



# THRIVING FOOD HALL, BAR & MUSIC VENUE

±7.5% 2026 Cap Rate

100% Occupied

Strong Rent Growth Potential  
EAST ATLANTA VILLAGE



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

**TCN**   
WORLDWIDE  
REAL ESTATE SERVICES

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This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

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The background of the entire page is a high-angle aerial photograph of the Atlanta metropolitan area. The city's dense urban core is visible in the distance, with numerous skyscrapers and modern buildings. In the foreground, there is a mix of green spaces, residential neighborhoods with smaller houses, and commercial areas with larger buildings and parking lots. The overall scene is a vibrant, active city.

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# The Property



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Asset & Occupancy Solutions

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WORLDWIDE  
REAL ESTATE SERVICES

# Property Overview

## PROPERTY:

- Dynamic food hall and legendary nightlife property
- Two-level fully-renovated all brick building circa 1920
- Beautiful storefront entranceway, windows, and murals
- High ceilings, exposed wood beams & generous natural lighting
- Six chef-driven artisanal stalls serve as destination for foodies
- Elevated seating area also serves as live-music stage
- Lower level serves as full-service restaurant and bar and nightlife music venue
- Both levels have back patio spaces
- Large parking lot behind building with 41 spaces is rare in walkable district
- High foot traffic and bike-friendly location in heart of East Atlanta Village

## NEARBY LOCATIONS:

- Beltline Trail (under 1 mile)
- I-20 (2 minute drive)
- Grant Park (5 minute drive)
- Ormewood Park (5 minute drive)
- Kirkwood (6 minute drive)
- Downtown Atlanta (10 minute drive)
- Inman Park (10 minute drive)
- Krog Street Market (11 minute drive)
- Ponce City Market (13 minute drive)

## TENANTS:

- Southern Feed Store food hall occupies main level facing Glenwood Road
- SFS is “Atlanta’s epicenter of independent arts culture music and all around bohemian lifestyles”
- 100% Occupied by Woody’s Cheesesteaks, Spun Cow Creamery, Brasiliiana Pizza, Buteco EAV, Sinful Slidrz, and Buena Pap Fry Bar
- Southern Feed Store has an Instagram following of almost 30k and 4.8 average rating on Yelp
- El Sotano occupies the walk-out terrace level previously occupied by storied nightclub The Basement
- El Sotano restaurant serves lunch and dinner and evolves into nightlife bar and music venue
- Most food hall tenants have tenure in their spaces | El Sotano operated by experienced nightlife team

## BUILDING:

<b>ADDRESS:</b>	1245 Glenwood Ave SE & 532 Joseph Ave SE, Atlanta, GA 30316
<b>COUNTY:</b>	DeKalb
<b>PARCEL ID:</b>	15 176 04 017 & 15 176 04 018
<b>BUILDING SIZE:</b>	±11,534 SF
<b>YEAR BUILT:</b>	Circa 1920
<b>YEAR RENOVATED (SOUTHERN FEED STORE):</b>	2021
<b>YEAR RENOVATED (EL SOTANO):</b>	2025
<b>SITE SIZE:</b>	±0.52 AC
<b># OF BUILDINGS:</b>	1
<b># OF FLOORS:</b>	2
<b># OF SUITES:</b>	2
<b># OF FOOD HALL STALLS:</b>	6
<b>OCCUPANCY</b>	100%
<b>SIGNAGE:</b>	Storefront / Facade
<b>ZONING:</b>	<u>NC-2 City of Atlanta</u>
<b>INGRESS/EGRESS POINTS:</b>	2
<b>PARKING:</b>	41 Surface spaces
<b>FRONTAGE ST NAME:</b>	Glenwood Ave

# Financials



**PRICE**  
**\$6,950,000**



**PRICE PER SF**  
**\$603**



**PROJECTED 2026 CAP RATE**  
**7.5%**

## Income & Expenses

### ANNUAL BASE RENT

Six Food Hall Tenants	\$415,535
El Sotano	\$133,776
Parking Lot	\$18,000
Annual CAM	\$290,244

