



east atlanta village



RETAIL & RESTAURANT SPACE AVAILABLE

457-485 Flat Shoals Ave SE, Atlanta, Georgia 30316

Located in East Atlanta Village (“EAV”), a vibrant food & beverage, nightlife, and retail destination in intown Atlanta, in close proximity to the Eastside Beltline, Grant Park, and Downtown. EAV is an eclectic environment that draws young professionals, creatives and families alike, with wide access to childcare, employment, housing, arts/culture and retail destinations, delivering a true live, work, play experience.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	16,695	149,829	368,697
Annual Population Growth 2020-24	1.3%	1.6%	1.3%
Median Age	37.6	35.9	35.0
Bachelor’s Degree or Higher	62%	56%	53%
Avg Household Income	\$135,209	\$117,350	\$111,073
Total Specified Consumer Spending	\$300M	\$2.2B	\$5.1B



NEIGHBORHOOD



1. Emerald City Bagels 2. Gaja 3. Banshee 3. Mary's 4. 529 5. Argosy 6. The Earl 7. Joe's Coffeehouse 8. Flatiron
9. Midway Pub 10. Holy Taco 11. The Victorian 12. OXFit 13. Brownwood Park 14. ABV Gallery 15. Atlanta Beltline



eavatl.com

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SITE PLAN

457-1 - Heinsch House, LLC 1,218 SF

457-2 - AVAILABLE 1,013 SF

457-3 - AVAILABLE 1,092 SF

457-4 - AVAILABLE 1,039 SF

461-463 - EA Animal Clinic 5,049 SF

465 - AVAILABLE 1,803 SF

467 - Thai and Sushi 2,824 SF

469 - Solstice Elder Tree 2,934 SF

471-B - I-Too Salon 1,135 SF

471-A - Keller Knapp 1,000 SF

477 - AVAILABLE 1,908 SF

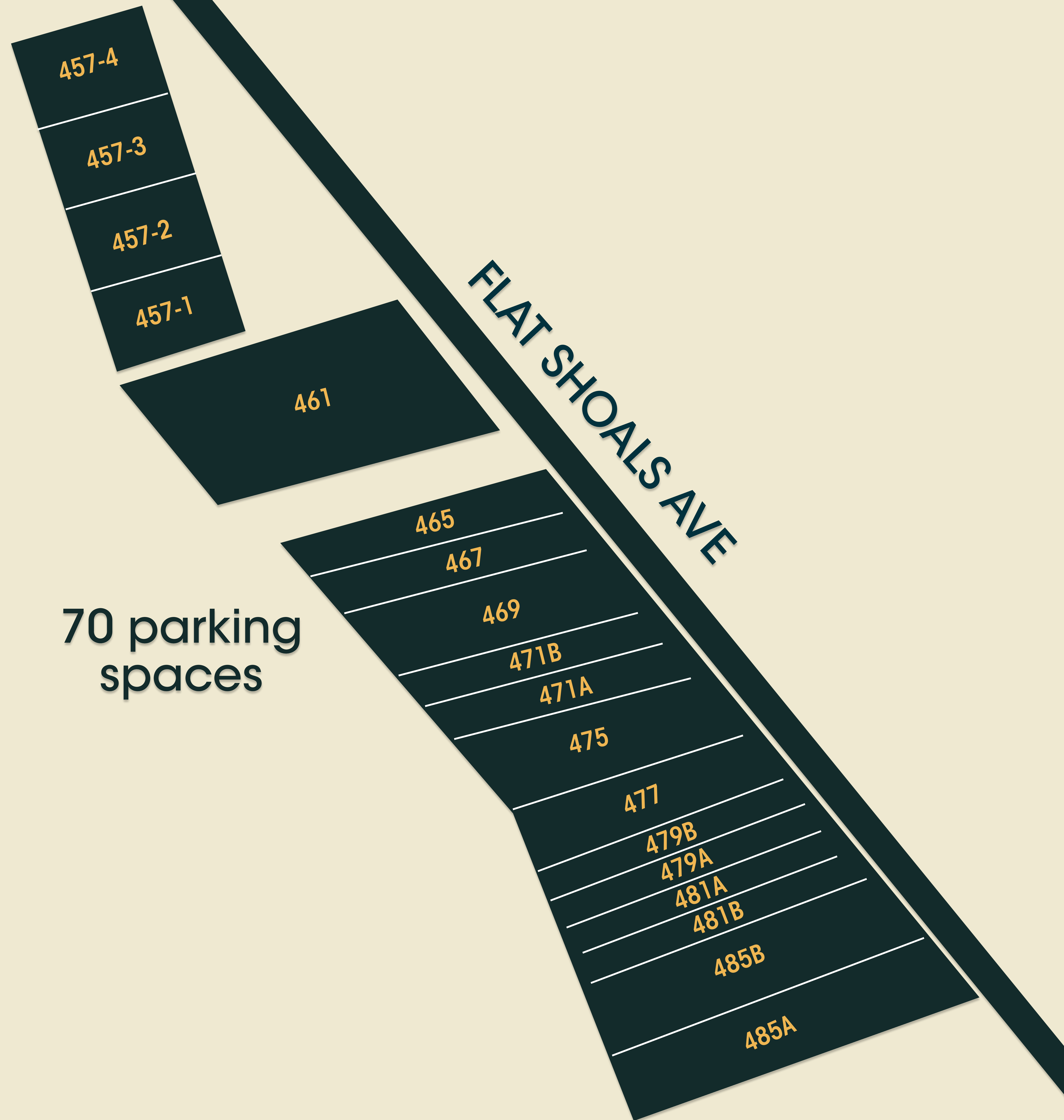
479-A - Park Pet Supply 1,496 SF

481-A - AVAILABLE 966 SF

481-B - Coming Soon 1,290 SF

485-B - Coming Soon 4,413 SF

485-A - Coming Soon 2,817 SF





CONTACT

Benjamin McLoughlin

benjamin@canvascos.com

404-678-8778

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