

# OFFERING MEMORANDUM

## FREESTANDING BUILDING ON MORELAND AVE

± 500 SF - 4,305 SF AVAILABLE | EAST ATLANTA VILLAGE







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# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive leasing brokers of the Subject Property.

This Brochure contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may require. Information contained herein may have been provided by the Owner, Landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Landlord. Each prospective Tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of leasing the Property described herein.

Owner/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Landlord shall have no legal commitment or obligation to any Tenant reviewing this Brochure or making an offer to lease the Property unless a written agreement for the lease of the Property has been fully executed, delivered and approved by the Owner/Landlord and any conditions to the Tenant's obligations therein have been satisfied or waived.

# EXECUTIVE SUMMARY

## HIGHLIGHTS

- Restaurant / retail space for lease on Moreland Ave near East Atlanta Village
- $\pm 3,275$  SF freestanding building with potential  $\pm 1,030$  SF patio addition
- Potential to subdivide building to  $\pm 500$  or  $\pm 1,600$  SF
- Generous parking adjacent with 24 spaces
- Great street presence and visibility with building located at the sidewalk and 106' of frontage
- Good ceiling heights and current floor plan (see page 11)
- Vehicle counts of 39,140 per day on Moreland Ave
- Synergistic location with restaurants and retail surrounding the subject

LEASE RATE | \$35/SF + NNN

PLEASE DO NOT TOUR PROPERTY OR DISTURB TENANT WITHOUT PRIOR AUTHORIZATION FROM BROKER





# PROPERTY INFORMATION

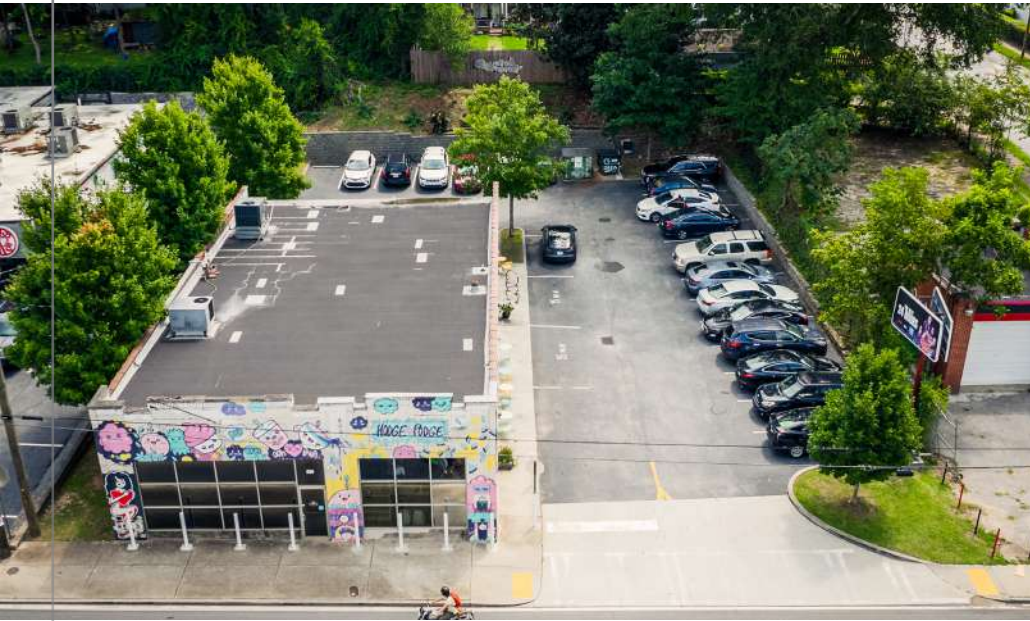
## OVERVIEW

ADDRESS:	720 Moreland Ave Atlanta, GA 30316
COUNTY:	Fulton
YEAR BUILT:	1940
# OF BUILDINGS:	1
TOTAL BUILDING SIZE:	± 3,275 SF with potential ± 1,030 SF Patio
NO. OF FLOORS:	1
ZONING:	MRC-1-C <a href="https://bit.ly/3P4Gltb">https://bit.ly/3P4Gltb</a>
PERMITTED USE:	See zoning link above
PARKING:	24 spaces



