



**OAKHURST
REALTY
PARTNERS**

Prime Reynoldstown Retail Space

45 Moreland Avenue SE, Atlanta, GA 30316

FOR LEASE - 1,097 SF

Base Rent + NNNs = \$5,075/mo

Take A Virtual Tour

Suite 100



For more information contact:

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Property Highlights



The property has undergone transformational, Kronberg Urbanists Architects renovation, which has dramatically enhanced the project's façade, parking/layout and overall curb appeal.



Available space is 1,097 SF with excellent signage opportunity at the corner of Moreland and Wylie with 45,800 VPD.



45 Moreland and its tenants benefit from its incredible location, proximate to many of Atlanta's hippest neighborhoods and regional access via Moreland Avenue and I-20.



More than 40 parking spaces available on-site.



Co-tenants include Wylie & Rum, Pretty Little Taco, That Burger Spot, Your Vitamin Lady Kitchen and Nothing Bundt Cakes.



**Rare opportunity to
lease corner retail space
fronting Moreland Ave.**



WYLIE & RUM
ATL

WYLIE & RUM
ATL

Now open for LUNCH
Best CUBAN SANDWICH in town

WYLIE & RUM
Brunch
Sun & Salt
11am - 2pm
Cuban V. Waffles 1pm - 2pm
Waffles & More!

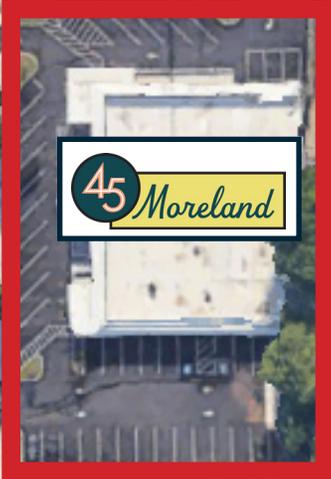
WYLIE & RUM
NOW OPEN

DUNKIN'

Moreland Ave. (45,800 VPD)



Wylie St.



← BELTLINE (1.7 MILES)

Reynoldstown - It's All Here

Located in one Atlanta's most sought after neighborhoods, 45 Moreland sits at the corner of Moreland and Wylie (45,800 VPD) and features phenomenal signage visibility. In addition, the property boasts walkable access to dining, nightlife and shopping. Surrounded by indie restaurants, entertainment venues, and the Eastside Beltline, Reynoldstown is hip, diverse and active - making 45 Moreland an ideal site for retailers who want to engage the Gen Z and Millennial demographic.



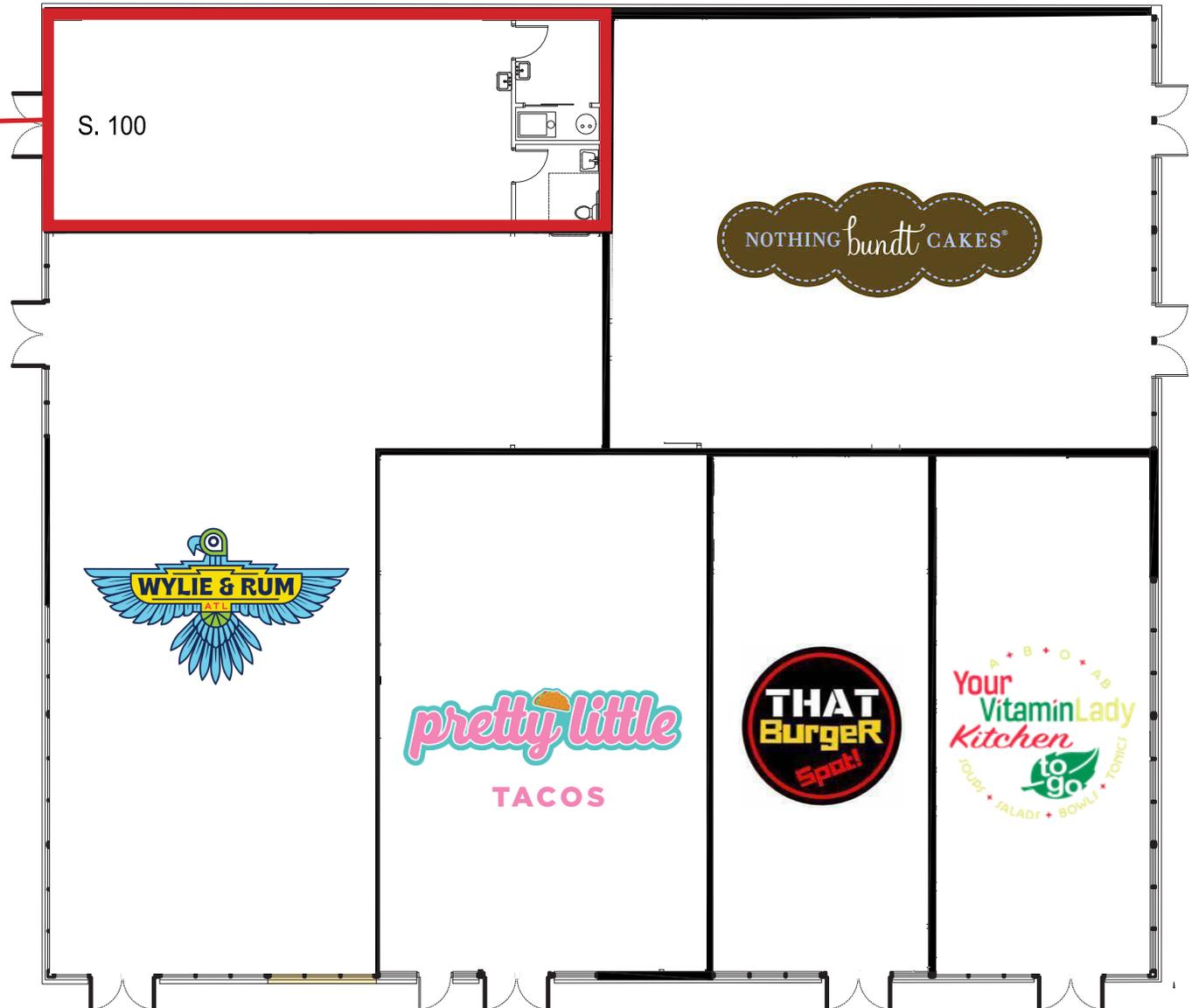
FOR LEASE

45 Moreland

RETAIL PLAN



Suite 100
1,097 SF: \$5,075/month



FOR LEASE

45 Moreland



AREA ATTRACTIONS & RESTAURANTS

Restaurants/Coffee Shops

1. Grindhouse
2. Muchacho
3. Homegrown
4. Dunkin'
5. Wrecking Bar Brewpub
6. Fox Bros. Bar-B-Q
7. Bona Fide Deluxe

87 
 Reynoldstown has a walking score of 84 which is considered "very walkable" by walkscore.com

Mixed-use/Retail

1. Krog Street Market
2. The Eastern
3. Madison Yards
4. Kroger
5. Target
6. Best Buy
7. Lowe's

