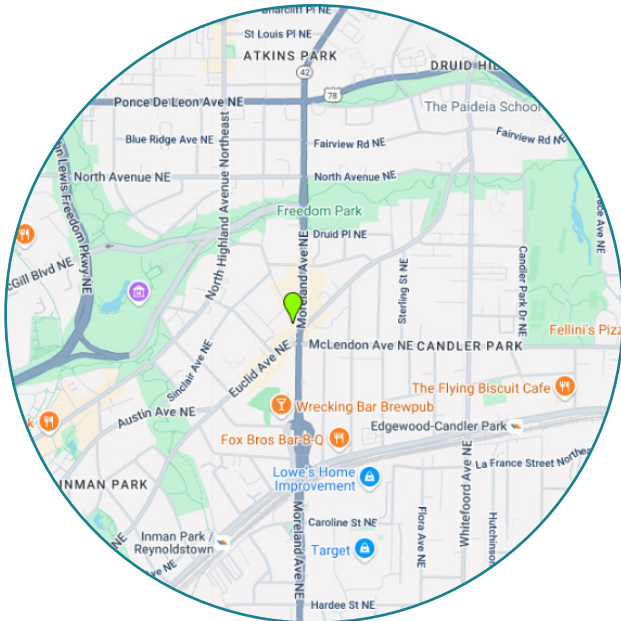


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ASSET & OCCUPANCY SOLUTIONS

Property Highlights

Building

- Full-service restaurant in trendy Little Five Points
- Fully renovated and opened for business 2025
- ± 1,500 SF restaurant with full-service kitchen and grease trap
- Interior occupancy of 49 (16 booths) + patio occupancy of 24
- Excellent walkability in busy commercial node
- Surrounded by shops, restaurants, and live entertainment venues
- Located between high-income neighborhoods of Inman Park, Candler Park, and Poncey-Highland
- Famous for its eclectic culture, L5P is one of the biggest tourist draws in Atlanta
- Owner-user or investor opportunity with branding potential.



Property Information

| | |
|----------------------|--|
| ADDRESS: | 422 Seminole Ave NE Atlanta, GA 30307 |
| COUNTY: | Fulton |
| YEAR BUILT: | 1987 |
| RENOVATED: | 2025 |
| TOTAL BUILDING SIZE: | ±1,500 SF |
| # OF FLOORS: | 1 |
| SITE SIZE: | ±0.034 Acres |
| ZONING: | NC-1 (Little Five Points Neighborhood Commercial District) |
| PARKING: | On-Street |
| PROPERTY SIGNAGE: | Facade |
| PARCEL ID: | 14 004600102290 |
| FRONTAGE: | 25' on Seminole Ave |
| CROSS STREET: | Moreland Ave and Euclid Ave NE |
| TRAFFIC COUNTS: | 30,300 VPD from Moreland Ave |
| SALE PRICE: | \$995,000 |





—Little Five Points—



South



target

FIVE GUYS



BED BATH & BEYOND



Visionworks

Edgewood Retail District

Reynoldstown

Krog Street Tunnel



Little Five Points

THE BREW HOUSE

Stuff We Wanna Say
CUSTOM TSHIRTS & APPAREL



McLendon Ave NE

Moreland Ave NE

Euclid Ave NE

SUBJECT PROPERTY

THE VORTEX





Area Overview



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Little Five Points

Little Five Points is one of Atlanta's most unique and culturally rich neighborhoods, celebrated for its bohemian spirit and longstanding reputation as a creative and alternative hub. Located just east of downtown, at the convergence of the Inman Park, Candler Park, and Poncey-Highland neighborhoods, Little Five Points offers excellent accessibility and visibility along key intown corridors. Known as Atlanta's answer to San Francisco's Haight-Ashbury, the area attracts a diverse and loyal customer base drawn to its independent shops, vibrant street art, vintage clothing boutiques, live music venues, tattoo parlors, and locally owned restaurants and bars.

The neighborhood has cultivated a strong sense of place, blending historic character with edgy, contemporary flair. It enjoys high pedestrian traffic and has become a destination for both locals and tourists seeking an authentic and offbeat Atlanta experience. In addition to its retail and entertainment offerings, Little Five Points also benefits from its proximity to several dense residential communities and nearby amenities such as the BeltLine Eastside Trail and Freedom Park.

