



FOR SALE

# Former Zesto's in Little Five Points

377 Moreland Avenue Northeast,  
Atlanta, GA 30307

Widespread Commercial, LLC | [www.widespreadgroup.com](http://www.widespreadgroup.com) | 1816 Briarwood Industrial Ct, Suite A, Brookhaven, GA 30329 | 404.465.3941



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# Property Information

## Section 1

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# Property Summary



## Property Description

This is a RARE opportunity to acquire a fully remodeled, move-in ready freestanding restaurant in the heart of Little Five Points, one of Atlanta's most vibrant and eclectic corridors. Located at 377 Moreland Avenue NE, the 1,850 SF building sits at the intersection of Inman Park and Candler Park—two of the city's most affluent and desirable neighborhoods. The surrounding trade area is exceptionally strong, with average household incomes exceeding \$208,000 within a quarter mile, home values above \$738,000, and daily traffic counts of approximately 30,600 vehicles. The property was completely renovated just two years ago and is fully equipped for immediate full-service restaurant operations, requiring minimal additional investment. Additional square footage can potentially be added via courtyard integration or rooftop expansion, subject to City of Atlanta permitting and approval. With 11 on-site parking spaces plus ample street parking, the asset is well-positioned for a high-profile food and beverage operator seeking to establish a presence in a dense, affluent, and underserved market.

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## OFFERING SUMMARY

Sale Price:	\$2,950,000
Lot Size:	8,101 SF
Building Size:	1,854 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	670	2,663	13,131
Total Population	1,399	5,386	24,337
Average HH Income	\$208,476	\$197,524	\$166,549

# Property Description



## Property Description

This is a truly RARE chance to acquire one of the most iconic restaurant properties in Atlanta—formerly home to the beloved Zesto’s in the heart of Little Five Points. Located at 377 Moreland Avenue NE, this 1,850 SF freestanding building sits at the crossroads of Inman Park and Candler Park and has long been a landmark woven into the fabric of one of Atlanta’s most vibrant, eclectic, and high-energy neighborhoods. With generations of Atlantans recognizing and frequenting this site, the property carries an irreplaceable sense of history, nostalgia, and built-in brand recognition that simply cannot be replicated. Positioned along a corridor with over 30,600 vehicles passing daily and surrounded by some of the city’s most affluent residential communities—boasting average household incomes exceeding \$208,000 within a quarter mile—this location offers unmatched visibility and cultural relevance.

Completely remodeled just two years ago, the building is now fully modernized while still retaining the character that made it famous, and it is equipped for immediate full-service restaurant operations with minimal additional capital required. Additional square footage can potentially be added via courtyard integration or rooftop expansion, subject to City of Atlanta permitting and approval — offering a creative operator the opportunity to further elevate the experience and maximize the full potential of this legendary address. With 11 on-site parking spaces and ample surrounding street parking, this is a once-in-a-generation opportunity for a standout local concept or a high-profile regional or national operator to take over a legendary address and write its next chapter in one of Atlanta’s most dynamic and affluent markets.

## Location Description

377 Moreland Avenue NE sits at what can only be described as the perfect intersection of walkability and visibility—an incredibly rare combination, even in a city like Atlanta. Positioned at the epicenter of Little Five Points, it captures constant foot traffic from one of the most pedestrian-oriented neighborhoods in the city while also benefiting from the nonstop exposure of a major thoroughfare. This is where people stroll, gather, shop, and linger—but it’s also where they drive by, notice, and remember. Few locations offer that dual advantage so effortlessly.

Surrounded by the unmistakable energy, grit, and personality that define Little Five Points, this corner is embedded in one of Atlanta’s most famous and character-rich districts. It’s a place where culture, creativity, and commerce collide—where every storefront tells a story and every building carries a sense of identity. The visibility is undeniable, but it’s the authenticity and magnetic appeal of the area that truly set it apart, making 377 Moreland not just a location, but a destination.

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# Complete Highlights



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## Property Highlights

- Freestanding 1,850 SF fully remodeled restaurant building – move-in ready
- Located in the heart of Little Five Points, one of Atlanta's most sought-after neighborhoods
- Positioned at the nexus of Inman Park and Candler Park – two of Atlanta's most affluent residential communities
- Average household income exceeds \$208,000 within a quarter mile (2023 ACS)
- Average home values surpassing \$738,000 within a quarter mile (2023 ACS)
- 30,600 vehicles passing daily (GDOT)
- 24,337 residents within one mile with an average age of 35
- Remodeled just two years ago – minimal capital investment required to open
- Zoned NC-1 – Neighborhood Commercial
- Additional square footage potential via courtyard integration or rooftop expansion, subject to City of Atlanta permitting and approval
- 11 on-site parking spaces plus abundant on-street parking
- Underserved trade area with significant unmet demand for upscale dining and bar concepts

# Additional Photos



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Imagine the Possibilities...