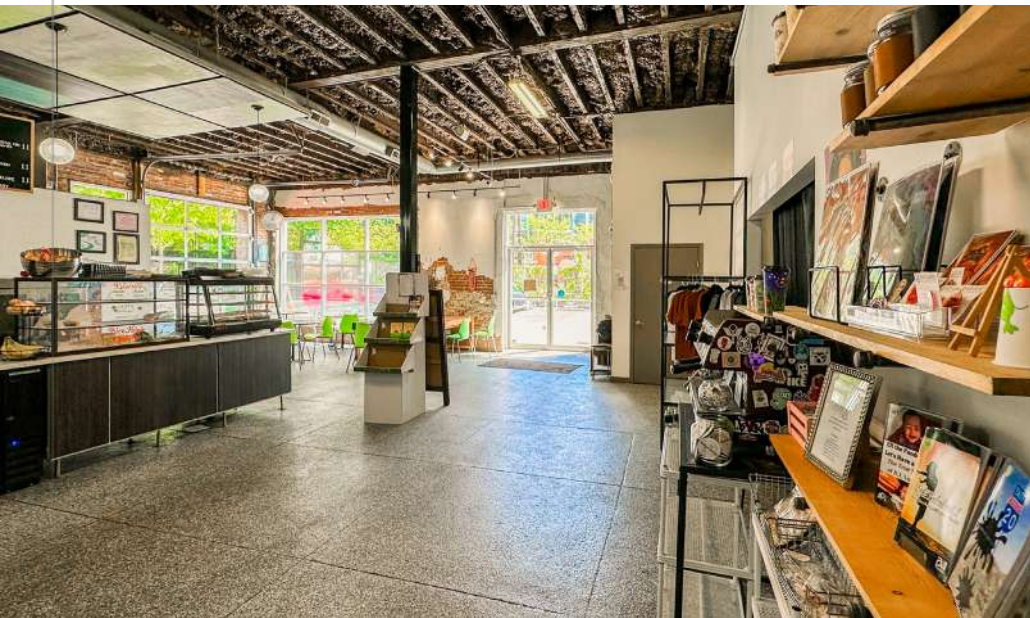


# EXTERIOR PHOTOS



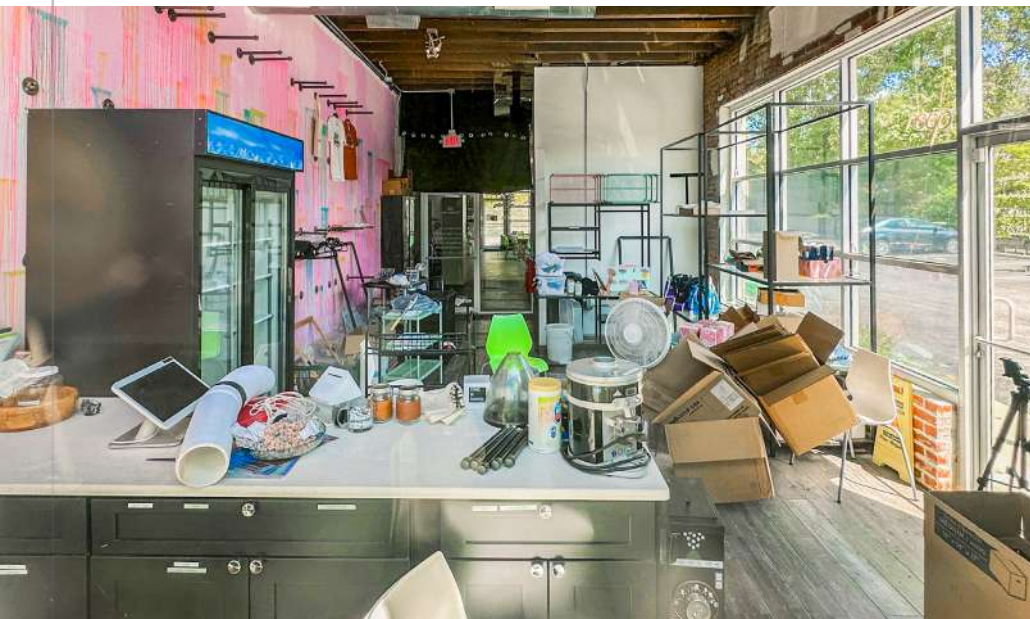


# INTERIOR PHOTOS





# INTERIOR PHOTOS



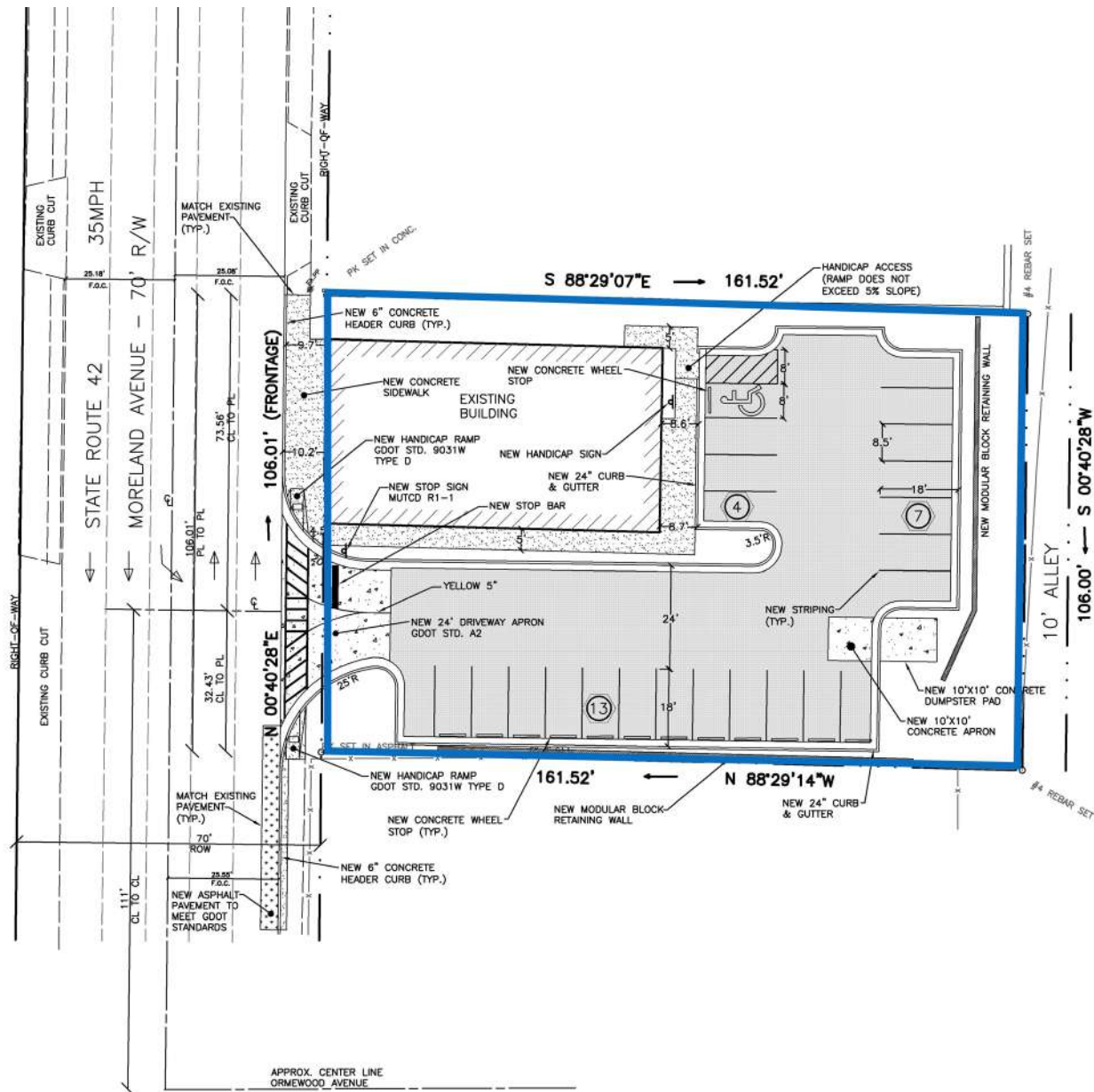


