

Heart of Little 5 Points - FOR SALE

351 - 361 Moreland Avenue NE Atlanta, GA 30307



Property Description

351–361 Moreland Avenue represents a unique opportunity to acquire a prominent mixed-use property in one of Atlanta’s most recognizable commercial districts. The building offers two fully built restaurant spaces on the ground floor, each supported by patio areas and shared infrastructure, along with approximately 10,300 square feet of flexible second-floor space that can accommodate a range of uses including creative office, wellness, studio, or professional services. With generous onsite parking and infrastructure already in place, the property provides a strong foundation for a new operator or investor to bring fresh concepts to the space.

The property is currently under a master lease but is expected to become vacant in the near future, creating a rare opportunity to reintroduce the asset to the market with a new tenant mix. Investors will have the ability to reposition the building by leasing the restaurant spaces to complementary concepts while activating the upper level with office or service-oriented users. Opportunities to control a building of this scale with parking and immediate repositioning potential in this corridor are uncommon, making this an attractive platform for creative operators and value-oriented investors alike.

OFFERING SUMMARY

Sale Price:	\$6,500,000
Lot Size:	0.8 Acres
Building Size:	23,510 SF

Highlights

- Prominent Little 5 Points Address with Approximately 30,600 Vehicles per day
- 23,510 SF Mixed Use Building on approximately .8 Acres in the heart of Little 5 Points.
- Two Distinct Restaurant spaces with patios PLUS a 10,329 SF flexible second floor
- Near-term vacancy creates a clear opportunity for lease-up and repositioning.

DANNY GLUSMAN

BROKER

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351 Moreland Avenue Retail Property For Sale

Atlanta, GA 30307



DISCLAIMERS & LIMITING CONDITIONS

Widespread Commercial LLC d/b/a Widespread Commercial Group ("Broker") has been engaged by the owner of the Property ("Seller") as the exclusive representative in connection with the potential sale of the Property described in this Offering Memorandum. Broker represents the Seller exclusively in this transaction.

This Offering Memorandum has been prepared solely to provide prospective purchasers with preliminary information regarding the Property. The material herein include selected information believed to be relevant, but do not purport to be complete or to contain all information that a prospective purchaser may need. All information has been obtained from sources believed to be reliable; however, neither Broker nor Seller makes any representation or warranty, express or implied, regarding the accuracy or completeness of the information. Specifically, any Pro-Forma or Projected Stabilized Income figures are hypothetical estimates based on various assumptions and do not represent actual historical or current financial performance. Such projections may be affected by market conditions, operating performance, and economic trends.

Prospective purchasers should not rely upon these projections as representations of future performance. Prospective purchasers are provided an opportunity to conduct their own independent investigation. Any summaries of leases or financial data are provided for convenience only and may not represent the complete terms of the underlying agreements. Interested parties are expected to independently review all documentation and verify all information through their own advisors, attorneys, and consultants.

This Offering Memorandum is subject to correction of errors, omissions, or withdrawal from the market without notice. It does not constitute a recommendation regarding the value of the Property. Prospective purchasers shall be treated as "Customers" of the Broker as defined by the Georgia Brokerage Relationships in Real Estate Transactions Act (BRRETA).

Seller expressly reserves the right, in its sole discretion, to accept or reject any offer, to terminate discussions at any time, or to modify the marketing program at any time. No legal obligation shall arise unless and until a written purchase agreement has been fully executed by all parties.

The Property is being offered privately. By accepting this document, the recipient agrees that the contents are confidential and will not be disclosed, retransmitted, or distributed without the prior written consent of Broker or Seller. Broker may maintain a list of registered prospective purchasers for the Property.

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EXECUTIVE SUMMARY

351–361 Moreland Avenue presents a rare opportunity to acquire control of a 23,510-square-foot mixed-use building situated on approximately 0.80 acres along one of Atlanta’s most visible and culturally established commercial corridors. Positioned in the heart of Little Five Points and between the affluent residential neighborhoods of Inman Park and Candler Park, the property benefits from long-standing district identity, strong surrounding household income, and consistent consumer traffic patterns. Fronting Moreland Avenue with approximately 30,600 vehicles per day (GDOT 2024), the asset offers exceptional visibility and signage exposure.

