

LITTLE FIVE POINTS LANDMARK OPPORTUNITY

401 Moreland Ave NE & 1185 Euclid Ave NE, Atlanta, GA 30307



ATLANTA LEASING
& INVESTMENT

Single-Tenant Restaurant Building



LITTLE FIVE POINTS INVESTMENT PROPERTY

OFFERING PRICE	please inquire with agent
PRIMARY BUILDING SIZE	4,649 SF
TOTAL USABLE AREA	+/- 6,789 SF (Includes 1,365 SF climate-controlled patio and 2,140 SF outdoor open patio)
TOTAL LAND AREA	+/- 16,553 SF (0.38 Acres) across two parcels
ADDRESS	401 Moreland Ave NE & 1185 Euclid Ave NE, Atlanta, GA
MUNICIPALITIES	Dekalb County + City of Atlanta
ZONING	City of Atlanta, Little Five Points Neighborhood Commercial (NC-1)
PARKING	All parking on both parcels owned fee simple by Seller. 1188 McLendon has a driveway easement access only over 401 Moreland.

SALES HIGHLIGHTS

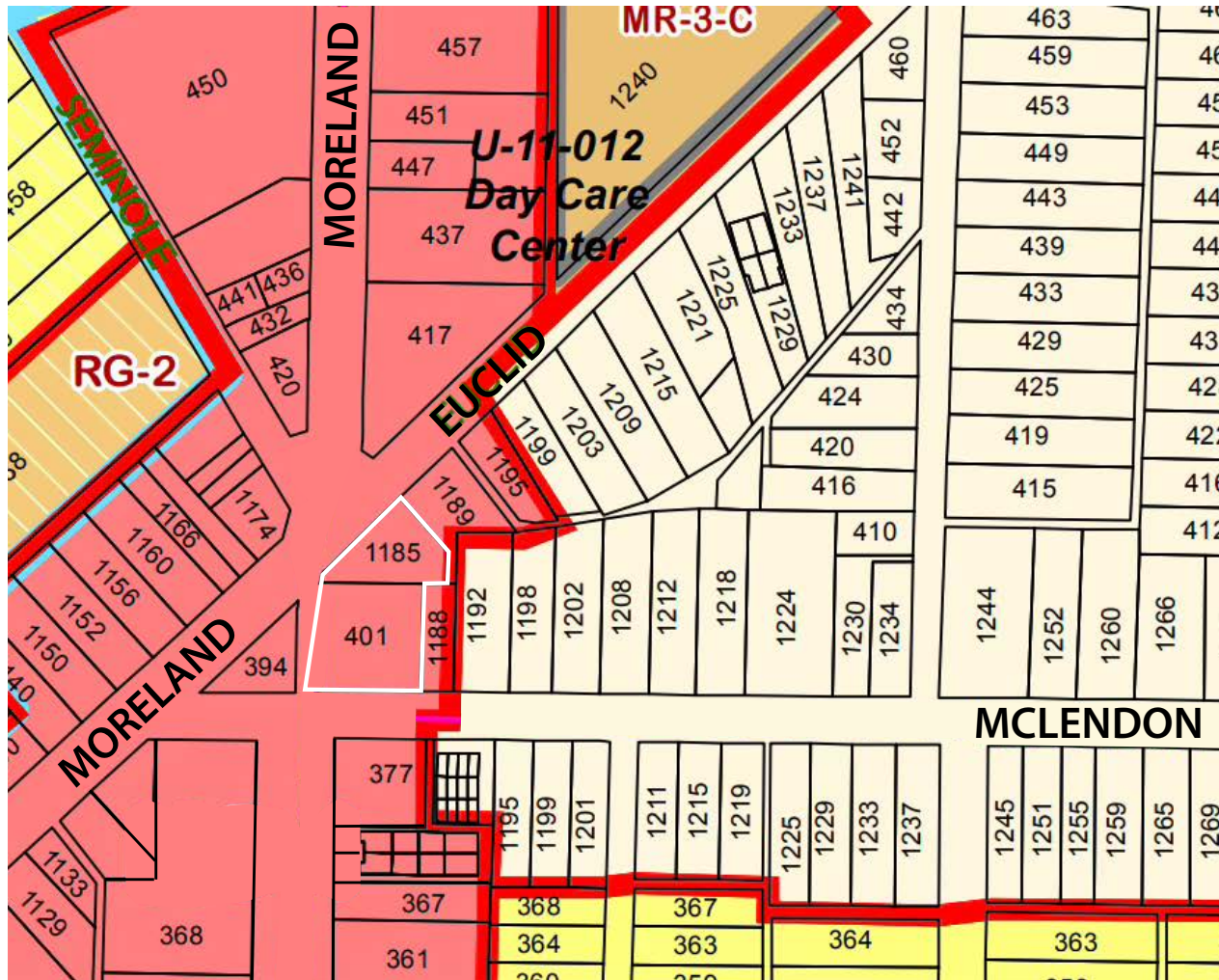
Iconic Sports Destination: Decades of established "goodwill" as a premier soccer destination, ensuring built-in foot traffic and brand recognition for the location.