# AERIAL





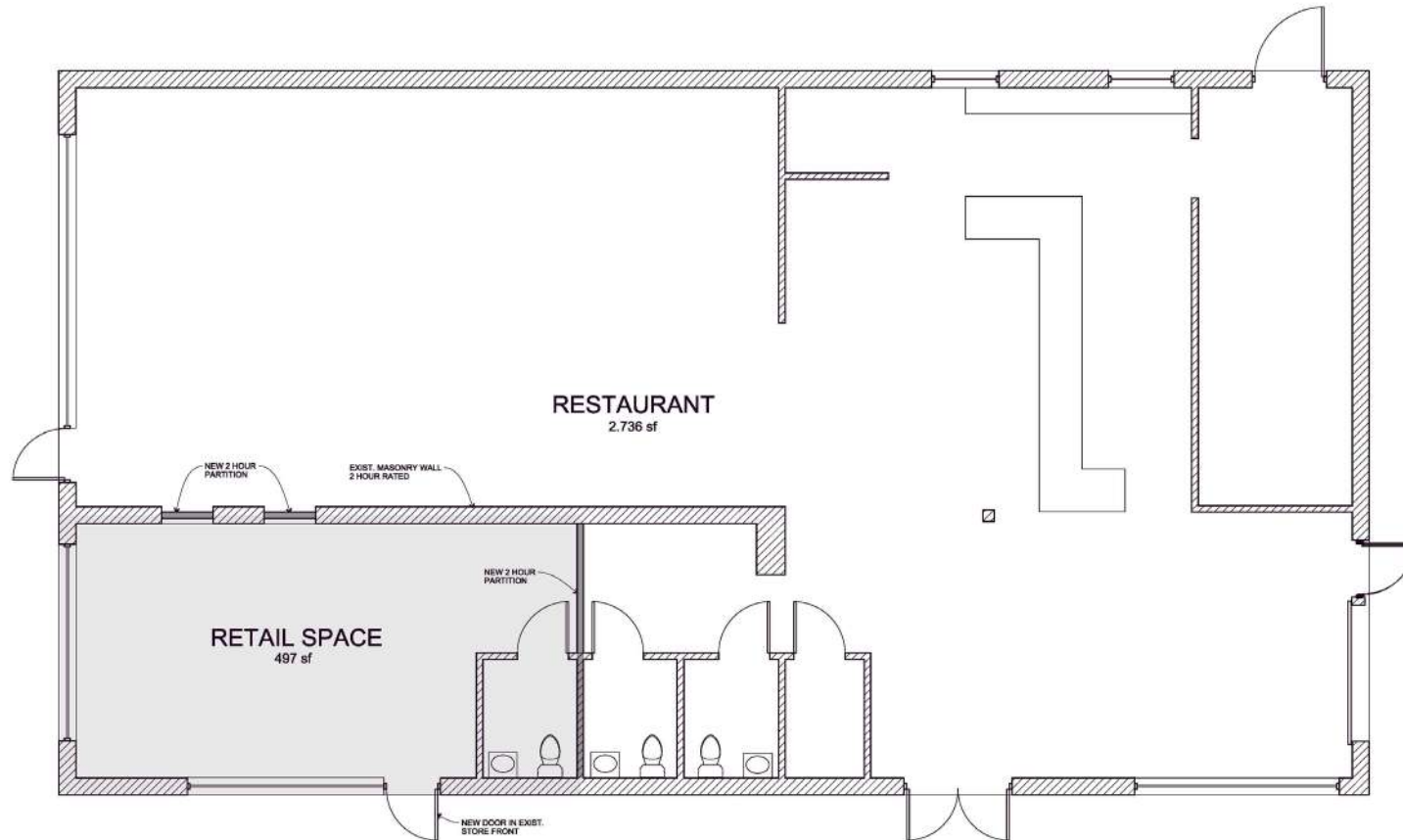
# SITE PLAN





# FLOOR PLAN

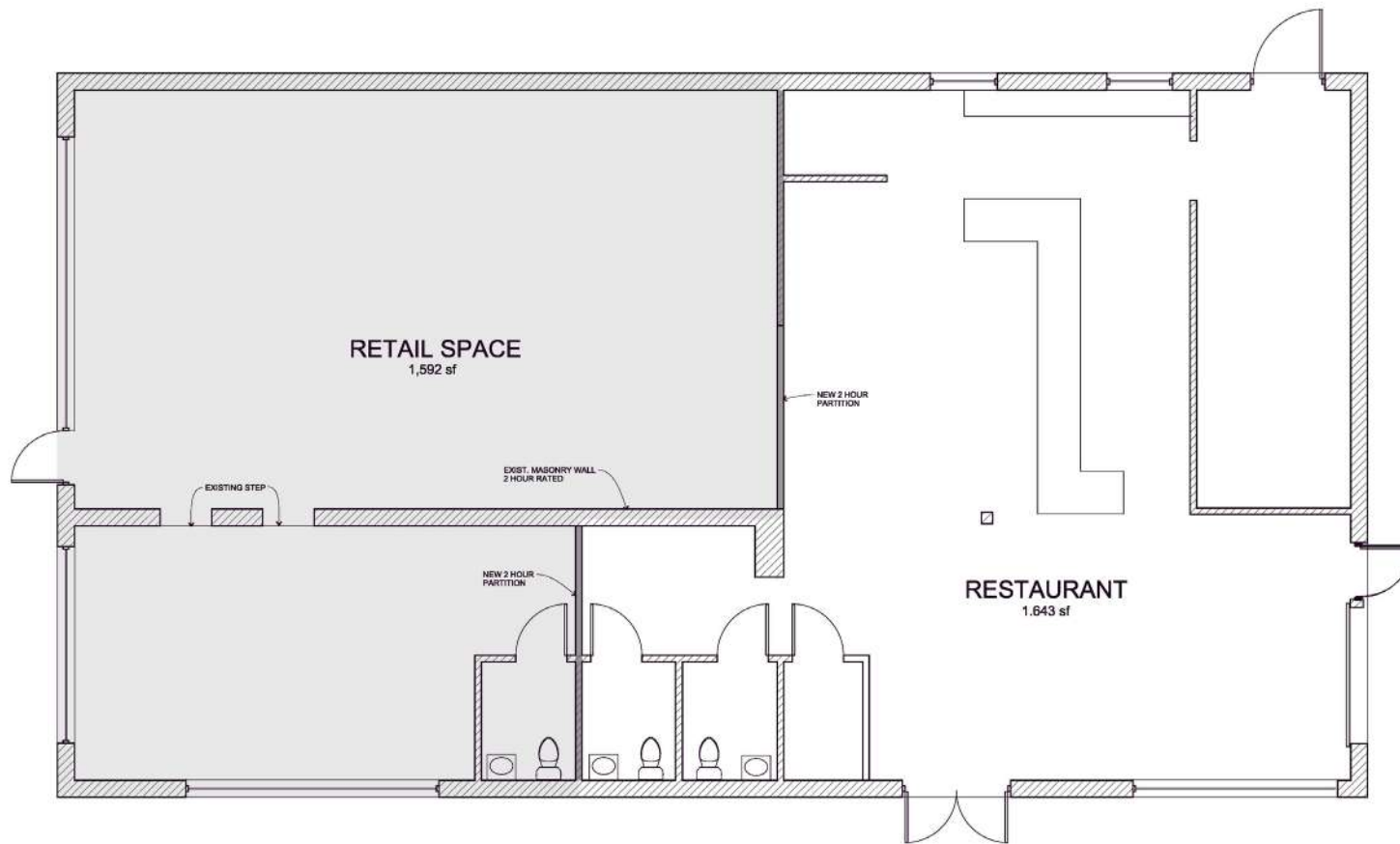
## CURRENT FLOOR PLAN





# FLOOR PLAN

## POTENTIAL TWO TENANT FLOOR PLAN





# POTENTIAL PATIO ADDITION





# ABOUT THE AREA

## EAST ATLANTA VILLAGE

East Atlanta Village (EAV) is a neighborhood located in the southeastern part of Atlanta, Georgia. It's known for its vibrant and eclectic atmosphere, unique culture, and strong sense of community. EAV has become a popular destination for both residents and visitors due to its diverse offerings and engaging environment.

