The Front Door to
What's Next on Moreland.



1,816–12,287 SF
AVAILABLE

28,200
VPD ON MORELAND

300+
FREE PARKING SPACES

Gather. Work. Move. Recharge. Connect.

1341 MORELAND AVENUE SE
ATLANTA, GEORGIA 30316

SOMETHING HELD SACRED

The meaning behind Halidom

Halidom comes from Middle English and refers to something held sacred; a sanctuary.

That idea is at the heart of everything being built here.

A place to gather.
A place to breathe.
A place to move.
A place to belong.

Somewhere worth coming to.
Somewhere worth staying.



ONE DESTINATION. MANY REASONS TO COME.

The Halidom development

Halidom brings together places to work, eat, gather, move, shop and recharge within one growing development.

- **IST Management Services Headquarters** – a significant daily employment population.
- **Halidom Eatery** – food, drinks, entertainment and community.
- **The Preserve at Halidom** – a nature sanctuary along Intrenchment Creek.
- **Halidom Retail** – completed Class A commercial space on Moreland.
- **Halidom Fitness** – coming 2028, approximately 27,000 SF of fitness and wellness.
- 300+ free parking spaces for visitors and employees.

Different places.
One growing community.



IST MANAGEMENT SERVICES HEADUARTERS


HALIDOM EATERY


HALIDOM RETAIL



THE PRESERVE AT HALIDOM



HALIDOM FITNESS
COMING 2028

A PLACE TO GATHER

Halidom Eatery

Halidom Eatery was created to be more than somewhere to grab a meal.

11 FOOD CONCEPTS | **1** CRAFT COCKTAIL BAR | **ALL YEAR** EVENTS + COMMUNITY



Events. Markets. Music. Community.

Friends meet here. Families stay awhile. Neighbors come back.

Food brings people in. Community makes them stay.





A NATURE SANCTUARY IN THE CITY

The Preserve at Halidom

Set along Intrenchment Creek, The Reserve at Halidom brings the meaning behind the Halidom name to life.

Approximately 1.6 acres of green space with walking paths, open lawn, picnic areas and creek views.

A place to walk.
A place to meet.
A place to sit for a while.

Some places should simply make the day better.



A PLACE TO MOVE

Halidom Fitness - Coming 2028

Approximately 27,000 SF of fitness, wellness and lifestyle activity is planned for the next major chapter of Halidom.

More than a traditional neighborhood gym, Halidom Fitness will create another consistent reason to make Halidom part of the everyday routine.



MORNING
DAILY ACTIVITY

EVENING
DAILY ACTIVITY

WEEKENDS
DAILY ACTIVITY

Move. Recover. Recharge.

PEOPLE ARE ALREADY HERE

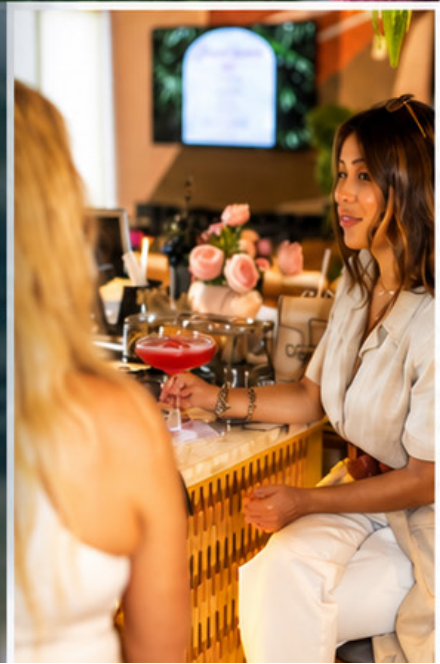
Built-in activity

Halidom is home to the international headquarters of IST Management Services, creating a substantial weekday employment population within the development.

Add Halidom Eatery, community events, The Preserve, neighboring businesses and future Haildom Fitness.

EMPLOYEES. DINERS. VISITORS. NEIGHBORS. MEMBERS.

One development. Multiple customer streams.







300+ SPACES. ALWAYS FREE.

Parking without friction.

No deck.

No validation.

No added parking cost.

Easy access for employees, customers and visitors throughout the development.

Hungry. Come Ready. Stay longer than you planned.