**GROSS OPERATING INCOME** \$857,555

**ANNUAL EXPENSES** \$338,637

**NET OPERATING INCOME** \$518,637











# Tenant Overviews

SOUTHERN  
FEEDSTORE

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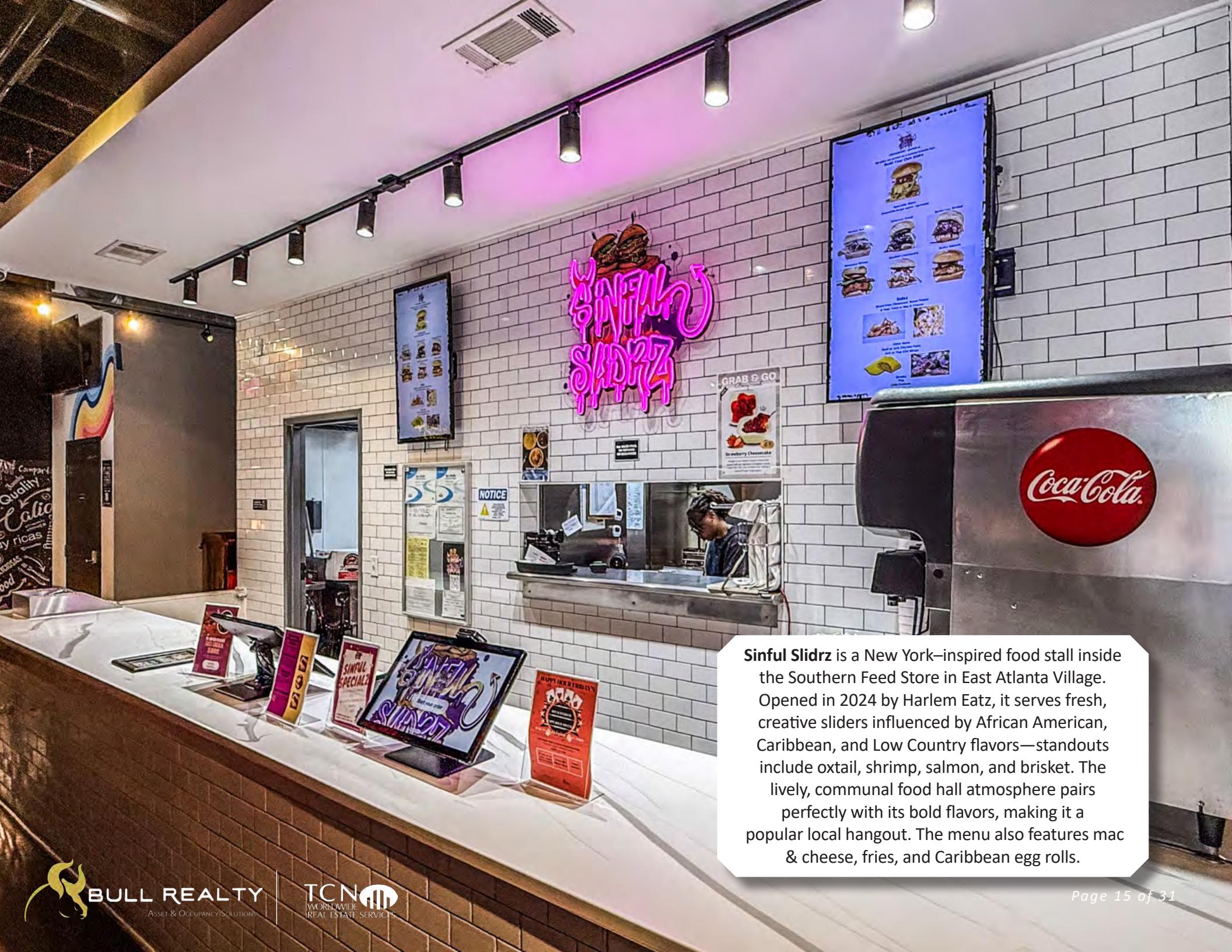


**Woody's Cheesesteaks**, with a location inside the Southern Feed Store food hall in East Atlanta Village, is a casual local favorite known for Philly-style cheesesteak sandwiches—think thinly sliced steak, melty American or provolone cheese, and grilled onions on a hoagie roll—with a side of crispy seasoned fries. With multiple Atlanta outposts, friendly service, and a laid-back food-hall vibe, it's a solid pick for a quick, satisfying bite.