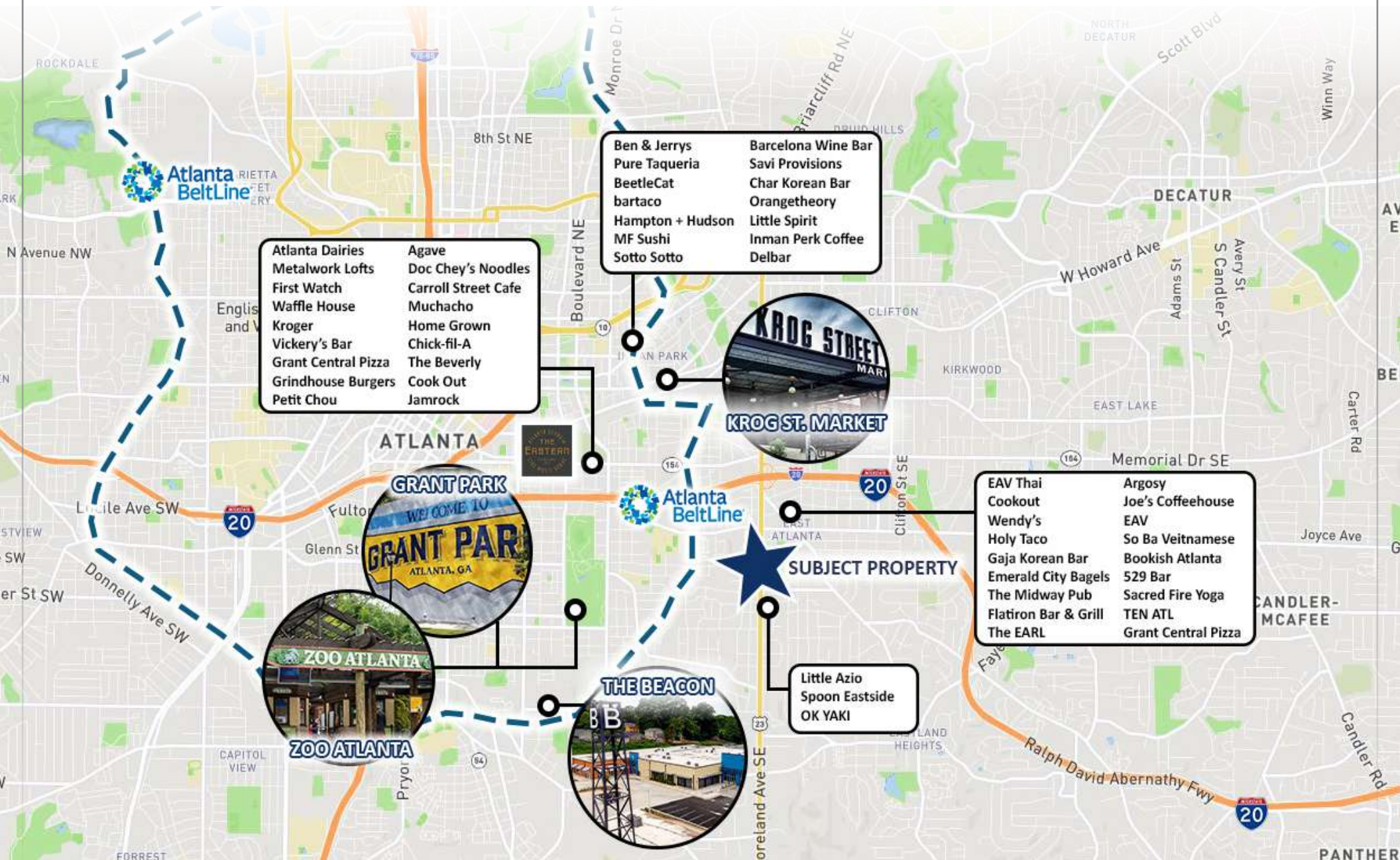
EAV is home to a thriving artistic and cultural community. The neighborhood is known for its support of local artists, musicians, and creatives, and this is evident in the numerous art galleries, live music venues, and street art that can be found throughout the area. The neighborhood offers a wide range of dining options, from casual cafes to upscale restaurants, serving various cuisines. EAV is also renowned for its dynamic nightlife, with a variety of bars, pubs, and live music venues that cater to different tastes. Despite being part of a major city, East Atlanta Village has a strong sense of community. Residents often participate in local events, markets, and festivals that foster a close-knit neighborhood feeling. The neighborhood offers a diverse range of housing options, including historic homes, bungalows, modern apartments, and condominiums. This variety accommodates different preferences and lifestyles. While EAV maintains its own distinct identity, it's conveniently located near downtown Atlanta, providing easy access to the city's amenities, cultural attractions, and job opportunities.

[Source](#)