YOUR PLACE AT HALIDOM IS READY

Completed Class A retail on Moreland

Construction is complete.

Halidom Retail offers completed Class A commercial space directly on Moreland Avenue, with immediate access to everything already happening across the development.

1,816-12,287 SF	28,200	MRC-1
AVAILABLE NOW	VPD	ZONING

- Two-story building with direct Moreland Avenue presence.
- 300+ free development parking spaces.

The building is here. The traffic is here.
The community is here.

Now is the time to take your place here.





FLEXIBLE SPACE. MULTIPLE POSSIBILITIES.

Available space

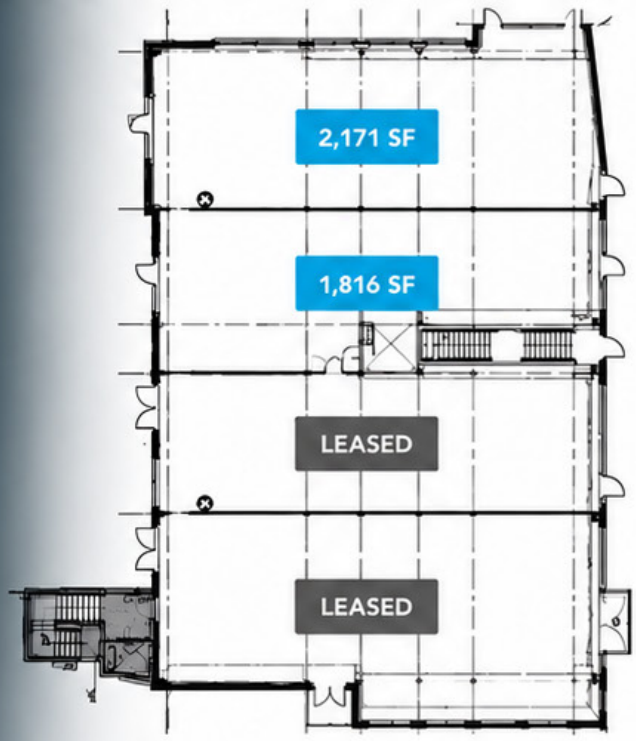
FIRST FLOOR

- Suite 101 - 2,171 RSF
- Suite 102 - 1,816 RSF

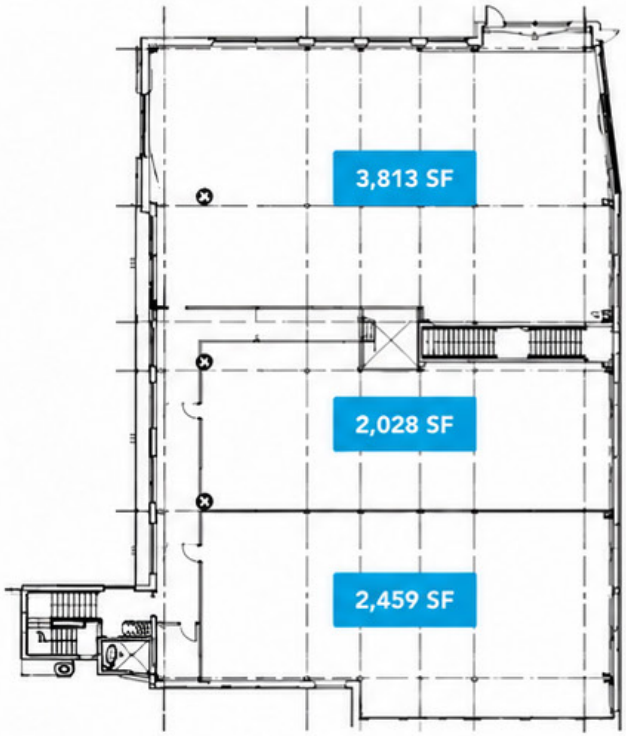
SECOND FLOOR

- Suite 201 - 3,813 RSF
- Suite 202 - 2,028 RSF
- Suite 203 - 2,459 RSF

Available now for tenant buildout and occupancy.



FIRST FLOOR



SECOND FLOOR

A CORRIDOR READY FOR MORE

Moreland Avenue

Approximately 28,200 vehicles travel Moreland Avenue each day past Halidom.

But the opportunity is bigger than traffic.