The property includes approximately 44 onsite parking spaces, a meaningful amenity within this infill corridor and a critical component for restaurant, hospitality, medical, or experiential retail concepts. The two-story structure was comprehensively renovated in 2003, including replacement of major mechanical systems, and includes established restaurant infrastructure, patio areas, shared restrooms, and second-floor office/flex space. The building spans two parcels that function as a single economic unit and must convey together.

Offered at \$6,500,000, or approximately \$276 per square foot, the property presents an attractive basis relative to replacement cost and provides meaningful upside through repositioning and lease-up, **creating an opportunity for investors to unlock additional value through strategic re-tenanting.**

PROPERTY OVERVIEW

The building consists of ground-floor restaurant space supported by patio seating and shared infrastructure, as well as second-level office or flex space suitable for creative office, wellness, professional services, or event-oriented uses. Zoning is NC-1 (City of Atlanta), allowing for a broad range of commercial uses without the need for rezoning, thereby reducing entitlement risk and enhancing execution certainty.

The property occupies 34,652 square feet of land (0.7955 acres) and benefits from a single curb cut with surface parking serving the entire building. The unified configuration of the parcels and shared systems reinforces the property’s operational cohesion and long-term value preservation.

The ground floor is currently configured as two distinct restaurant spaces, each with existing kitchen infrastructure and patio areas that support a variety of hospitality concepts. Approximately 10,329 square feet of second-floor space provides additional flexibility for office, studio, wellness, or event-oriented uses. This configuration allows an owner to diversify tenancy and create multiple revenue streams within the building. The scale of the improvements combined with the parking field provides a rare opportunity to reposition a sizeable mixed-use asset within an established urban corridor.

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2026-03-03 351-361 PROFORMA PROJECTED STABILIZED INCOME

Ground Level: Two second-generation restaurant spaces with outdoor patios, renovated in 2021, totaling 15,032 SF and

Upper Level: Unfinished loft-style suite totaling 10,329 SF. Tenants responsible for NNN lease structure including CAM, taxes, and insurance.

Tenant	CONDITIONED SF	Patio / Bonus SF	Total Useable SF	Rent PSF (conditioned)	Annual Base Rent	Effective Rent PSF
Restaurant 1	5,541	2,976	8,517	\$47.00	\$260,427	\$30.58
Restaurant 2	4,353	2,162	6,515	\$45.00	\$195,885	\$30.07
TOTAL Ground Floor	9,894	5,138	15,032			
Second Floor Flex	10,329	0	10,329	\$12.00	\$123,948	\$12.00
TOTAL	20,223	5,138	25,361		\$580,260	

Category	Square Feet
Interior Tenant Space (conditioned)	20,223
Patio / Bonus Area	5,138
Common Area (Lobby / Restrooms)	2,036
Building Size	23,510

Income Category	Annual Amount
Stabilized Base Rental Income	\$580,260
Less: Operating Expenses	\$0
Projected Stabilized NOI	\$580,260
Asking Price	\$6,500,000
Price per Building SF	\$276.00
Cap Rate (PRO FORMA)	8.93%