# IN THE AREA



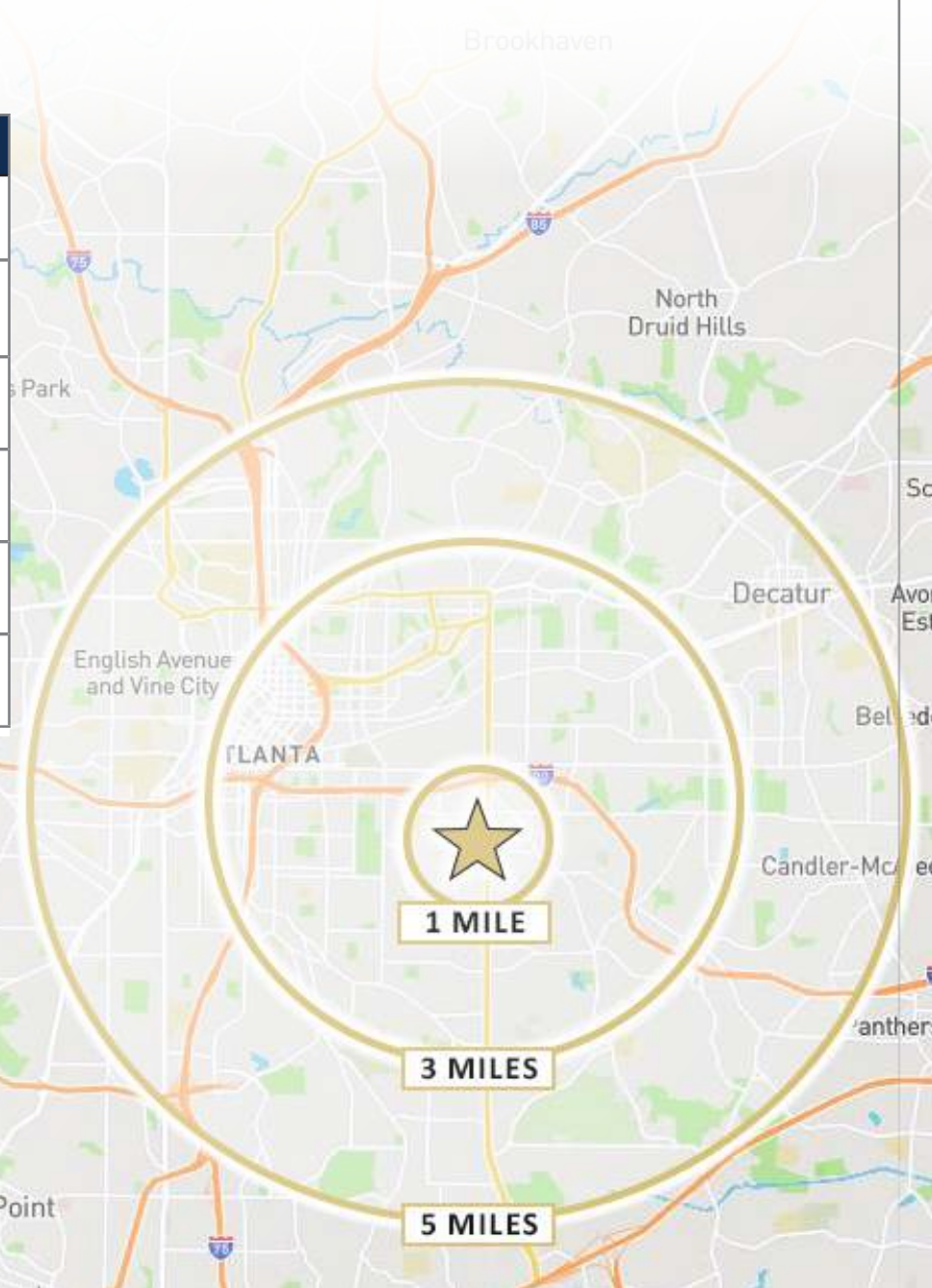


# DEMOGRAPHIC OVERVIEW

## DEMOGRAPHICS

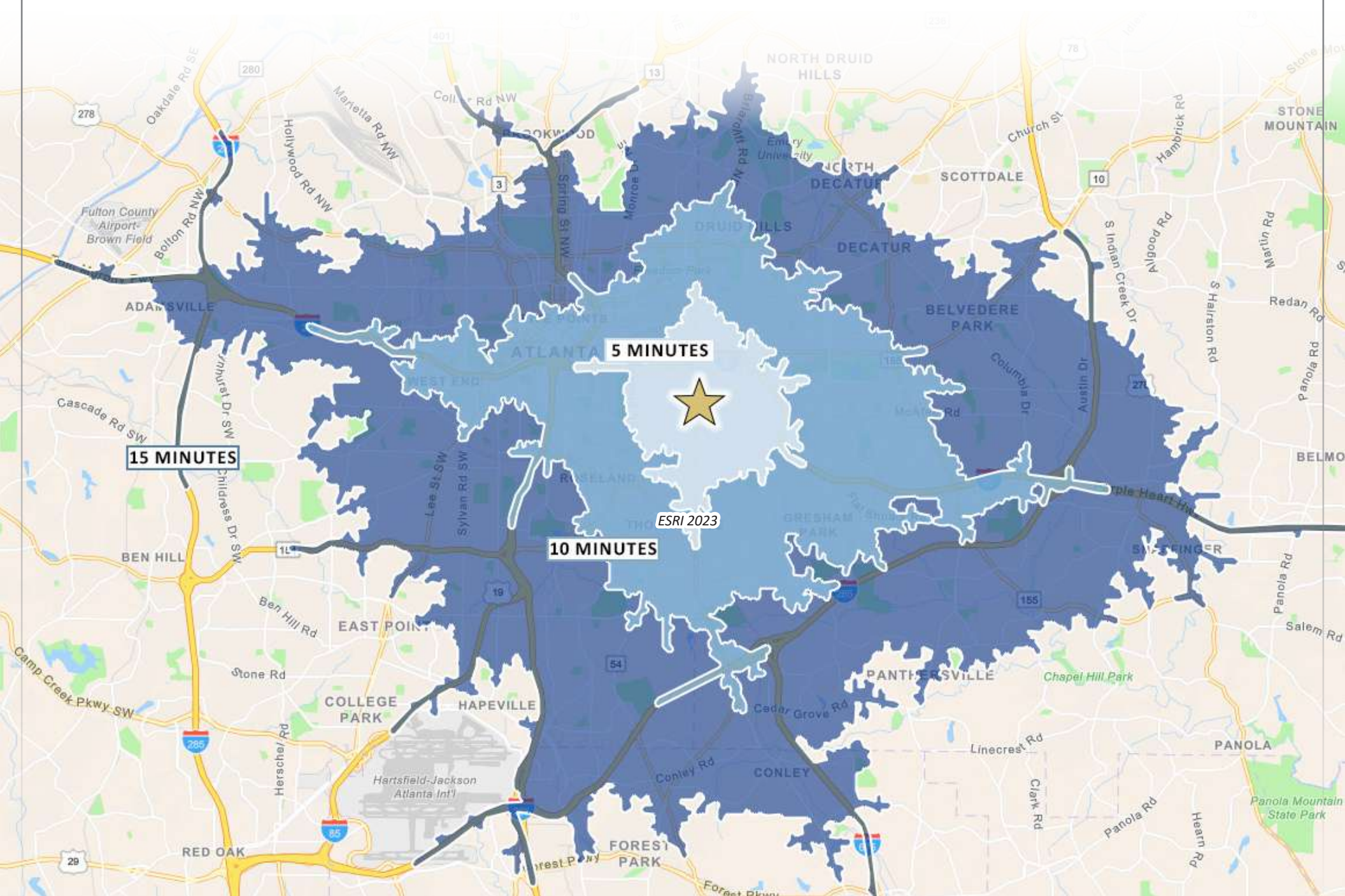
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,333	142,569	356,591
TOTAL HOUSEHOLDS	7,849	65,635	160,044
AVERAGE HOUSEHOLD INCOME	\$153,356	\$126,723	\$125,880
NO. OF HOUSING UNITS	8,316	73,162	180,978
MEDIAN HOME VALUE	\$428,019	\$445,117	\$430,011
NO. OF FAMILIES	3,339	26,015	63,341

ESRI 2023





# DRIVE TIME





# BROKER PROFILES



## ANDY LUNDSBERG

Partner

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Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over \$100 million year to date and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

### Organizations:

National Association of Realtors-Georgia  
Atlanta Commercial Board of Realtors  
Young Council of Realtors (YCR)  
Million Dollar Club (2008 - Present)



## MICHAEL WESS, CCIM

Partner

MWess@BullRealty.com  
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Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service and exceptional results. 2018 served as Michael's breakout year, individually closing 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold approximately \$400 million across almost 200 transactions. These days, the partnership averages almost a closing a week and over \$100M in sales annually.