Moreland connects East Atlanta, Southeast Atlanta and DeKalb County while providing access to established neighborhoods, regional highways and a rapidly expanding network of destinations.

What has long been a road people travel through is becoming a place people stop.

Halidom is helping create the reason.



GROWTH IS COMING FROM EVERY DIRECTION

Halidom sits at the center of it.

More than 3,000 residences have recently delivered or are in the active development pipeline across the communities surrounding Halidom.

- East Atlanta + Ormewood Park
- Boulevard Heights + Chosewood Park
- Benteen Park + Custer/McDonough/Guice
- Woodland Hills
- Gresham Park + Southeast DeKalb

3,000+ RESIDENCES. AND GROWING.

More homes. More households. More customers.

Selected projects include communities recently completed, leasing, under construction or actively selling as of September 2026. Proposed and longer-range developments are not included in the 3,000+ figure.



THIS ISN'T FUTURE POTENTIAL.

It's happening now.

Real residential projects surrounding Halidom — completed, leasing, actively selling or under construction.

Development	Community	Residences	Status	Approx. Distance
Asbury Pointe	Custer / McDonough / Guice	102	Under Construction	~1.0 mi
The Garrison	Boulevard Heights	291	Delivering / Leasing	~1.1 mi
The Penman	Boulevard Heights	262	Completed	~1.2 mi
Zephyr	Chosewood Park	359	Actively Selling	~1.3 mi
The Upton	Chosewood Park	396	Completed	~1.4 mi
Englewood South	Chosewood Park	360	Under Construction / Delivering	~1.4 mi
Solace Grove	Gresham Park / DeKalb	125	Completed / Leasing	~2.0 mi

AND EVEN MORE HAPPENING ACROSS THE TRADE AREA:

Skylar • Benteen Reserve • The Parc • The Gracewood • Three Points at Chosewood Park • Residences at Chosewood Park • 111 Moreland • Ralph David House • Trestletree Village Redevelopment • Thomasville Heights Revitalization • Skyhaven Quarry • Sawtell • 1119 Memorial Drive • Gresham Road Residential • Songbird • Candler Crossing

And even more are in the pipeline.

Approximate distances are measured from Halidom, 1341 Moreland Ave SE, Atlanta, GA 30316, and are intentionally rounded for marketing use.