**The Spun Cow** is a whimsical dessert stall known for its hand-crafted ice cream, decadent milkshakes, cotton candy, and soda floats. With dozens of rotating cotton candy flavors and a menu bursting with rich scoops, floats, and shakes, it's a playful and indulgent stop in a buzzing food-hall setting that brings a fun, sweet twist to the East Atlanta Village.





**Sinful Slidrz** is a New York-inspired food stall inside the Southern Feed Store in East Atlanta Village. Opened in 2024 by Harlem Eatz, it serves fresh, creative sliders influenced by African American, Caribbean, and Low Country flavors—standouts include oxtail, shrimp, salmon, and brisket. The lively, communal food hall atmosphere pairs perfectly with its bold flavors, making it a popular local hangout. The menu also features mac & cheese, fries, and Caribbean egg rolls.



Soy Brava Paper  
100

**Buena Papa Fry Bar** serves hand-cut, made-to-order fries loaded with bold, Latin-inspired flavors. Menu favorites include El Colombiano with chicharrón, chorizo, and guacamole, and El Mexicano with carne asada, sour cream, and pico de gallo, plus options to create your own. The casual, communal food-hall setting makes it a lively spot to enjoy fries turned into full meals, with sweet treats like churros rounding out the experience.



Brasiliana Pizza serves Brazilian-style thin-crust pizzas piled high with rich toppings like hard-boiled eggs, calabresa sausage, shredded chicken, and creamy Catupiry cheese. With dough fermented for 72 hours and fresh-made sauces, their pies range from savory classics like the Portuguesa to sweet dessert options like Brigadeiro and Nutella. Served in a lively food hall setting, Brasiliana is praised for its bold, topping-heavy creations that are often enjoyed with a knife and fork.



**Buteco EAV** is a Brazilian-inspired bar known for its vibrant cocktails, lively atmosphere, and artistic design. Unlike its Grant Park counterpart, this location focuses solely on drinks, with favorites like Caipirinhas and the Black Cat Espresso Martini. The bar features a colorful mosaic-tiled counter and a laid-back, walk-in-friendly vibe, making it a popular stop for both casual drinks and late-night outings. Open daily with extended weekend hours, Buteco EAV blends creative mixology with the energetic spirit of East Atlanta's nightlife.



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A vibrant, tropical-themed interior of a restaurant and bar. The space is filled with lush green plants, including large palm fronds and smaller greenery. The ceiling is dark with visible structural beams and some hanging lights. In the foreground, a long, light-colored wooden bar counter is visible, with several blue stools tucked under it. Behind the bar, a well-stocked shelf is filled with various bottles of alcohol. The background features a stage area with a band setup, and the overall atmosphere is lively and colorful.

**El Sotano** is bringing its flavor and energy to the basement, serving up delicious lunch, dinner, and brunch by day—and transforming into a lively, late-night club by night. Known for its vibrant atmosphere and good times, it's the kind of spot where you can eat, sip, and dance all under one roof.

