



**Atlanta  
Beltline®**

**Elizabeth St NE**

**N Highland Ave NE**

# Lease Brochure

Restaurant & Bar Space in the Heart of Inman Park

±1,200 SF Restaurant & ±1,100 SF Patio | 309 N Highland Ave



# Executive Summary

## RESTAURANT & BAR SPACE FOR LEASE

This elevated  $\pm 1,200$  SF restaurant and bar space with large patio overlooking the main intersection of N Highland Avenue and Elizabeth Street places your brand in the center of Inman Park's energetic dining scene, steps away from the Beltline and adjacent to established high-performing restaurants.

Positioned along one of Atlanta's most walkable corridors, this location offers unmatched visibility and heavy foot traffic from locals and visitors alike. Surrounded by some of the city's best dining, retail, and nightlife destinations, the space offers an inviting storefront ideal for a boutique bar, café, or full-service concept seeking exposure in one of Atlanta's most vibrant neighborhoods.

## HIGHLIGHTS

- $\pm 1,200$  SF restaurant & bar space with  $\pm 1,100$  SF patio for lease in heart of walkable Inman Park
- Perfect for a boutique bar, café, or full-service restaurant concept
- Elevated space with large outdoor patio overlooking busy pedestrian corridor
- Multi-tenant building shared with Fritti and Sotto Sotto
- Shared usage of five restrooms, allowing the  $\pm 1,200$  SF space to be efficiently designed without space for restrooms
- Perfect for a high-volume restaurant and bar
- Located at the highly visible intersection of N Highland Ave and Elizabeth St
- Steps from the Atlanta Beltline and central in the Inman Park dining and entertainment district
- Across the street from BeetleCat, Pure Taqueria, and Bread & Butterfly
- Surrounded by top restaurants, shops, and nightlife in Atlanta's most vibrant district

## LEASE DETAILS

ADDRESS:	309 N. Highland Ave Atlanta, GA 30307
COUNTY:	Fulton
BUILDING SIZE:	$\pm 11,600$ SF
SPACE SIZE:	$\pm 1,200$ + $\pm 1,100$ SF Patio
YEAR BUILT/RENOVATED:	1950/2022
# OF FLOORS:	2
USES:	Restaurant/bar
SITE SIZE:	$\pm 0.25$ AC
ZONING:	C-1 with Beltline Overlay
SIGNAGE:	Building facade above entrance
PARKING:	Valet
LEASE RATE:	\$6,500/Month