Conceptual rendering shown for illustrative purposes only. Final design, structural feasibility, and zoning approvals to be determined by Buyer.

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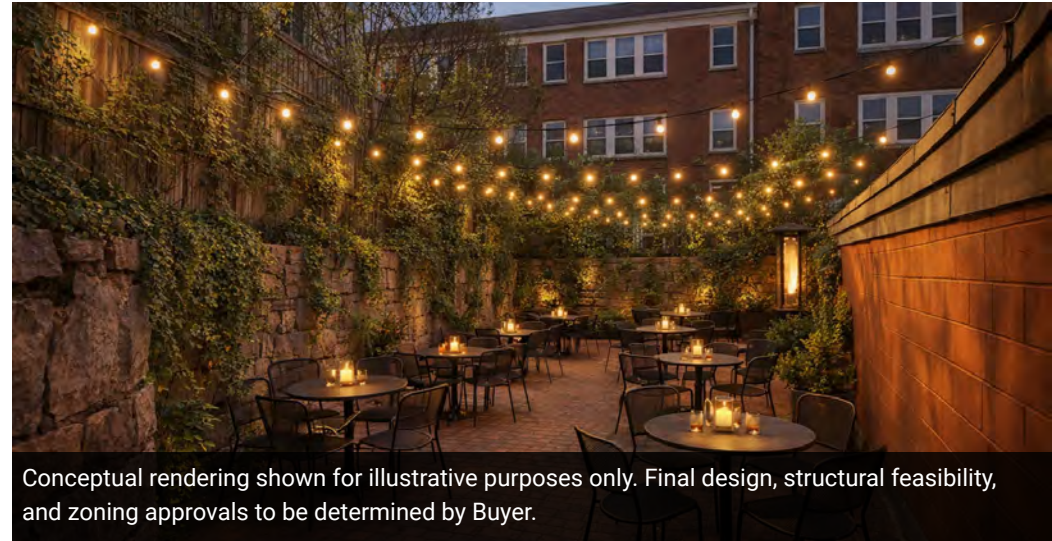
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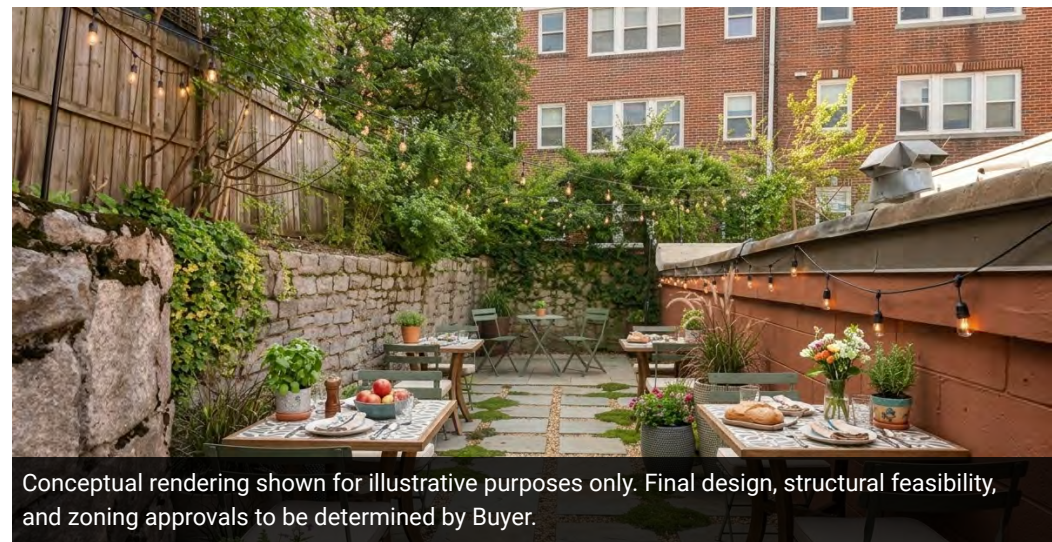
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Conceptual rendering shown for illustrative purposes only. Final design, structural feasibility, and zoning approvals to be determined by Buyer.



