

# RETAIL/RESTAURANT SPACE FOR LEASE



## 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.

- **SUITE A: ±252 SF**  
**Available for \$1,600/Month**
- **SUITE B1: ±1,587 SF**  
**Available for \$36/SF/YR NNN**
- **SUITE B3: ±1,306 SF**  
**Available for \$36/SF/YR NNN**



**456 Flat Shoals Ave SE, Atlanta, GA 30316**

One of the newest developments to East Atlanta Village completed in 2024. Only 3 retail spaces remain in this brand-new development. Suite A offers ±252 SF and is move-in ready—perfect for a boutique retailer, artist, or small to-go food concept looking convenient walk-up sidewalk access and great visibility in a economical footprint. Suites B-1 (±1,587 SF) and B-3 (±1,306 SF) are ready for tenant buildout and come equipped with grease traps, HVAC, plumbing, and electrical—allowing tenants to focus on design and opening. The center suite, B-2, has been leased to a dentist and orthodontist with construction started summer 2025.

Set within East Atlanta Village's energetic mix of restaurants, nightlife, and local retail, this project is zoned NC-2, allowing both restaurant and retail uses. The site offers 47 vehicle spaces, 30 bike spaces, and 3 front-in spots for customers. Above the retail level, 37 modern studio, 1-, and 2-bedroom apartments add built-in traffic and community vibrancy—making this a prime opportunity to establish your business in one of Atlanta's most dynamic neighborhoods.

## Highlights

- New construction – completed December 2024
- Three retail spaces remaining:
- Suite A: ±252 SF, move-in ready
- Suite B-1: ±1,587 SF – ready for tenant build-out
- Suite B-3: ±1,306 SF – ready for tenant build-out
- Both B-1 and B-3 include grease trap, HVAC, plumbing, and electrical
- Designed for restaurant or retail users
- Zoned NC-2 – restaurant and retail uses permitted
- Parking: 47 vehicle spaces, 30 bike spaces, and 3 front-in customer spaces
- Upper floors: 37 modern studio, 1-bedroom, and 2-bedroom apartments
- Built-in foot traffic and community energy from residential tenants above



