

RETAIL/RESTAURANT SPACE FOR LEASE



512 Flat Shoals Ave SE, Atlanta, GA 30316

Positioned in the heart of East Atlanta Village, this brand-new mixed-use development offers several versatile retail suites for lease, ideal for restaurant operators or retailers looking to establish themselves in one of Atlanta's most vibrant neighborhoods. Each space features soaring ceilings and expansive storefront windows that flood the interiors with natural light, creating an inviting atmosphere for customers.

The fully customizable spaces could be combined or leased individually, allowing tenants to design and personalize layouts to fit their exact vision. With prime visibility, modern construction, 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.

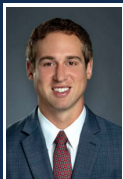


LOCATION

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.

- **512 SUITE 2: ±1,971 SF**
Available for \$36/SF/YR NNN
- **512 SUITE 3: ±1,988 SF**
Available for \$30/SF/YR NNN
- **SUITE 2 & 3 COMBINED: ±3,959 SF**
Available for \$33/SF/YR NNN

- **Location:** Prime new construction mixed-use development in the heart of East Atlanta Village
- **Availability:** Multiple retail suites for lease, ideal for restaurant or retail tenants
- **Design:** High ceilings with expansive storefront windows for natural light and visibility
- **Condition:** Delivered as warm shell, ready for full build-out and customization
- **Opportunity:** Strong foot traffic and visibility within one of Atlanta's most dynamic, eclectic neighborhoods
- **Highlights:** Modern construction, flexible layouts, and proximity to EAV's thriving dining and entertainment scene
- Suite 2 and 3 can be combined for a total of ±3,959 SF



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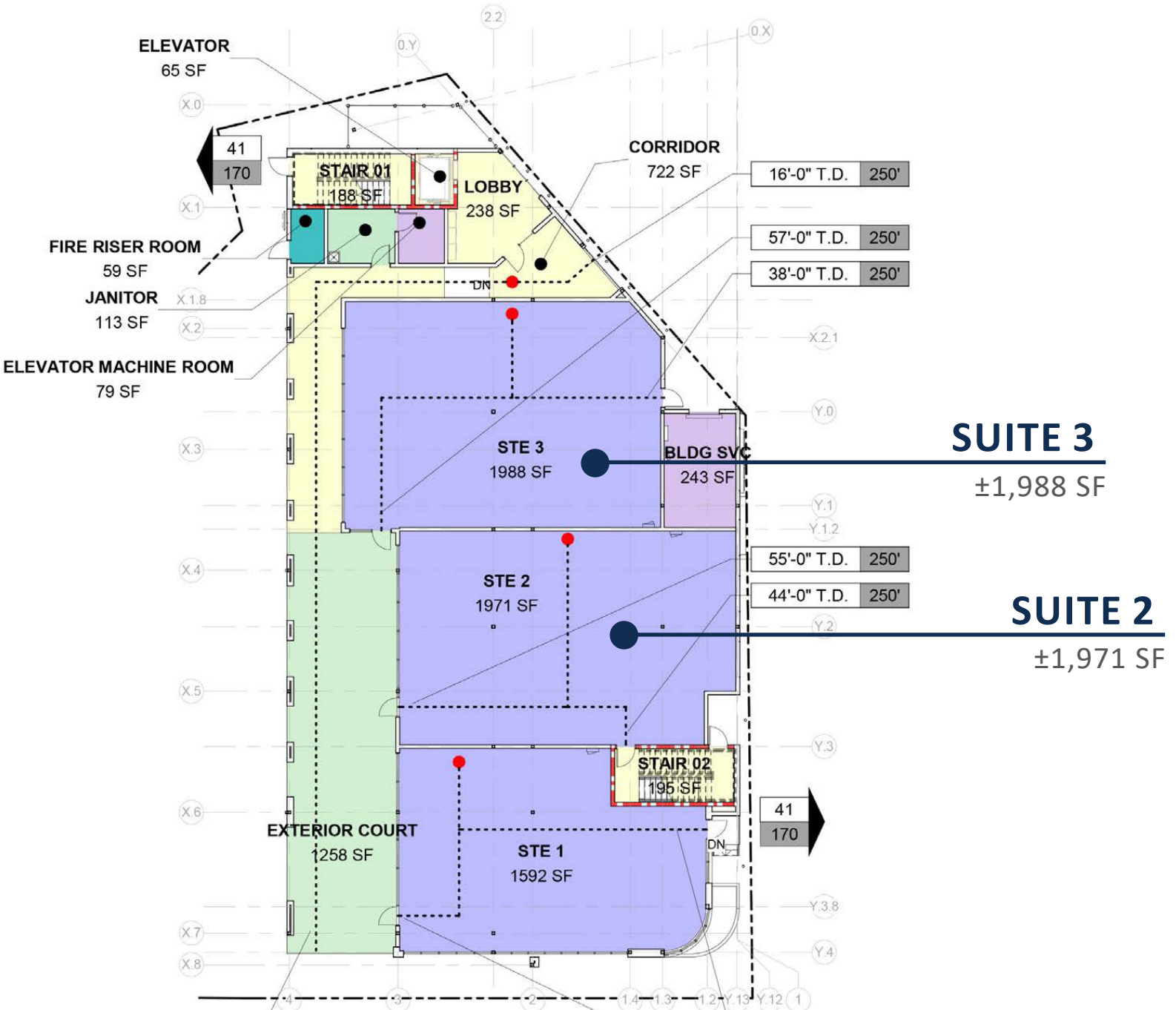
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AVAILABILITIES