The team holds many pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during selling previous attempts.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance and economics. An Associate Broker since 2021, Michael is a pinned Designee of the prestigious Certified Commercial Investment Member (CCIM) Institute since 2017 and has been an annual member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

Michael is also a 'big brother' in the Big Brothers Big Sisters organization and enjoys other philanthropic endeavors. He completed his first marathon in 2022 and is looking forward to completing other physical challenges. In his free time, Michael enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.



# ABOUT BULL REALTY

## **MISSION:**

To provide a company of advisors known for integrity and the best disposition marketing in the nation

## **SERVICES:**

Disposition, acquisition, project leasing, tenant representation and consulting services

## **SECTORS OF FOCUS:**

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

## **AMERICA'S COMMERCIAL REAL ESTATE SHOW:**

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## **JOIN THE TEAM**

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 25 years in business and \$1.9 billion annual transaction volume.

## **CONNECT WITH US:**

<https://www.bullrealty.com/>



**25**

YEARS IN  
BUSINESS



**ATL**

HEADQUARTERED  
IN  
ATLANTA, GA

LICENSED IN  
**8**  
SOUTHEAST  
STATES

**\$1.9**

**BILLION** DOLLAR  
VOLUME FROM SALES  
AND LEASING  
TRANSACTIONS  
IN 2021