Do not disturb tenant: This offering is for the real estate only. The business is operating as a separate entity under its long term lease.

Market Positioning: Two corner parcels in the heart of Atlanta's Little Five Points which sits between sought after Inman Park and Candler Park neighborhoods. This is one of the most walkable locations in the city and is seeing a renaissance such as the renovation of Findley Plaza, thanks to the [L5P CID](#), the [L5P Business Association](#), Park Pride and the Atlanta Regional Commission.



ZONING



Base Zoning

- SPI - Special Public Interest
- Industrial
- Historic & Cultural
- Live-work
- QOL Multi-Family
- QOL Mixed Use
- Commercial
- Neighborhood Commercial
- Residential - Single Family
- Office Institutional
- Planned Development
- Residential - Duplex
- Residential- Multi-Family
- Residential - Limited Commercial

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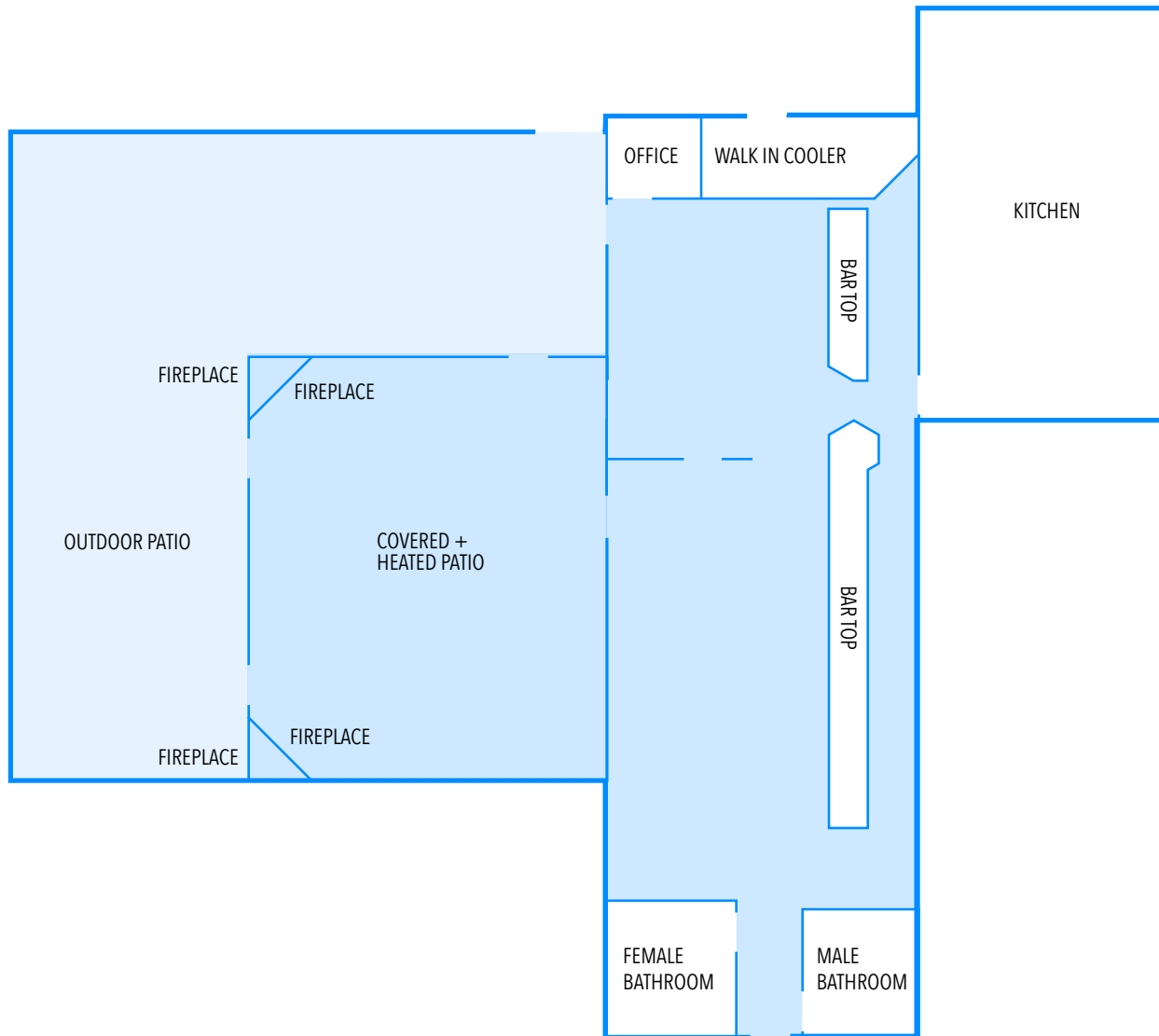
► 404.348.4448