**\$6,500/Month + NNN Reimbursements**

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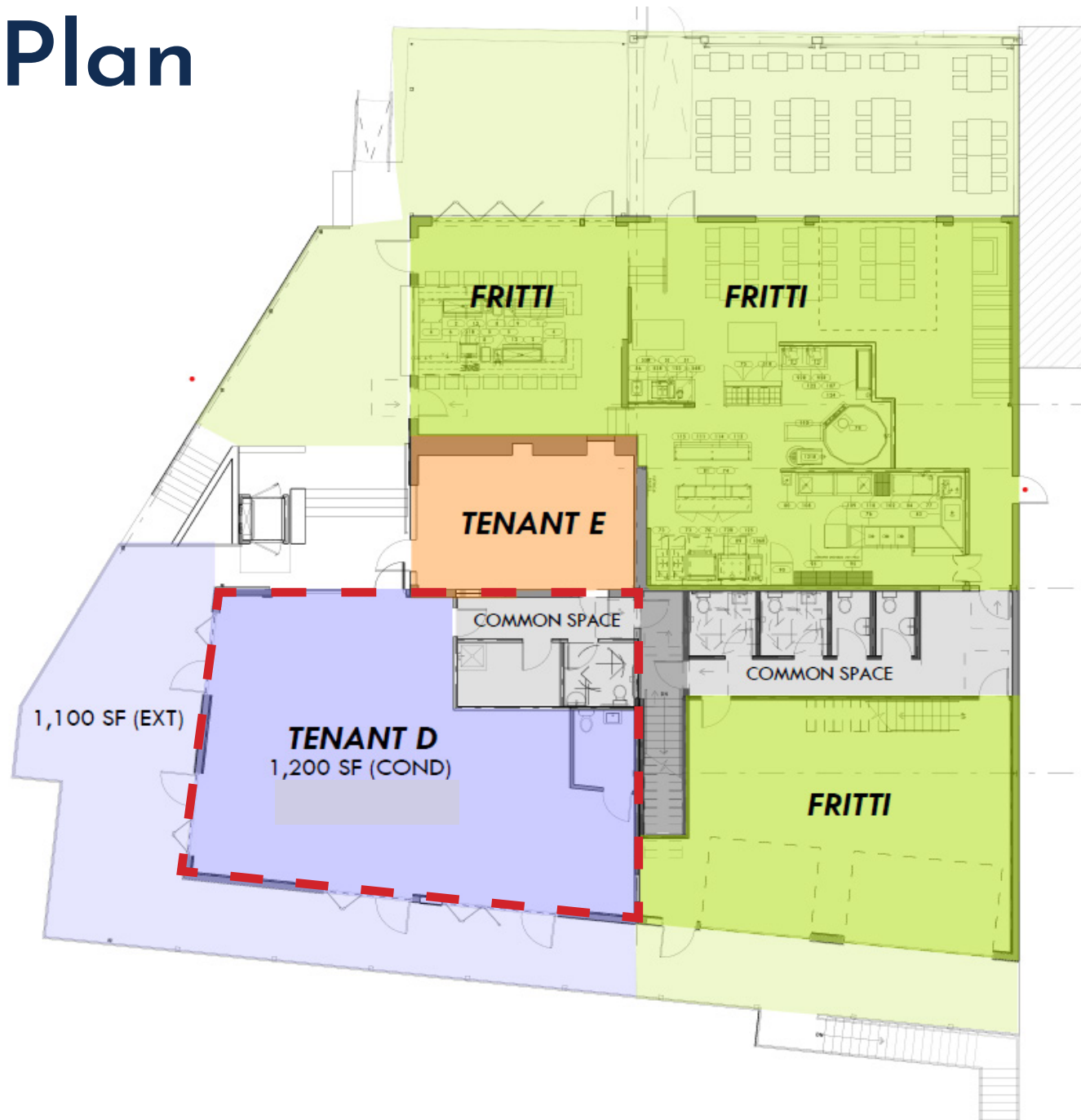
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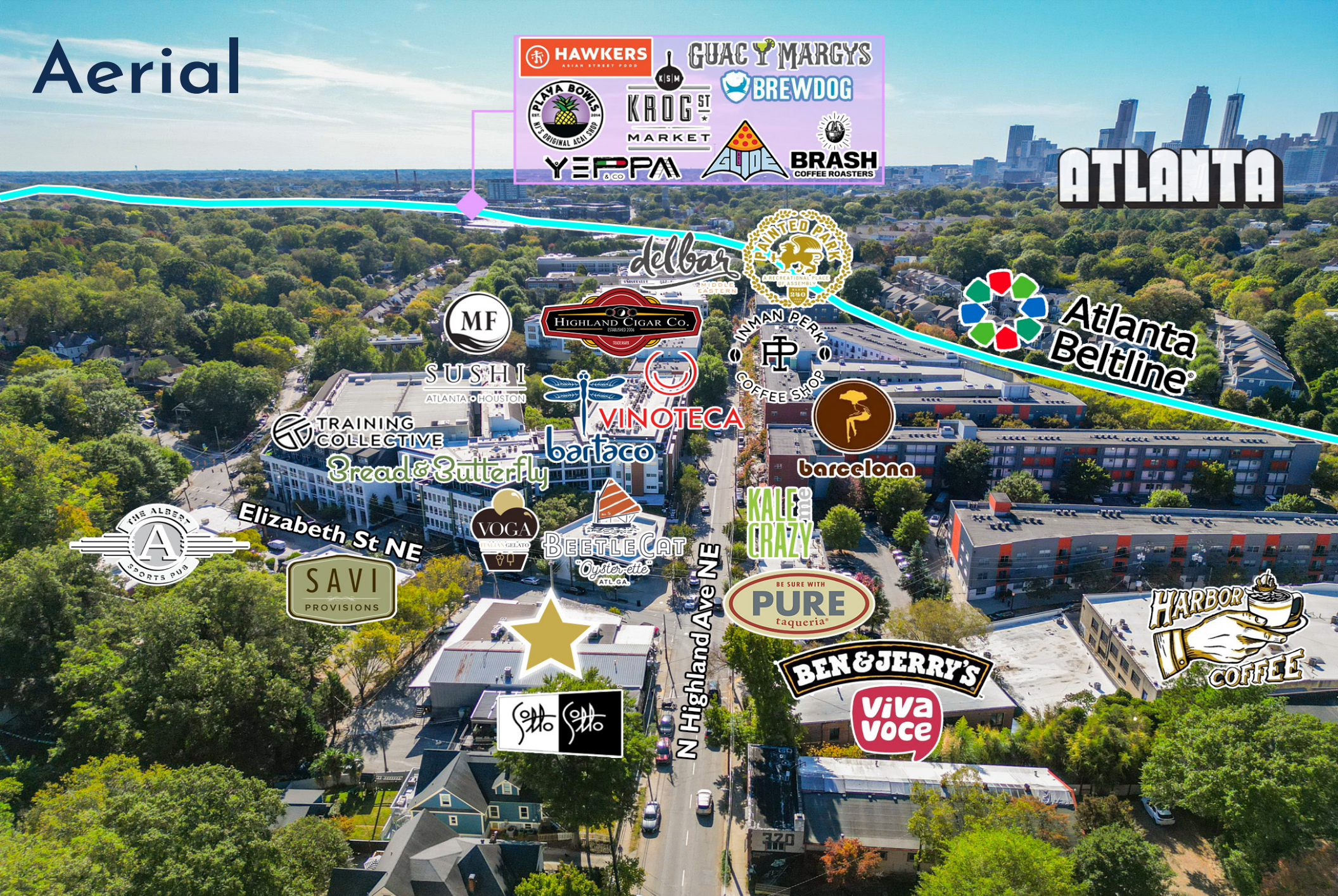
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# Floor Plan