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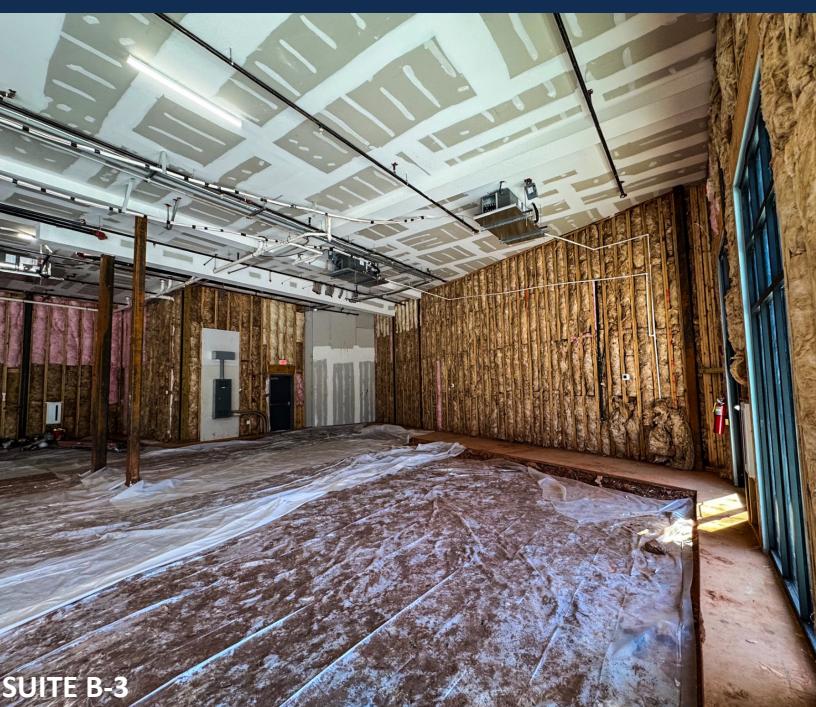
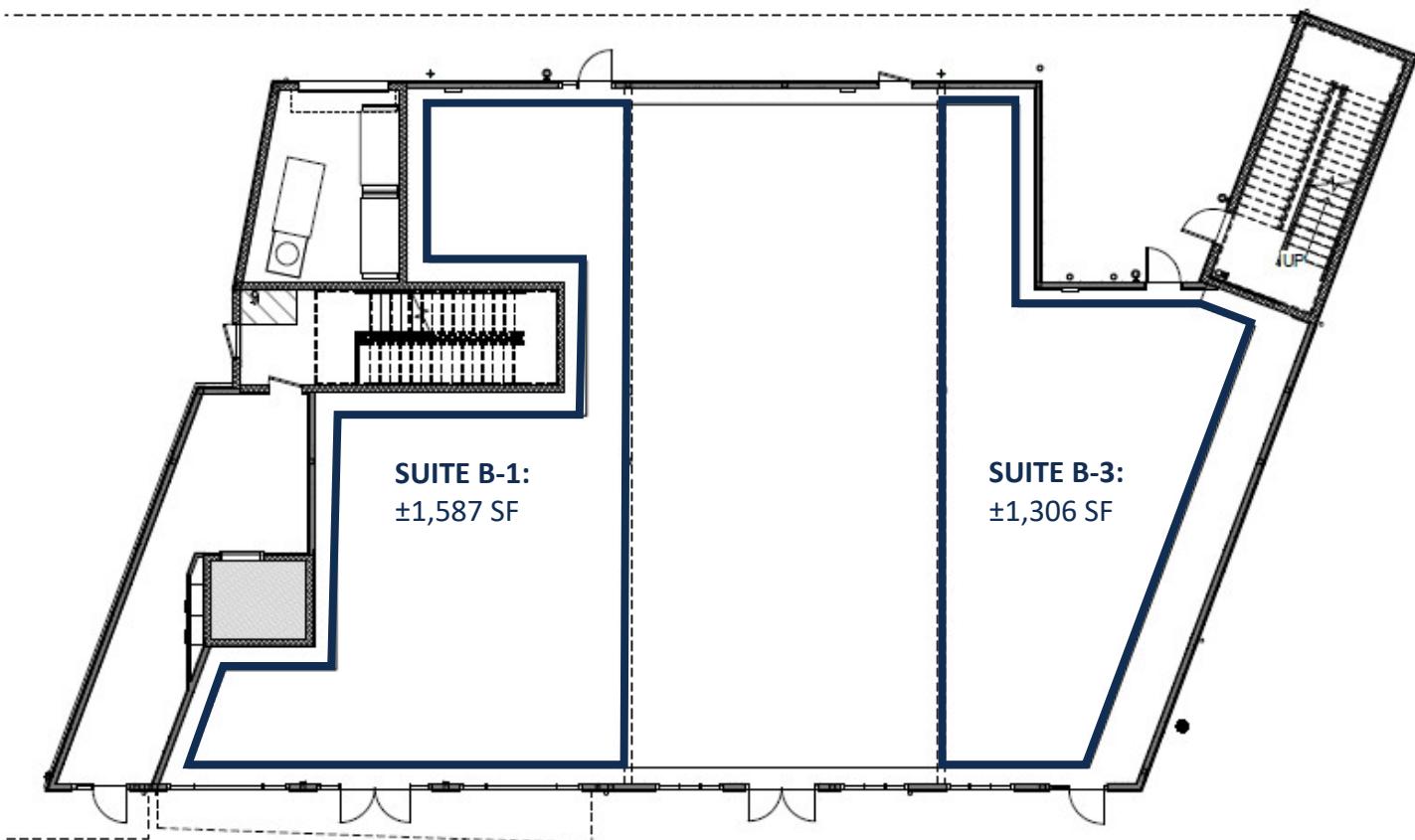
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# AVAILABILITY