For tenants and investors, Little Five Points represents a rare opportunity to be part of a highly recognizable and iconic Atlanta destination. The area's stability, cultural relevance, and ongoing appeal make it a compelling location for retail, food and beverage, and experiential concepts looking to engage a loyal and lifestyle-driven customer base.



Inman Park

Nestled just two miles east of Downtown Atlanta, **Inman Park** is the city's original electric streetcar suburb, developed in the late 1880s with winding streets, green spaces, and historic trolley access.

It showcases a rich architectural tapestry—from Queen Anne and Colonial Revival to Craftsman bungalows—with preserved landmarks like the Beath-Dickey House, and a seamless mix of restored homes, townhomes, condos, and mixed-use infill.

Home to approximately 5,000 residents (median age ≈ 34), the neighborhood supports a well-educated, affluent community, with median household income around \$148K and average household income exceeding \$205K. The area offers very high walkability and bikeability (Walk Score ~ 87 , Bike Score ~ 78), is served by MARTA's Inman Park/Reynoldstown station, and connects to the Atlanta BeltLine—enhancing connectivity and lifestyle.

Anchored by vibrant local amenities—including the Krog Street Market and cultural hub of Little Five Points—the neighborhood is characterized by strong civic engagement, highlighted by its annual all-volunteer Inman Park Festival & Tour of Homes



—In the Area

KROG STREET MARKET

Krog Street Market is a 9-acre mixed-use development in Atlanta located along the Belt line 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.



THE ATLANTA BELTLINE

The Atlanta BeltLine is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.



LITTLE FIVE POINTS

Little Five Points is one of Atlanta's hippest neighborhoods. Shoppers head to Moreland Avenue's indie stores for offbeat vintage clothing, vinyl and cool gifts, while young locals hang out at the dive bars, burger joints, and Ethiopian and vegan eateries that line the surrounding streets.



PONCE CITY MARKET

Formerly a Sears, Roebuck & Co. distribution center and the largest brick building in the Southeastern United States, Ponce City Market is a historic ten story, 2.1 million square foot structure. The property has been restored as a mixed-use development housing best-in-class office, retail and residential spaces.



FREEDOM PARK

Freedom Park is the largest linear passive park in the City of Atlanta at just over 200 acres of pastoral rolling greenspace. With the advent of the Atlanta BeltLine, Freedom Park is a critical connection to movement throughout the city by bike or by foot. The trails connect to Downtown Atlanta and other intown neighborhoods.



OLD FOURTH WARD

Old Fourth Ward (O4W) is one of Atlanta's most visited and sought-after neighborhoods. Home to Ponce City Market, a large portion of the Eastside BeltLine Trail and Martin Luther King Jr.'s birth home, the area is a bustling community rich with old and new culture. Atlanta's Historic Fourth Ward Park starts in Atlanta's Old Fourth Ward behind Ponce City Market and stretches South to Freedom Parkway and the Carter Center.