# Aerial



ATLANTA  
DOWNTOWN



# Aerial



# EAV

## EAST ATLANTA VILLAGE



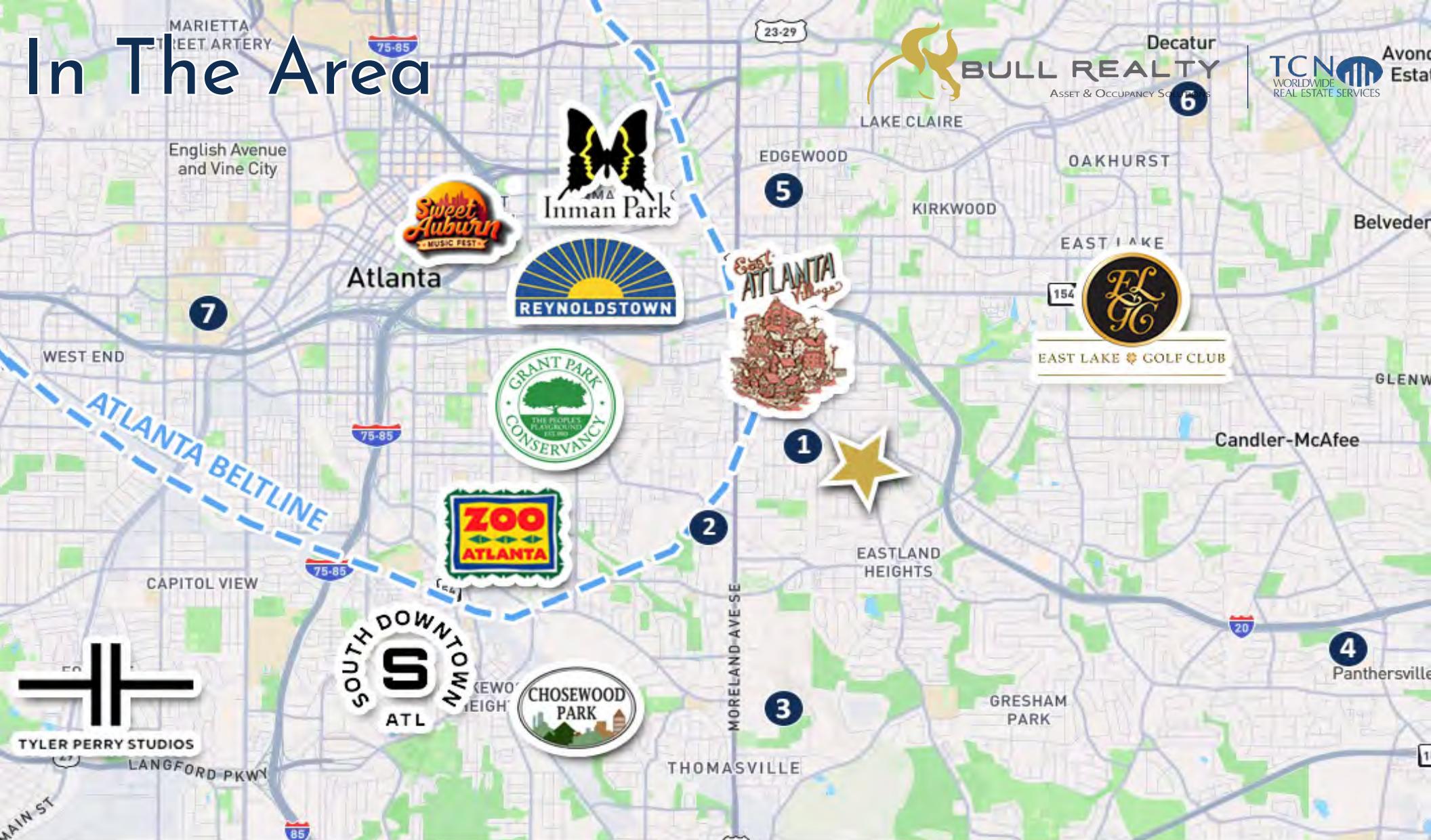
**East Atlanta Village (EAV)** is one of Atlanta's most vibrant and eclectic neighborhoods, known for its strong sense of community, walkable layout, and thriving independent business scene. Located just minutes from downtown Atlanta, EAV offers a unique mix of historic charm and modern culture, with a blend of local restaurants, bars, music venues, and retail shops that attract a diverse and loyal customer base.

The area has seen consistent growth and revitalization over the past decade, supported by an influx of young professionals, creatives, and entrepreneurs. Its popularity continues to rise due to its affordability compared to other intown neighborhoods, as well as its artsy character and active neighborhood association.

With a steady increase in both residential and commercial development, East Atlanta Village presents a strong opportunity for investors looking to capitalize on a well-established yet still-growing market. The neighborhood's dynamic atmosphere, combined with strong demographics and foot traffic, makes it an ideal location for investment.