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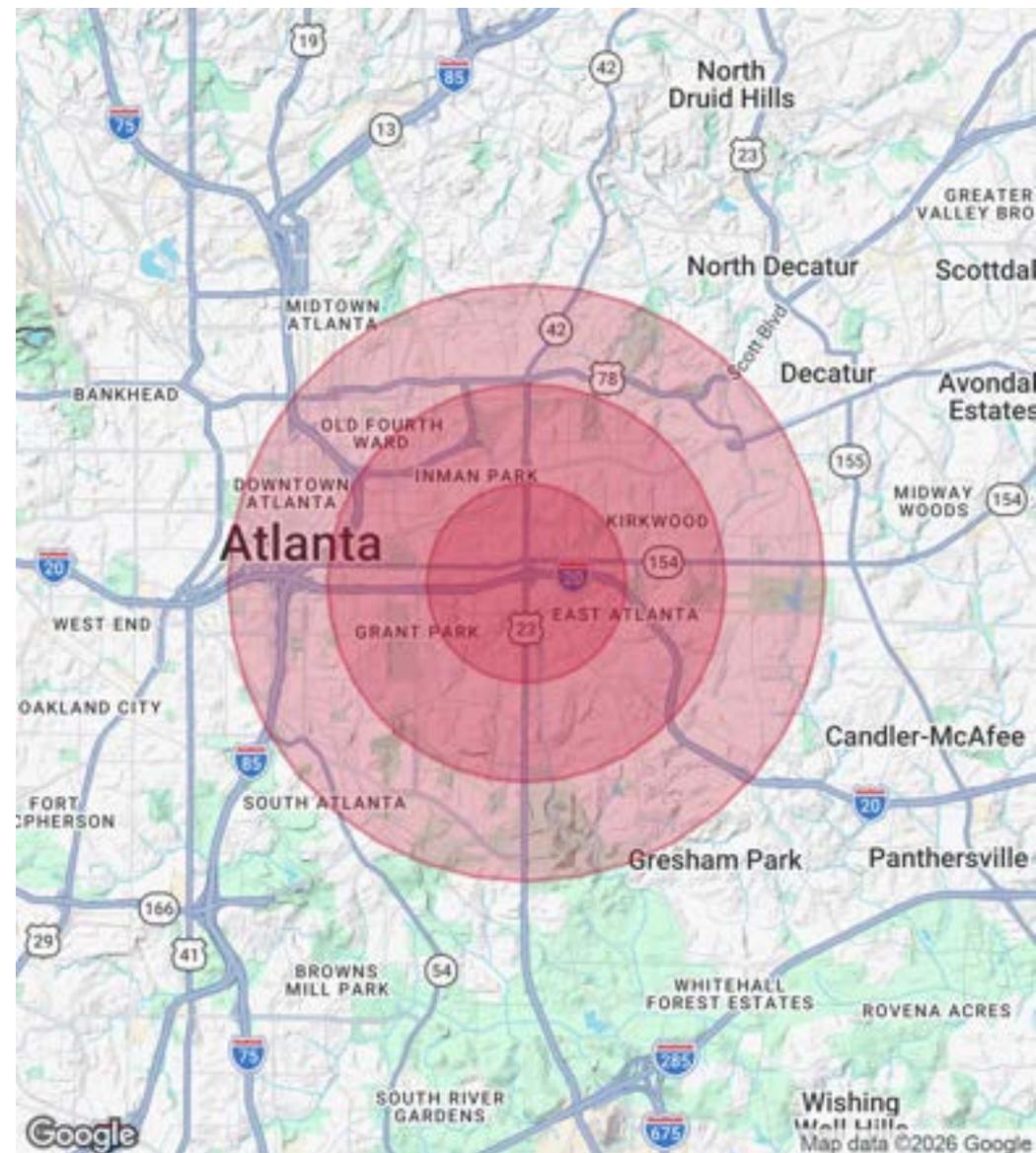
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	22,428	83,881	186,912
Average Age	37	38	37
Average Age (Male)	38	38	37
Average Age (Female)	37	38	37

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	12,318	44,477	89,992
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$174,173	\$160,852	\$153,545
Average House Value	\$817,153	\$754,657	\$688,633