# Aerial



# ATLANTA



## Atlanta Beltline

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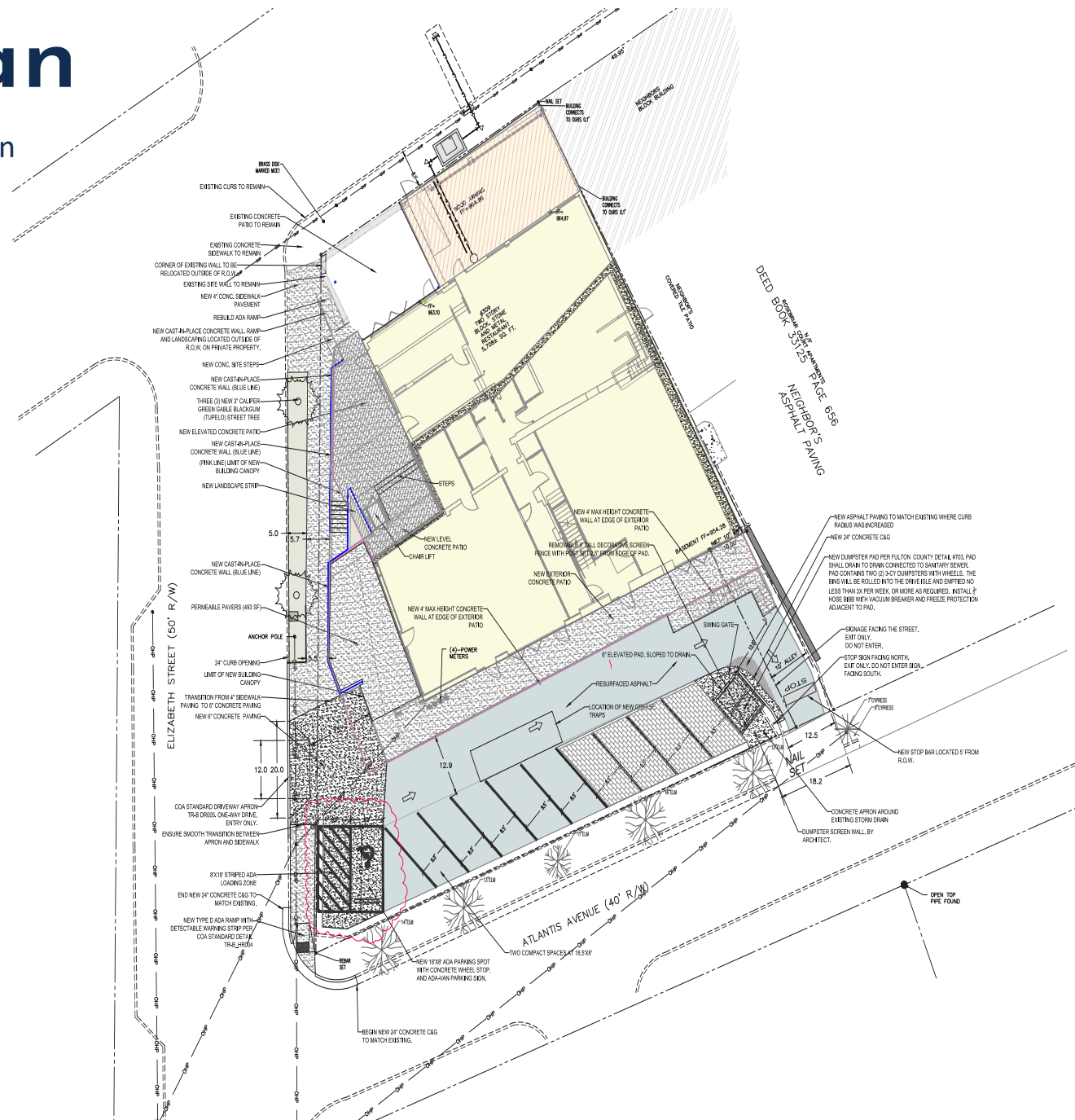