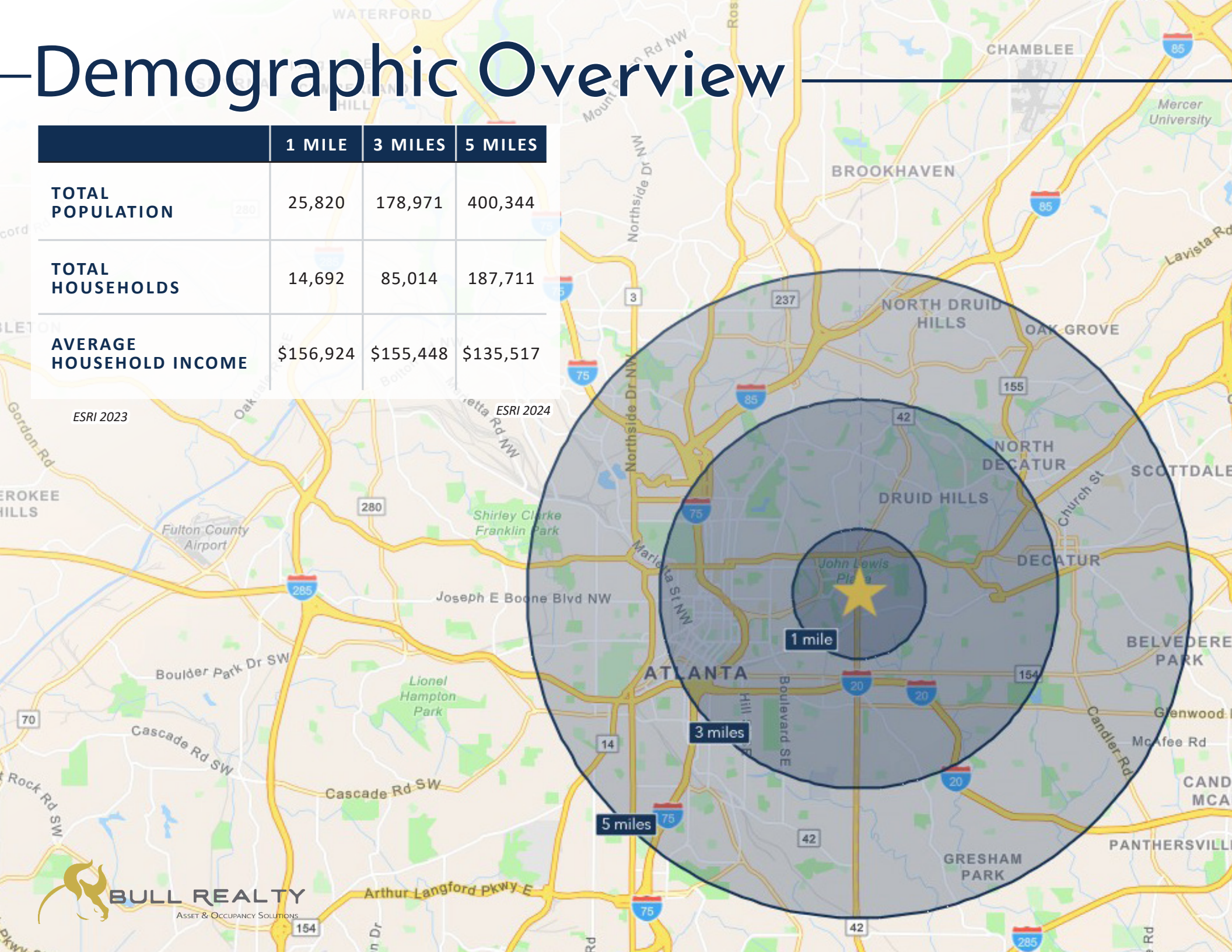


Demographic Overview

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 25,820 | 178,971 | 400,344 |
| TOTAL HOUSEHOLDS | 14,692 | 85,014 | 187,711 |
| AVERAGE HOUSEHOLD INCOME | \$156,924 | \$155,448 | \$135,517 |

ESRI 2023

ESRI 2024



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ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#8 LARGEST METRO AREA IN
THE U.S. 2020**

**- U.S. CENSUS BUREAU
POPULATION DIVISION**

HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city’s continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

8TH
LARGEST U.S. METRO
2020 U.S. Census

1.18%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2023

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2023)

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#4
FASTEST GROWING
U.S. METRO (2010-2019)
Freddie Mac 2021

MAJOR EMPLOYERS



#8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

#1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

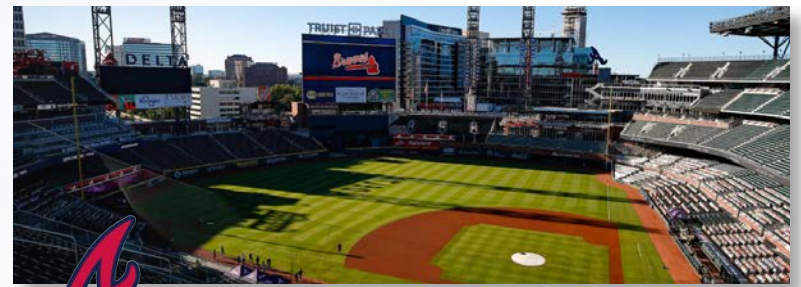
#2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



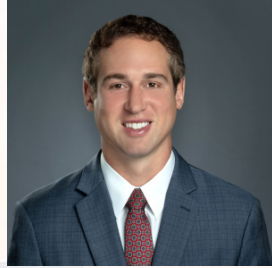
ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

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27

**YEARS IN
BUSINESS**



ATL
**HEADQUARTERED IN
ATLANTA, GA**

**LICENSED IN
8
SOUTHEAST
STATES**