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FLOOR PLAN



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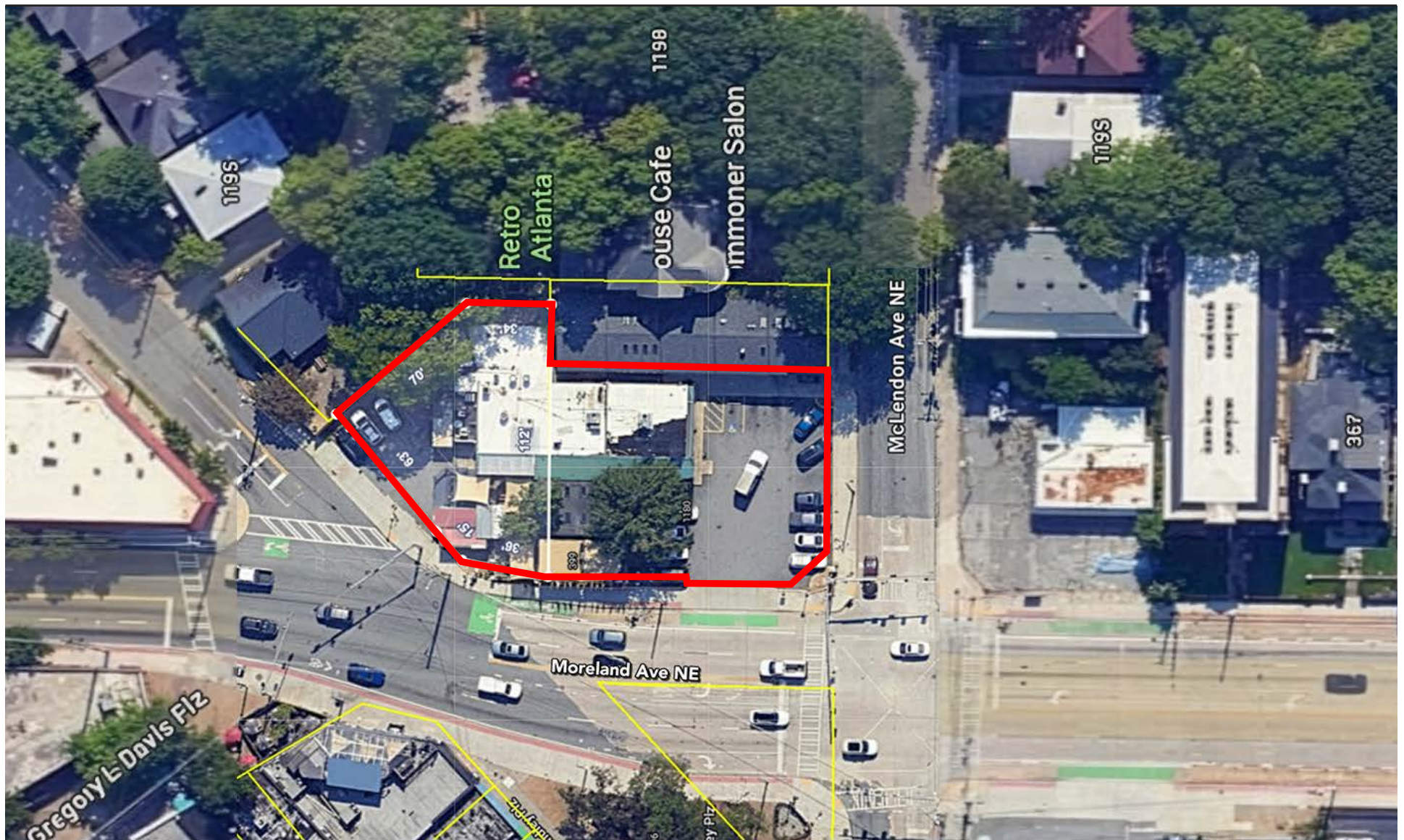
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SURVEY



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OFFERING MEMORANDUM

LITTLE FIVE POINTS LANDMARK OPPORTUNITY

401 MORELAND AVE NE & 1185 EUCLID AVE NE, ATLANTA, GA 30307



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