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Recommended to zoom in



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# Photos



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# Photos



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# Aerial

## ATLANTA

### Old Fourth Ward



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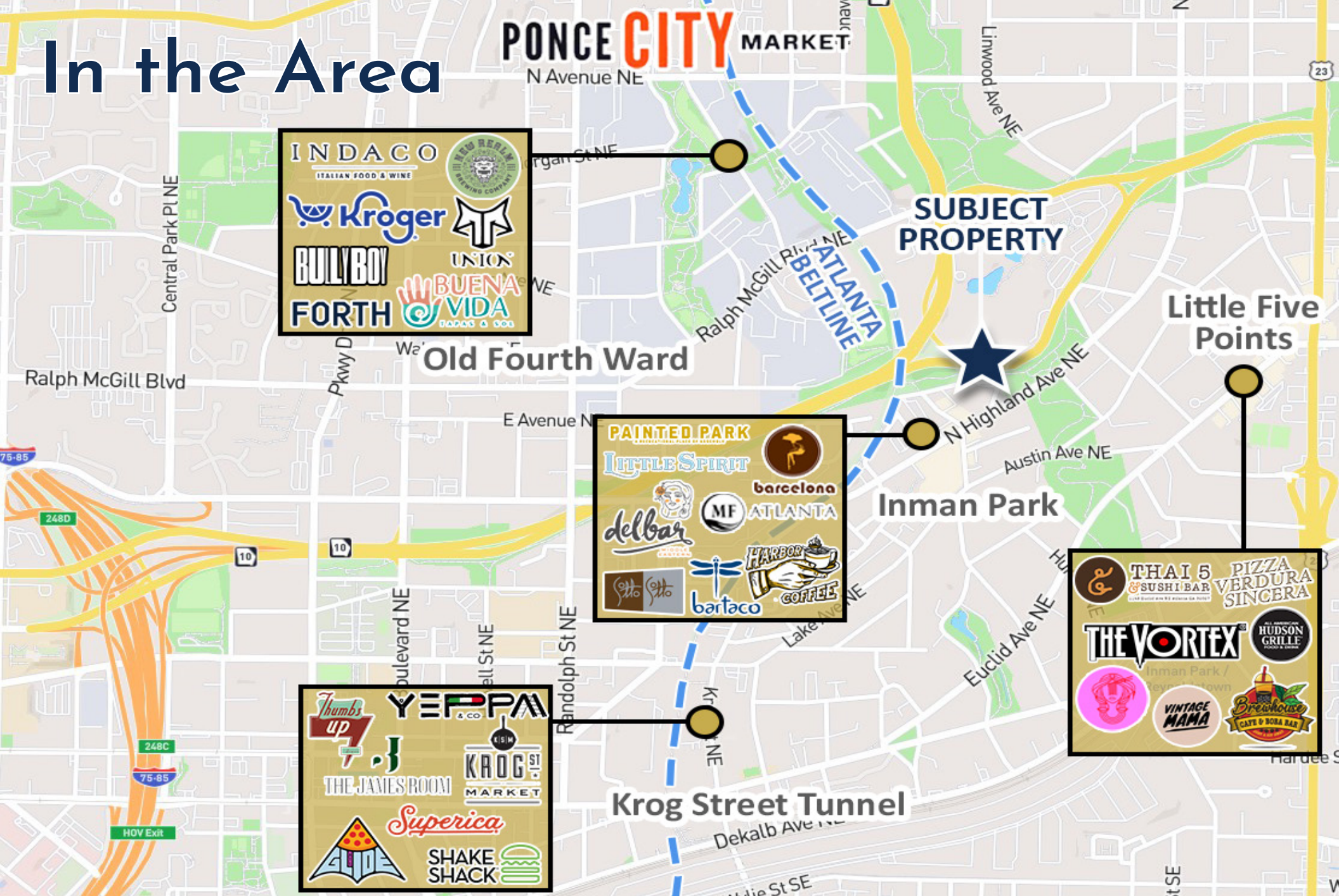
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# In the Area



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