# In The Area



**1** East Atlanta Village: Argosy, The EARL, Emerald City Bagel, HOLY Taco, Flatiron Bar, Poke Burri, Blu Cantina, Hippin Hops Brewery

**2** Little Azio, OK YAKI, Endulge Cupcake, Spoon Eastside, Pollo Primo, Morelli's Ice Cream, Roundhouse Kickboxing

**3** Shadow Box Studios

**4** The Gallery at South DeKalb: Hungry AF, JJ Fish & Chicken, Dunkin', China Cafeteria, Silk At Candler, ZenBella Wellness Center, This is Wings!, Big Bear Supermarket

**5** Edgewood Retail District: Kroger, Ru San's, Best Buy, Lowe's, Smoothie King, Office Depot, JCandee Jewels, Target, Five Guys, Shane's Rib Shack

**6** Brick Store Pub, Opo Coffee, Trackside Tavern, Kimball House, Courtyard, Chai Pani, Chipotle, Great Expressions, No. 246, Las Brasas, Diamond Dust Cupcakes

**7** Georgia Tech University, Spelman College, Morehouse College, Frost Bistro, Omni Coffee, & Eggs, The Projects, Magic City Kitchen, Coffee Loft



# In The Area

## ZOO ATLANTA

Zoo Atlanta is an Association of Zoos and Aquariums accredited zoological park in Atlanta, Georgia. The zoo first opened its doors in 1889 and now more than 125 years removed from its historical origins, Zoo Atlanta has evolved from a quaint picnic stop where people visited wild animals to a conservation organization seeking to engage the public in the lives of its animal ambassadors and the preservation of their counterparts in the wild.



## 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.



## CELLAIRIS AMPHITHEATRE

The Cellairis Amphitheatre at Lakewood is a concert venue located in Atlanta, which opened in 1989. The amphitheatre seats 18,920. It was designed to offer a state-of-the-art musical experience for both music fans and artists. The venue was built specifically for popular music.



## THE EASTERN

The Eastern is a state-of-the-art venue in the Dairies complex in the Reynoldstown neighborhood of Atlanta, located right off of the Atlanta Beltline. The venue boasts a multi-tiered floorplan which offers unrivaled sight lines, top of the line sound and lights, spacious floorplan, and rooftop which includes a covered performance space, bar, restaurant and open-air seating. The Eastern is not only a premiere concert facility, but also serves as a unique special event space for corporate meetings and other functions, award shows, galas, weddings, receptions, launch parties, trade shows, private events and more.



## THE BEACON

The Beacon project reshaped six former industrial buildings into a keystone of nine walkable acres ideal for family fun, date nights or even errand runs.

Its 110,000 square feet of restaurants and bars, a coffee shop, a bakery, a gourmet market, retail shopping, daycare, medical and wellness centers and the funky Artist's Cove create a layered neighborhood experience that will satisfy patrons' daytime and evening needs and desires.



## THE KROG DISTRICT

The Krog District is a mixed-use collection of landmark properties and gathering spaces adjacent to the Beltline Eastside Trail, a completed three-mile segment of the planned 22-mile pedestrian greenway that runs through Atlanta's Inman Park and Old Fourth Ward.

Including Krog Street Market, Atlanta Stove Works, and SPX Alley, the comprehensive redevelopment and adaptive re-use project adds more dynamic retail and creative office space to the area, while restoring and enhancing the existing properties.



# East Atlanta Village Developments

## THE MARBUT

The Marbut is a three-story, 25,600 sq ft mixed-use building by Pellerin Real Estate, located along Glenwood Avenue next to Holy Taco. The ground floor offers approximately 6,000 sq ft of commercial space, while the second and third floors contain 21 one-bedroom apartments. Designed with a curved, Art Moderne façade that nods to historic styles, the building is expected to receive its certificate of occupancy in July 2025, with move-ins starting in August. Rents begin around \$1,500 and top out at approximately \$2,200 per month. The project also complements Pellerin's broader neighborhood revitalization efforts, including a preservation agreement for the adjacent early 20th-century "Marbut & Minor" building—ensuring its historic character is retained—while delivering new density, housing, and retail in the heart of EAV.



