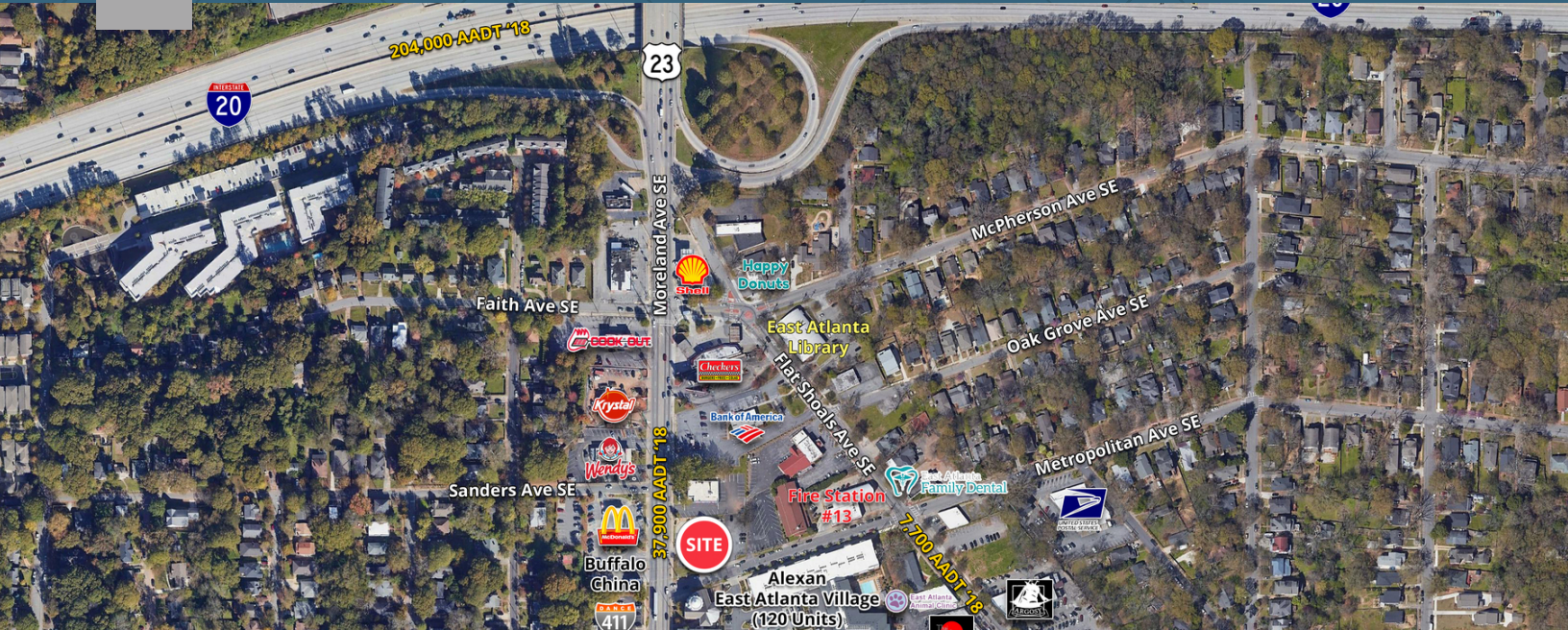


FOR LEASE East Atlanta Freestanding Building

450 Moreland Ave SE | Atlanta, GA



Overview

BUILDING SIZE 1,800 SF

PARKING SPACES 33

Description

Former fast food restaurant located in East Atlanta Village (drive-thru not available due to zoning).

Located at the corner of Moreland and Metropolitan Ave SE, less than 1 mile from I-20, Hwy 23/Moreland Ave exit.

East Atlanta Village is a walkable area of town with unique, edgy character and a thriving independent business sector.



Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$80,873	\$68,860	\$65,374
Average HH Income	\$106,733	\$102,712	\$102,869
Households	7,735	65,942	154,398
Daytime Population	14,047	194,717	471,078

Year: 2020 | Source: ESRI

Contact

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Traffic Counts

Moreland Ave SE	37,900 VPD
I-20	204,000 VPD

Year: 2018 | Source: GDOT

SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

East Atlanta Freestanding Building

450 Moreland Ave SE | Atlanta, GA



204,000 AADT '18

23

20

37,900 AADT '18

SITE

7,700 AADT '18

8,080 AADT '18

8,600 AADT '18

East Atlanta Freestanding Building

450 Moreland Ave SE | Atlanta, GA



	1 mile	3 miles	5 miles
Population			
2020 Population	15,680	140,891	347,471
2000 Population	13,046	120,455	305,268
2010 Population	12,681	119,416	300,093
2025 Population	17,712	153,468	375,038
2000-2010 Annual Rate	-0.28%	-0.09%	-0.17%
2010-2020 Population: Annual Growth Rate	2.09%	1.63%	1.44%
2020-2025 Population: Annual Growth Rate	2.47%	1.72%	1.54%
2020 Median Age	37.2	35.0	33.9
Households			
2000 Households	5,249	49,317	118,932
2010 Households	6,139	54,437	128,336
2020 Total Households	7,735	65,942	154,398
2025 Total Households	8,810	72,447	169,125
2000-2010 Annual Rate	1.58%	0.99%	0.76%
2010-2020 Households: Annual Growth Rate	2.28%	1.89%	1.82%
2020-2025 Households: Annual Growth Rate	2.64%	1.90%	1.84%
2020 Average Household Size	2.00	1.99	2.03
Housing Units			
2020 Total Housing Units	8,608	74,557	181,126
2020 Owner Occupied Housing Units	4,421	28,626	66,131
2020 Renter Occupied Housing Units	3,314	37,317	88,267
2020 Vacant Housing Units	873	8,615	26,728
Race and Ethnicity			
2020 White Alone	50.8%	42.4%	40.1%
2020 Black Alone	41.9%	49.5%	49.6%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	2.9%	3.4%	6.1%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	3.9%	4.5%	3.8%
Income			
2020 Median Household Income	\$80,873	\$68,860	\$65,374
2020 Average Household Income	\$106,733	\$102,712	\$102,869
2020 Per Capita Income	\$52,414	\$48,589	\$45,953
2020 Population 25+ by Educational Attainment			
Total	12,226	101,544	235,071
High School Graduate	13.5%	13.8%	15.4%
GED/Alternative Credential	1.7%	2.9%	2.5%
Some College, No Degree	14.1%	14.2%	14.2%
Associate Degree	3.7%	4.5%	5.1%
Bachelor's Degree	32.6%	30.3%	28.6%
Graduate/Professional Degree	27.2%	26.8%	26.1%
Data for all businesses in area			
Total Businesses:	526	7,949	17,830
Total Employees:	3,919	229,133	443,806
Total Residential Population:	15,680	140,891	347,471
Employee/Residential Population Ratio:	0:1	2:1	1:1
2020 Total Daytime Population	14,047	194,717	471,078
Workers	7,275	127,855	290,607
Residents	6,772	66,862	180,471