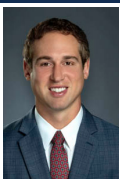


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TCN
WORLDWIDE
REAL ESTATE SERVICES



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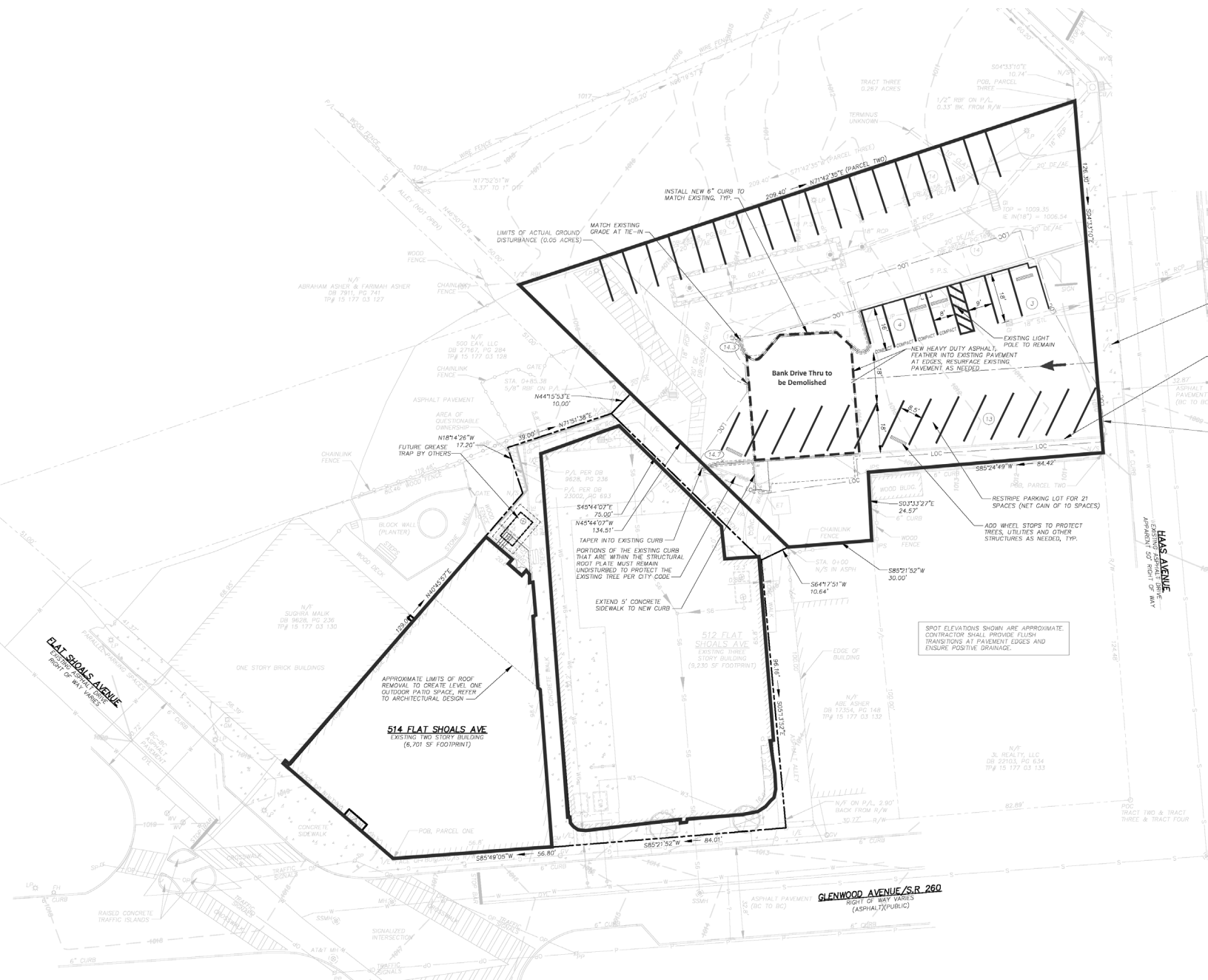
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SITE PLAN

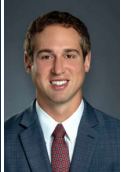


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AERIAL MAP

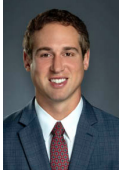


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AERIAL MAP



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**ATLANTA
DOWNTOWN**



GRANT PARK

CABBAGETOWN

INMAN PARK

MORELAND AVENUE NE

±39,140 VPD

FLAT SHOALS AV SE

±8,050 VPD

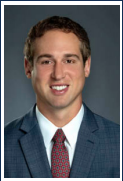
GLENWOOD AV SE

±8,350 VPD



512 FLAT SHOALS AVE SE

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ABOUT THE AREA



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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

FOOD & DRINK ON TRIPS

LOCAL BUSINESS SURVEY

582

TOTAL BUSINESSES

4,500

TOTAL EMPLOYEES



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