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# Location Information

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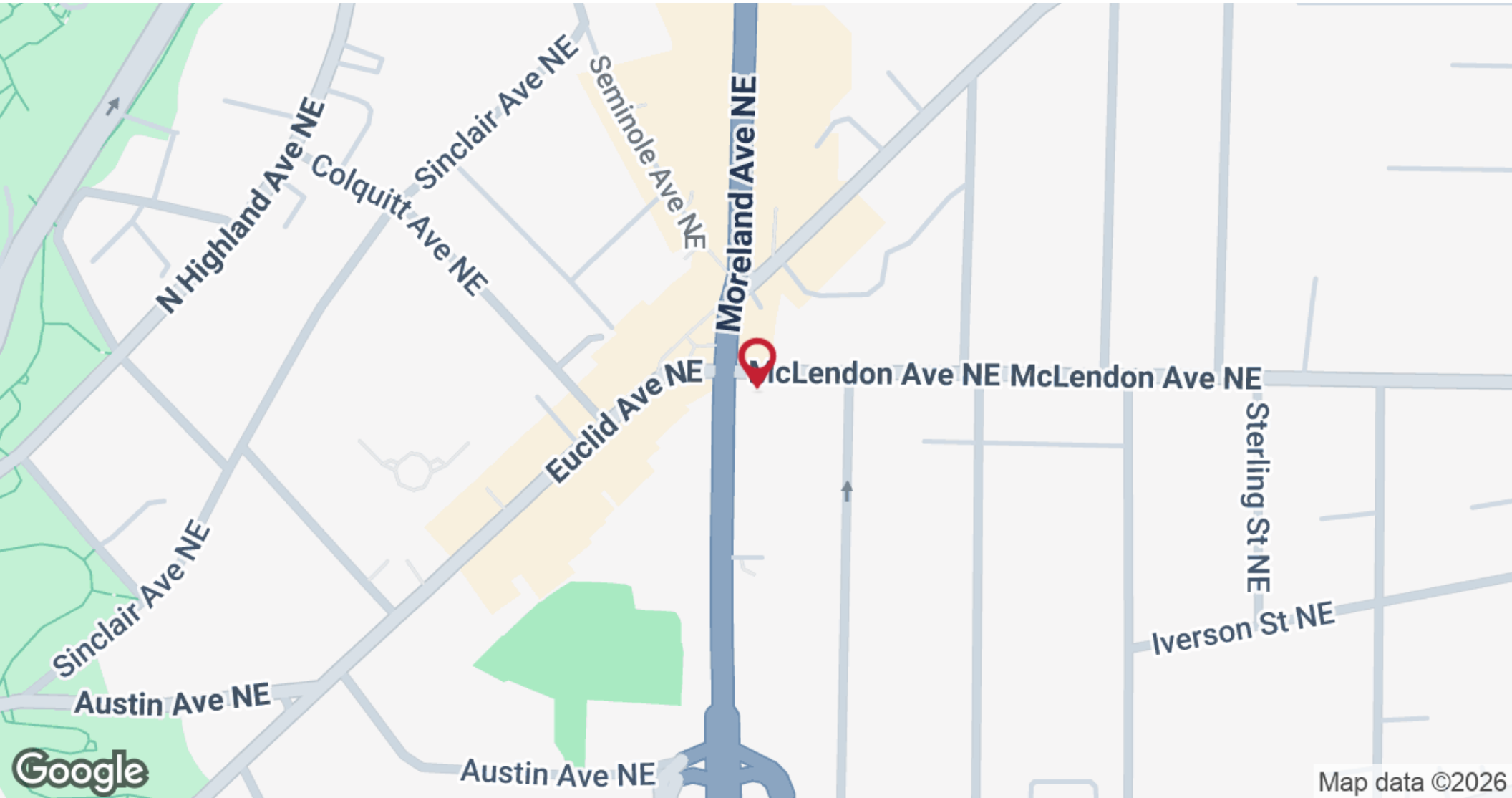
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# Location Map