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



**SUITE B-3**



**SUITE B-3**



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# AERIAL MAP



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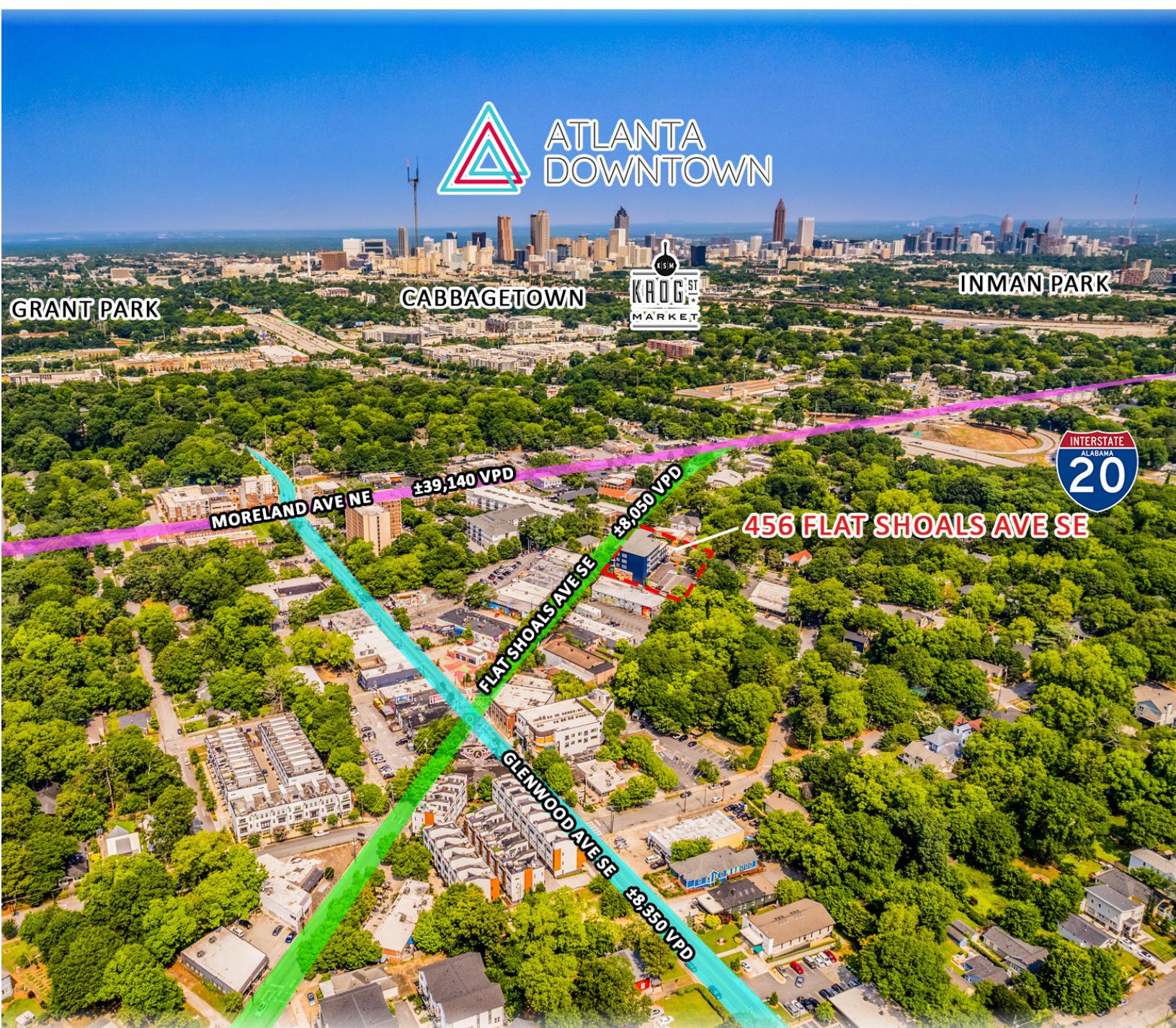
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# ABOUT THE AREA



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ASSET & OCCUPANCY SOLUTIONS

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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
<b>Population</b>	17,748	153,580	373,917
<b>Households</b>	8,975	71,684	171,168
<b>Families</b>	3,874	28,643	68,516
<b>Average Household Size</b>	1.97	1.98	1.99
<b>Owner Occupied Housing Units</b>	5,046	32,916	75,651
<b>Renter Occupied Housing Units</b>	3,929	38,768	95,517
<b>Median Age</b>	37.0	34.8	34.1
<b>Median Household Income</b>	\$131,828	\$104,631	\$97,417
<b>Average Household Income</b>	\$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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