## VILLAGE STACKS

Village Stacks is a development that delivers urban townhouse living with modern farmhouse appeal in the vibrant heart of East Atlanta Village—making it a sought-after mix of style, community, and convenience. These townhomes feature modern finishes with hardwood floors, large windows, and open layouts. Kitchens include quartz countertops, shaker cabinets, tile backsplashes, and stainless steel appliances. Primary suites offer walk-in closets, private balconies, and frameless glass showers. Each home also has a flex space, a two-car tandem garage, and access to shared amenities like a clubhouse and covered gathering porch.



## 456 FLAT SHOALS AVE

The development at 456 Flat Shoals Avenue in East Atlanta Village is a four-story mixed-use project by Pellerin Real Estate, featuring 37 market-rate apartments in a mix of studio, one-bedroom, and two-bedroom layouts. Designed by TSW, the building incorporates Art Deco-inspired elements, curved balconies, and dedicated mural space to reflect the neighborhood's character. The ground floor includes approximately 4,500 to 5,000 square feet of retail space, equipped for restaurant use with necessary infrastructure such as grease traps and HVAC. A discreet parking lot is tucked behind the building, accessible from Flat Shoals. Vertical construction began in late 2023, and the project is expected to be completed by fall 2024. This development adds new housing and commercial vibrancy to the heart of East Atlanta Village, next to popular spots like Argosy.



# Demographic Overview



## POPULATION

1 MILE	3 MILES	5 MILES
17,807	153,587	373,005



## HOUSEHOLDS

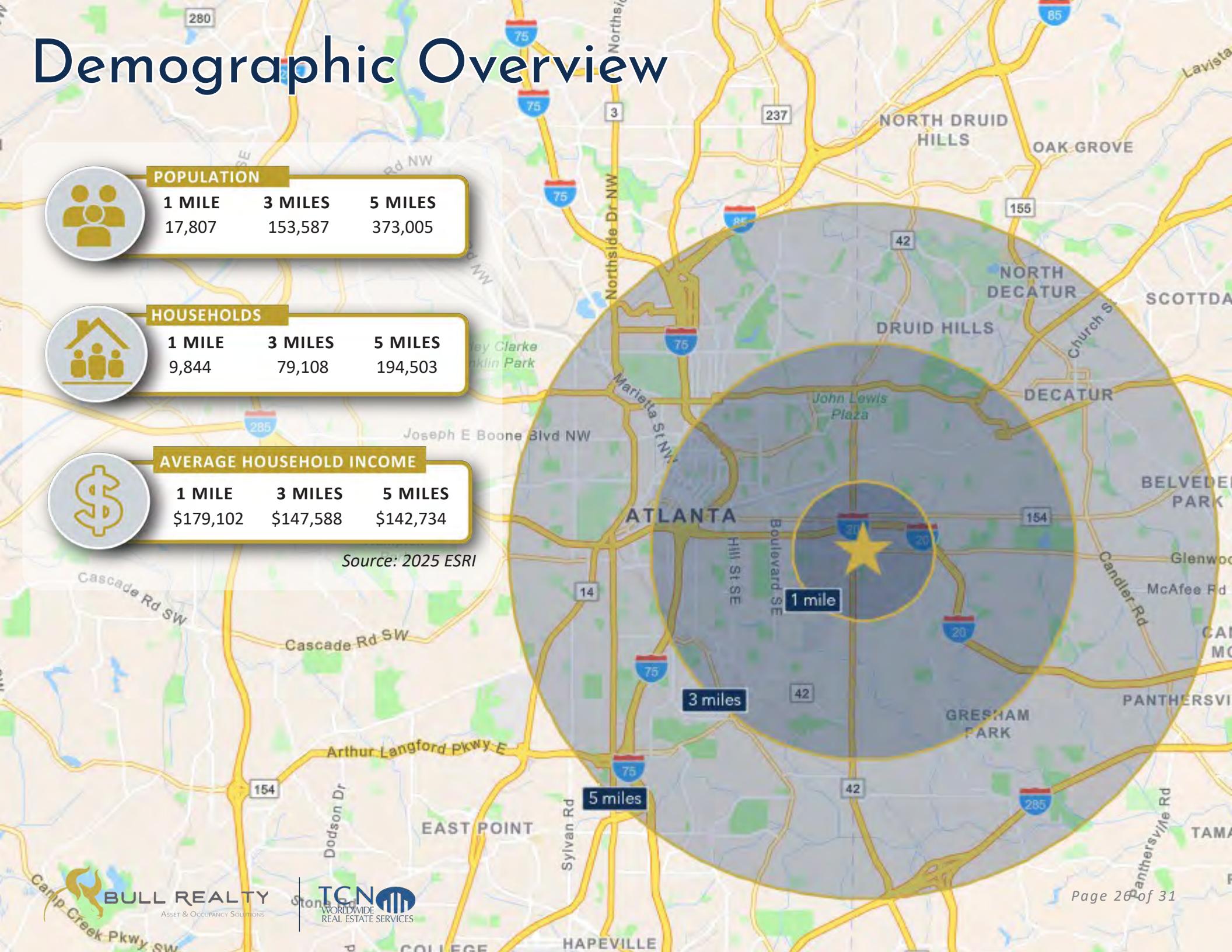
1 MILE	3 MILES	5 MILES
9,844	79,108	194,503