Demographics data derived from AlphaMap

TRAFFIC COUNT	EUCLID AVE	PONCE DE LEON	DEKALB AVE
Moreland Ave	30,500 VPD	24,300 VPD	33,900 VPD

Data derived from GDOT



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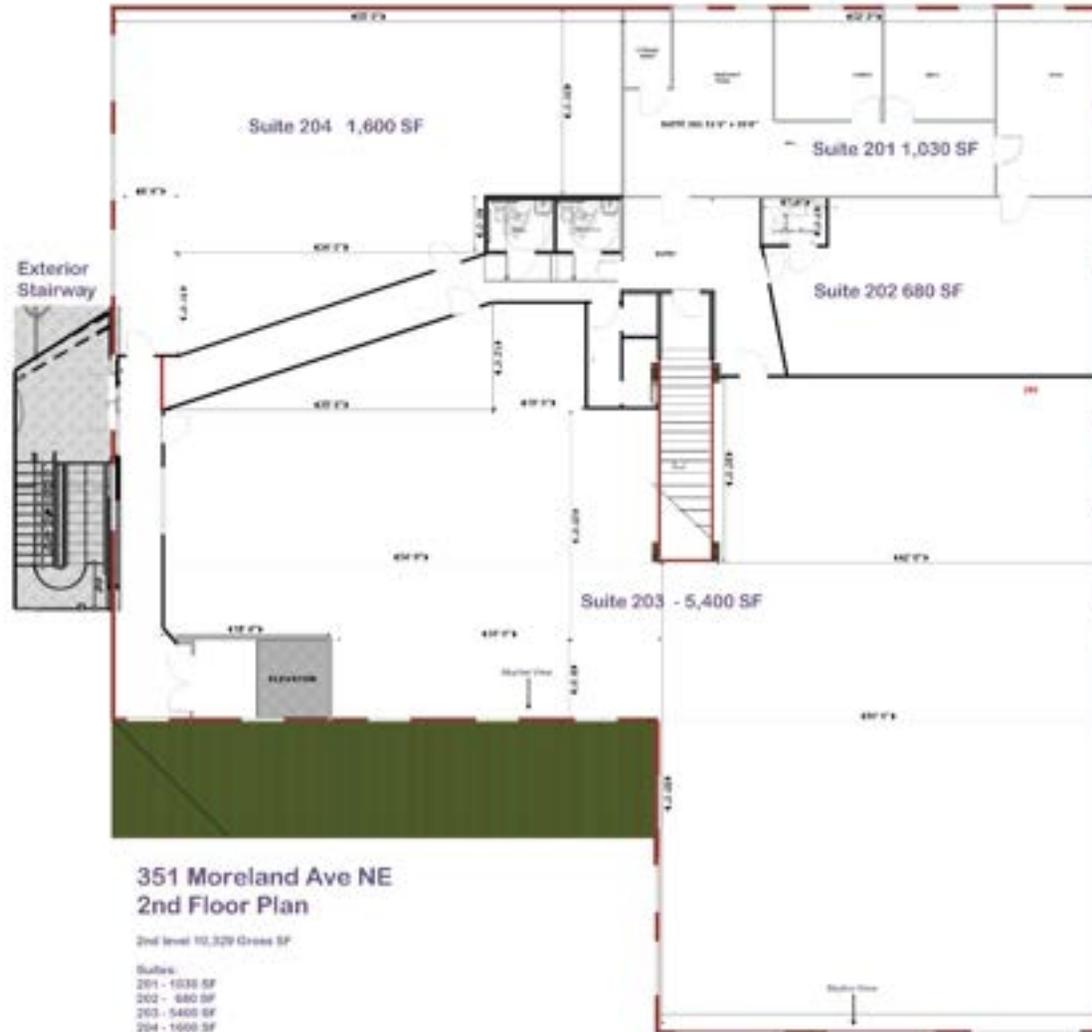
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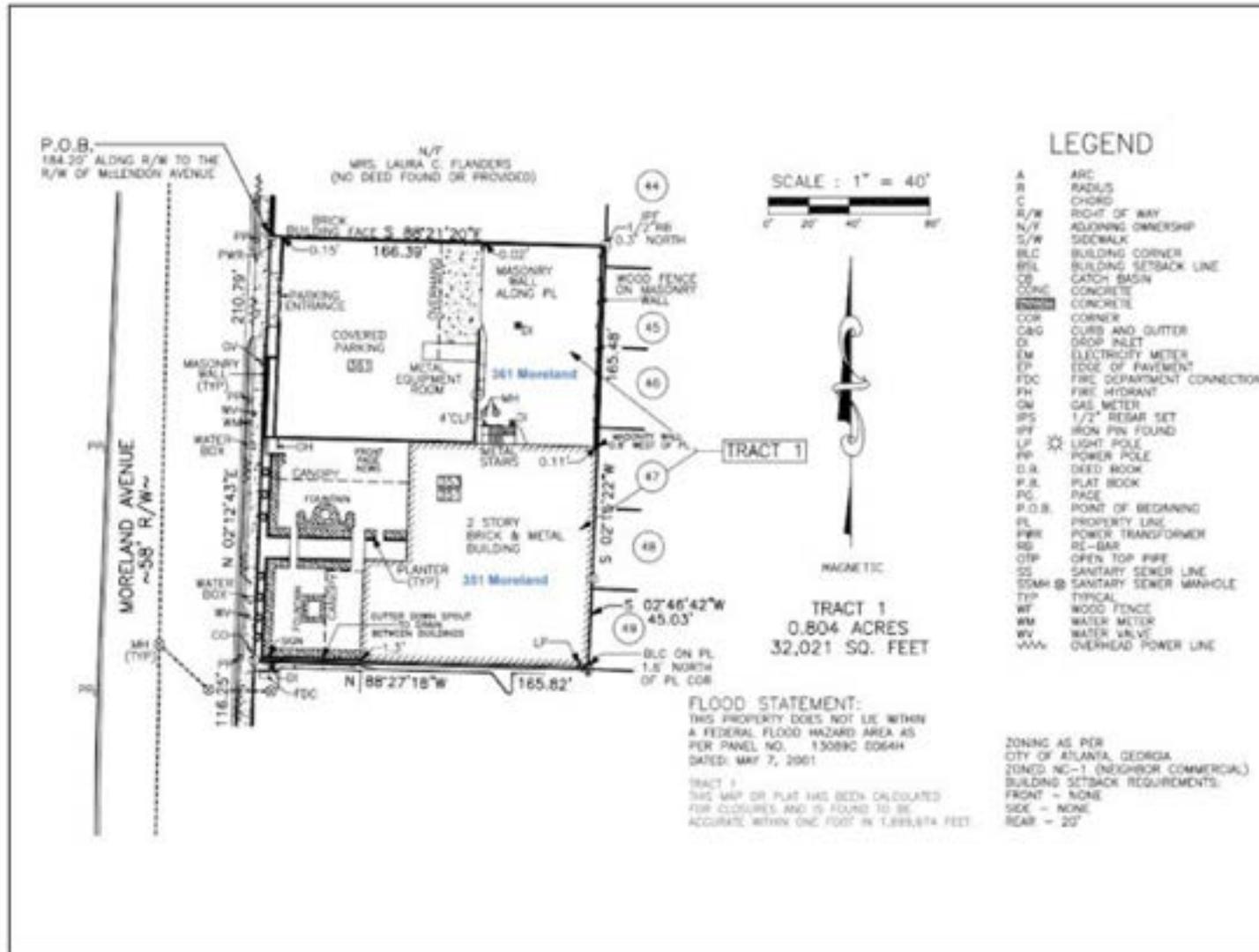
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Professional Background

With over 25 years of experience in commercial real estate and as a principal in a development firm, I've gained a deep understanding of the strategies that drive success. Observing top brokers up close, I've studied what sets them apart and refined my own approach by learning from the best.

Early on, I was fascinated by how some brokers consistently generate higher offers. Through market experience managing portfolios and making strategic investments, I reinforced my belief in collaboration and a strong client focus. My firm operates with an owner's mindset, providing strategic services tailored to property owners' needs.

A key differentiator in my approach is local-level marketing. By working closely with agents regionally and statewide, I ensure that every property reaches a wide audience, leading to higher offers and faster transactions. As a commercial broker, I aim to deliver a service that mirrors how an owner would want their property sold—efficiently, professionally, and with attention to detail.

With my expertise in commercial real estate, development, and strategic marketing, I continue to help clients navigate the complexities of buying, selling, and investing in commercial properties.

Education

BBA Georgia State University - Marketing

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