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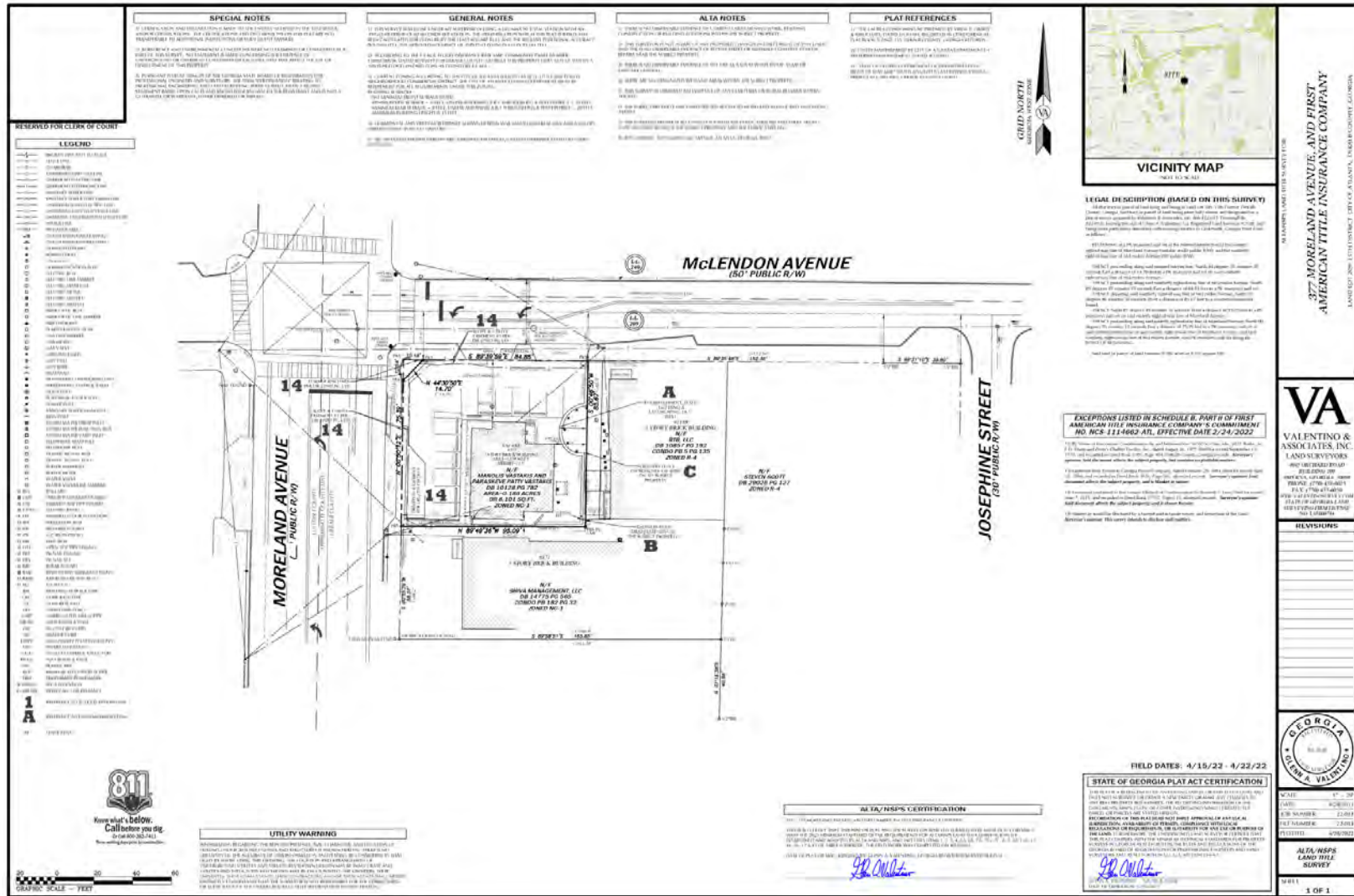
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# Site Plans