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$179,102	\$147,588	\$142,734

Source: 2025 ESRI



# 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).

### ATTRACTIIONS 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.



## HOME TO 16 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.

**9TH**  
**LARGEST U.S. METRO**  
2024 U.S. Census

**1.8%**  
**PROJECTED 5-YEAR**  
POPULATION GROWTH (2023-2028)  
ESRI 2025

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

**#3**  
**FASTEST GROWING**  
U.S. METRO  
Fredie Mac 2024

**46%**  
Gen Z  
Population

**34%**  
Millennial  
Population

**3.9%**  
Unemployment  
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

## MAJOR EMPLOYERS

**KING & SPALDING**



**Invesco**

**Google**

**Coca-Cola**

**Anthem**



**accenture** **Honeywell**



**facebook**

**DELTA**



Mercedes-Benz



**EY**

## #1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

## #3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

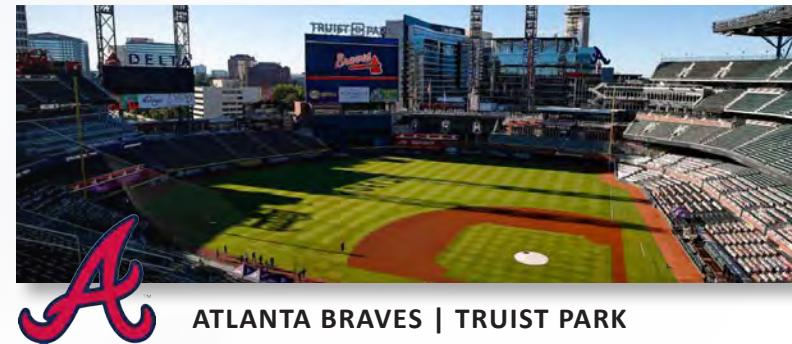
## #5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

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

# ABOUT BULL REALTY

## MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

## SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

## SECTORS OF FOCUS

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 to stream wherever you get your podcasts or at [www.CREshow.com](http://www.CREshow.com).

## JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 27 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

## CONNECT WITH US:

[https://www.bullrealty.com/](http://https://www.bullrealty.com/)



28

YEARS IN  
BUSINESS



**ATL**  
HEADQUARTERED IN  
ATLANTA, GA



LICENSED IN  
**8**  
SOUTHEAST  
STATES



# Team Profile



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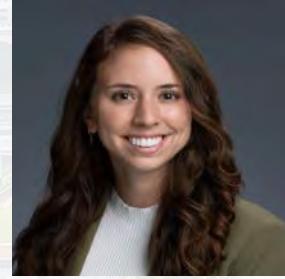


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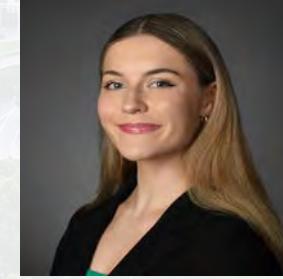
**AUBRI FRANKLIN**  
MARKETING



**TORI ROBB**  
MARKETING



**CARLEIGH PALUMBO**  
MARKETING



**MEGAN MURPHY**  
MARKETING