ALLORA EASTLAND + ARRAY

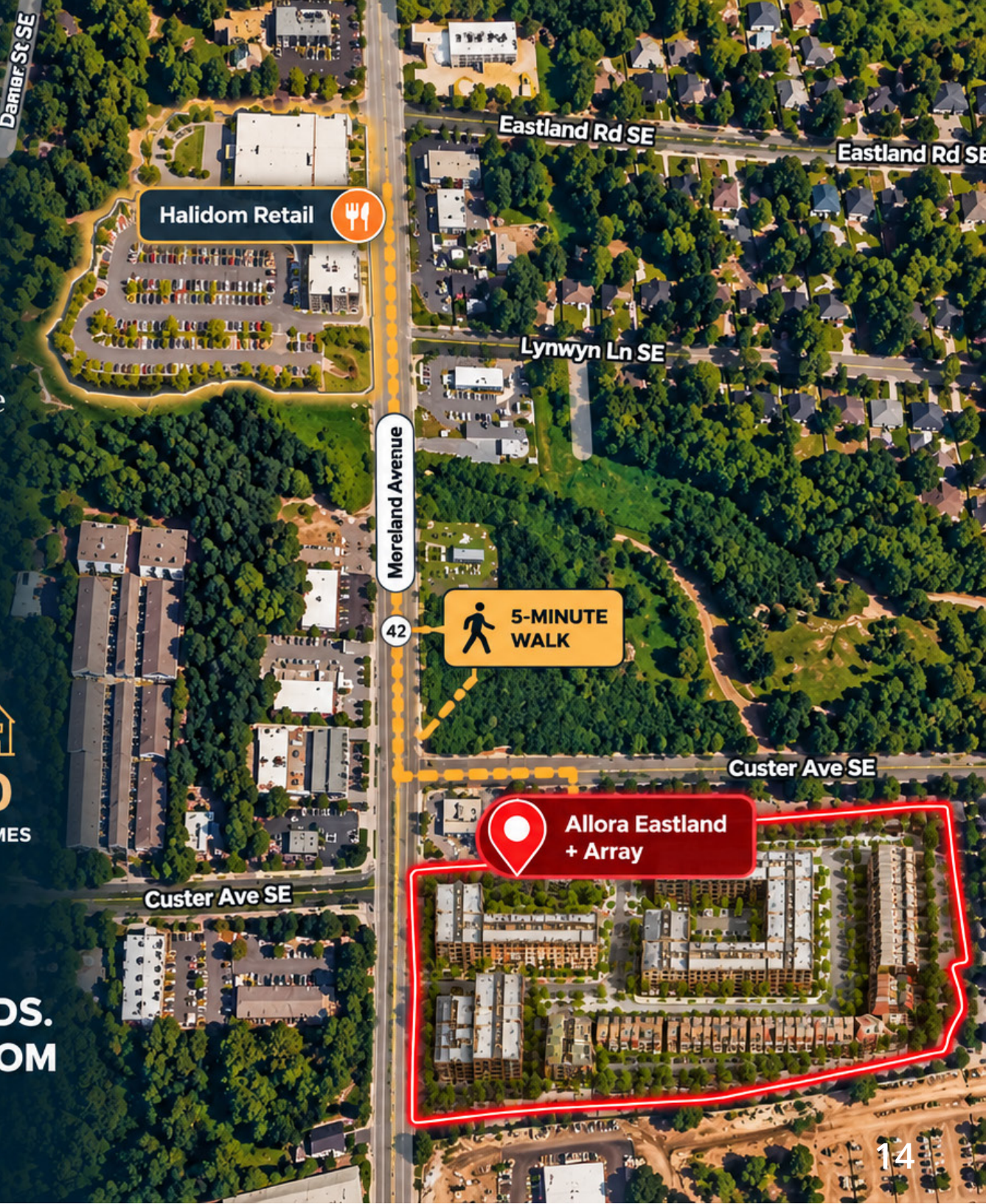
Nearly 700 new neighbors. Approximately a five-minute walk from Halidom.

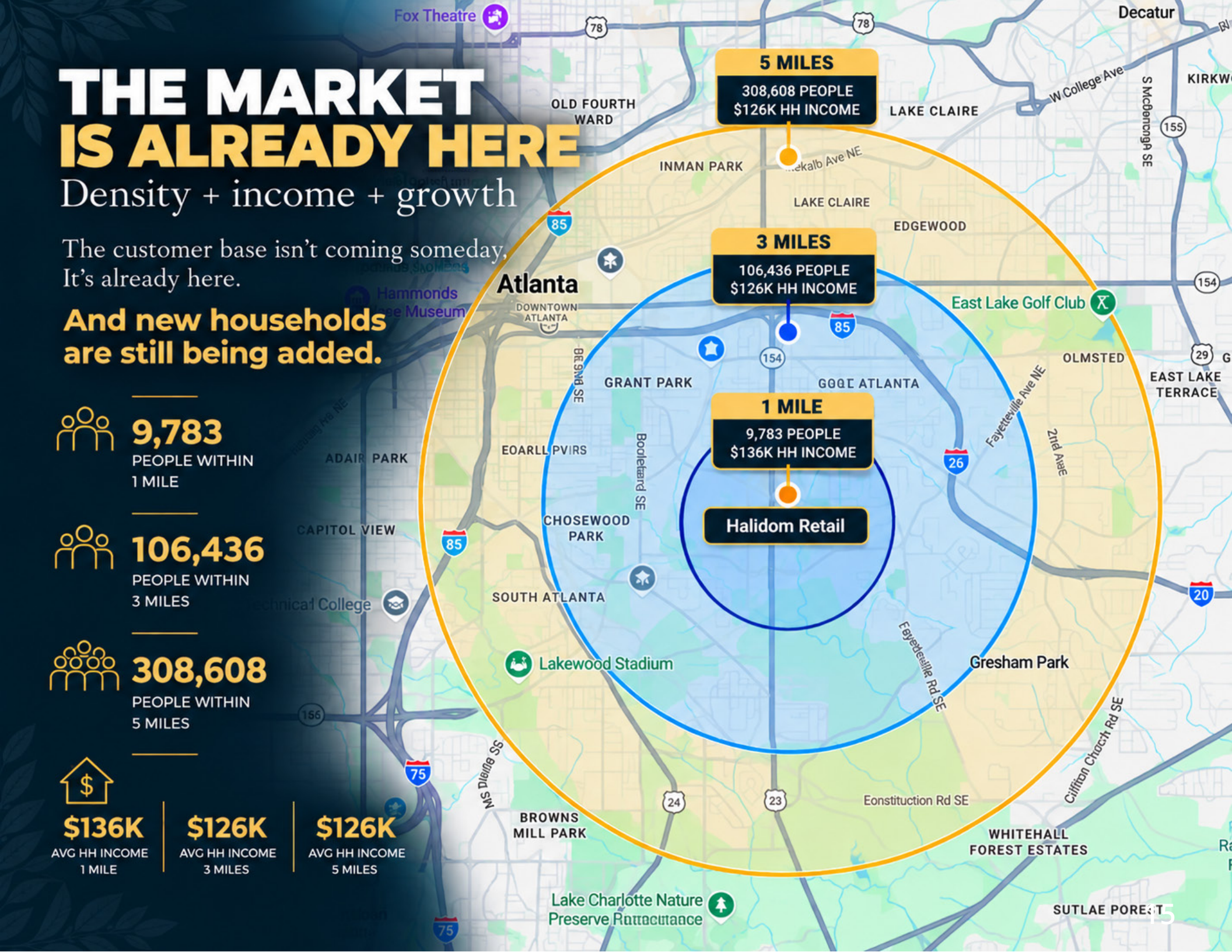
Just down Moreland Avenue, Allora Eastland + Array is transforming the former Moreland Plaza property into one of the corridor's largest new residential communities.