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# Demographics

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# Demographics Map & Report

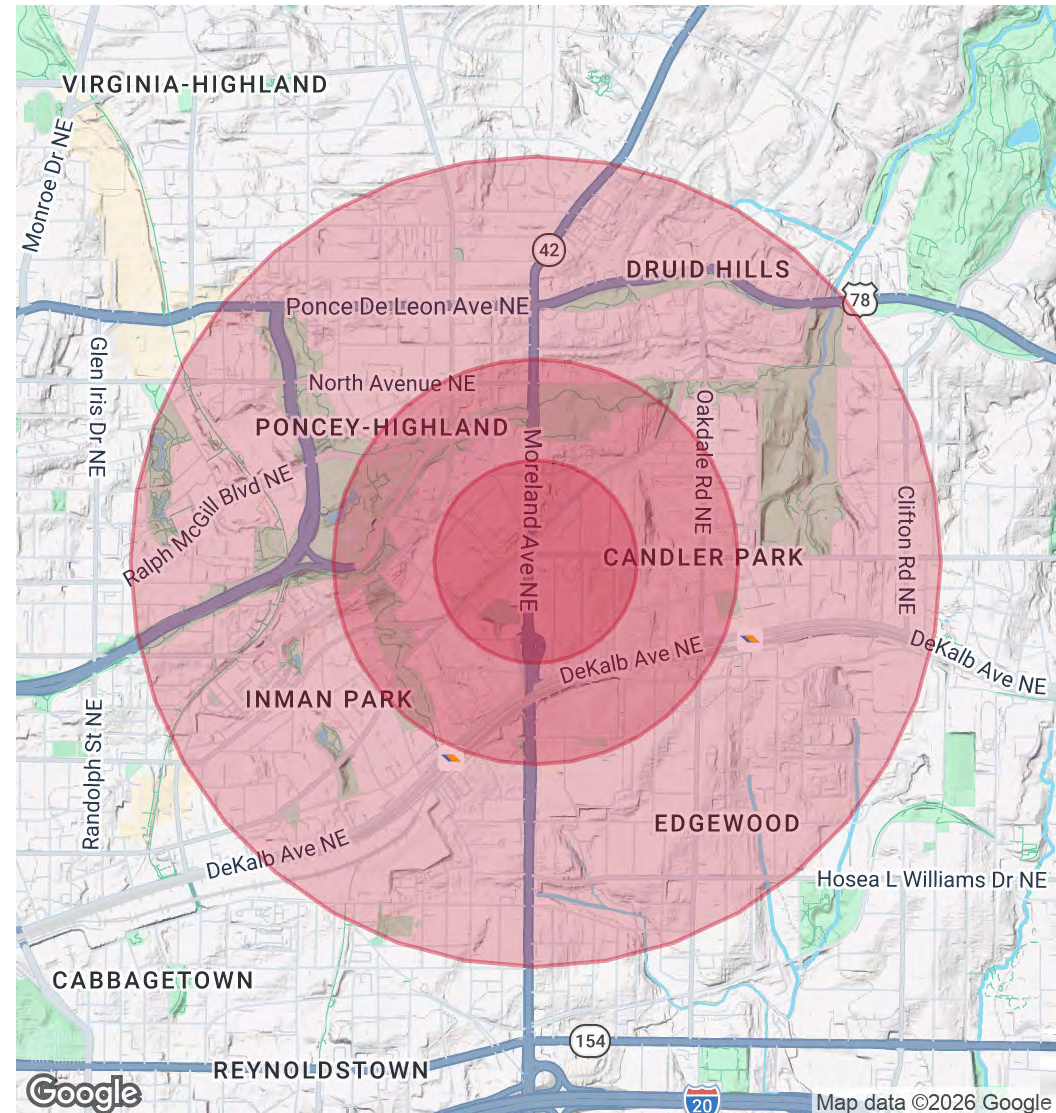
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,399	5,386	24,337
Average Age	36.9	36.3	35.1
Average Age (Male)	37.5	37.0	36.1
Average Age (Female)	35.4	34.8	34.0

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	670	2,663	13,131
# of Persons per HH	2.1	2.0	1.9
Average HH Income	\$208,476	\$197,524	\$166,549
Average House Value	\$738,695	\$720,234	\$719,960

2023 American Community Survey (ACS)



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# Advisor Bios

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## Danny Glusman

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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.

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## Professional Background

Alison Gordon, P.E. is a fourth-generation Atlantan with over 20 years of experience in the real estate and construction industry. A licensed Professional Engineer with a background in civil and environmental engineering, she brings a rare combination of technical expertise and market insight to every transaction. Her deep roots in Atlanta, combined with decades of hands-on experience, give her an unmatched understanding of the city's neighborhoods, assets, and long-term growth patterns.

Throughout her career, Alison has been directly involved in the planning, execution, and delivery of more than one million square feet of complex projects across healthcare, higher education, and adaptive reuse sectors. This foundation allows her to evaluate opportunities far beyond surface-level metrics, including feasibility, cost drivers, entitlement considerations, and how to unlock value in both existing assets and development sites. Clients rely on her ability to bridge the gap between vision and execution.

Now a commercial broker with Widespread Commercial Group, Alison focuses on intown Atlanta, including Inman Park, Little Five Points, Candler Park, and surrounding submarkets. She specializes in sourcing off-market opportunities, advising owners on valuation and positioning, and helping clients strategically buy, sell, and reposition assets. Known for her proactive, deal-driven approach, Alison does not wait for opportunities. She creates them.

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