

1561 MORELAND AVE SE

ATLANTA, GA 30316

FOR SALE

1.82 ACRE DEVELOPMENT OPPORTUNITY



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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present 1561 Moreland Avenue, a 1.821-acre infill development opportunity offered for sale at \$1,250,000 in Southeast Atlanta's rapidly evolving Moreland Avenue corridor.

Zoned MRC-1-C, the property offers flexibility for a variety of potential residential, retail, office, and mixed-use development concepts without the need for rezoning and benefits from direct frontage along Moreland Avenue, with approximately 25,922 vehicles per day. The site is strategically positioned approximately 0.3 miles from Allora Eastland and Halidom Eatery and minutes from East Atlanta Village, Grant Park, Ormewood Park, and Kirkwood.

The surrounding corridor continues to experience significant investment, including the nearby 32-acre Moreland & Custer mixed-use development featuring 673 residential units—413 apartments and 260 townhomes—along with approximately 19,500 SF of retail. With flexible zoning, strong visibility and accessibility, proximity to established intown neighborhoods, and substantial new residential and commercial development nearby, 1561 Moreland Avenue represents a compelling infill development opportunity in one of Southeast Atlanta's emerging growth corridors.

HIGHLIGHTS

- 1.82 Acre Development Opportunity
- \$1,250,000.00
- Versatile MR-1-C Zoning
- Excellent Intown Accessibility
- High-Growth Moreland Avenue Corridor
- Strong Traffic Exposure

// AERIAL MAP



// LOCATION OVERVIEW



ABOUT THE AREA: MORELAND AVE, GA

Moreland Avenue is emerging as a significant infill growth corridor in Southeast Atlanta, driven by substantial residential, retail, and mixed-use development that is reshaping the surrounding area. The subject property is positioned within an established intown market and benefits from its proximity to East Atlanta Village, Grant Park, Ormewood Park, and Kirkwood, while remaining highly accessible via U.S. Route 23 and major Atlanta transportation routes. The strongest indicator of the corridor's continued transformation is the nearby ± 32 -acre Moreland & Custer mixed-use development, which introduced a planned 673 residential units—413 apartments and 260 townhomes—along with approximately $\pm 19,500$ SF of retail. Allora Eastland and the associated townhome development further expand the residential base immediately surrounding the property, while Halidom Eatery adds an established retail and dining destination to the corridor. This concentration of new residential and commercial investment is creating greater density, consumer demand, and development momentum along Moreland Avenue. For investors and developers, 1561 & 1564 Moreland Avenue offers the opportunity to participate in this ongoing transformation through a ± 1.821 -acre site with MRC zoning, strong roadway visibility, and immediate proximity to significant new development.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	9,128	104,900	308,900
Number of Employees	7,309	84,300	254,100
Avg. Household Income	\$39,200	\$67,600	\$72,900

// BROKER PROFILES



Judd Swartzberg

Senior Associate

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Judd Swartzberg, a native Atlantan, has deep roots in the vibrant city of Atlanta, Georgia. Driven by a deep appreciation for commercial real estate and a knack for strategic problem-solving, Judd launched his career in commercial real estate by earning his license in 2021. He joined Swartz Co Commercial Real Estate, where he honed his skills and built a strong foundation in the industry. Judd stepped into the role of Commercial Associate and later advanced to Senior Associate.

Specializing in the greater Atlanta industrial market, Judd has developed a proven track record of success representing tenants and landlords in leasing transactions, as well as buyers and sellers in property sales, with a particular focus and notable success in off-market investment sales. His dedication to delivering exceptional service and measurable results has earned him the trust and loyalty of his clients. Judd's consistent performance and commitment to success have also established him as one of the top earners at Swartz Co.

Judd's approach is all about providing top-tier service, making sure each client's unique needs are met with personalized strategies and expert guidance. His deep understanding of market dynamics and unwavering work ethic make him a valuable partner in achieving commercial real estate goals. With a strong focus on client success, Judd continues to drive value and build lasting relationships in the ever-evolving Atlanta market.

// DISCLAIMER & LIMITING CONDITIONS

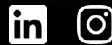
Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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