674 RESIDENCES | **414** APARTMENTS | **260** TOWNHOMES

Approximately 32 acres of new residential development along the same Moreland Avenue corridor as Halidom.

NEARLY 700 HOUSEHOLDS. A FIVE-MINUTE WALK FROM YOUR FRONT DOOR.




THE MARKET
IS ALREADY HERE
Density + income + growth
The customer base isn't coming someday,
It's already here.
And new households
are still being added.
9,783
PEOPLE WITHIN
1 MILE
106,436
PEOPLE WITHIN
3 MILES
308,608
PEOPLE WITHIN
5 MILES
$136K
AVG HH INCOME
1 MILE
$126K
AVG HH INCOME
3 MILES
$126K
AVG HH INCOME
5 MILES
5 MILES
308,608 PEOPLE
$126K HH INCOME
3 MILES
106,436 PEOPLE
$126K HH INCOME
1 MILE
9,783 PEOPLE
$136K HH INCOME
Halidom Retail
Fox Theatre
Decatur
OLD FOURTH WARD
LAKE CLAIRE
INMAN PARK
LAKE CLAIRE
EDGEWOOD
Atlanta
DOWNTOWN ATLANTA
East Lake Golf Club
OLMSTED
EAST LAKE TERRACE
GRANT PARK
ADAIR PARK
CAPITOL VIEW
CHOSEWOOD PARK
SOUTH ATLANTA
Lakewood Stadium
Gresham Park
BROWNS MILL PARK
WHITEHALL FOREST ESTATES
Lake Charlotte Nature Preserve
W College Ave
Fayetteville Rd SE
Constitution Rd SE
Clifton Church Rd SE
Fayetteville Ave NE
Boulevard SE
2nd Ave
85
75
20
26
154
155
29
24
23

MAKING MORELAND WALKABLE. RIDEABLE. CONNECTED.

Public investment is following the growth.

For decades, Moreland has primarily been built around moving vehicles. That is beginning to change.

$3.1M+ MORELAND SIDEWALK INVESTMENT

ATLDOT's Moreland Avenue Sidewalk Installation project is designed to fill missing sidewalk segments along the corridor, with a current budget of approximately $3.14 million.

SAFER CROSSINGS

Transportation improvements along Moreland are adding and improving pedestrian crossings, ADA access and connections for people traveling on foot.

BETTER BIKE CONNECTIONS

Projects on streets connecting into Moreland are expanding protected bicycle infrastructure and strengthening links into Atlanta's broader trail network.

More sidewalks. Safer crossings. Better bike connections. Stronger neighborhood links.

A corridor built around movement is becoming better connected for people.



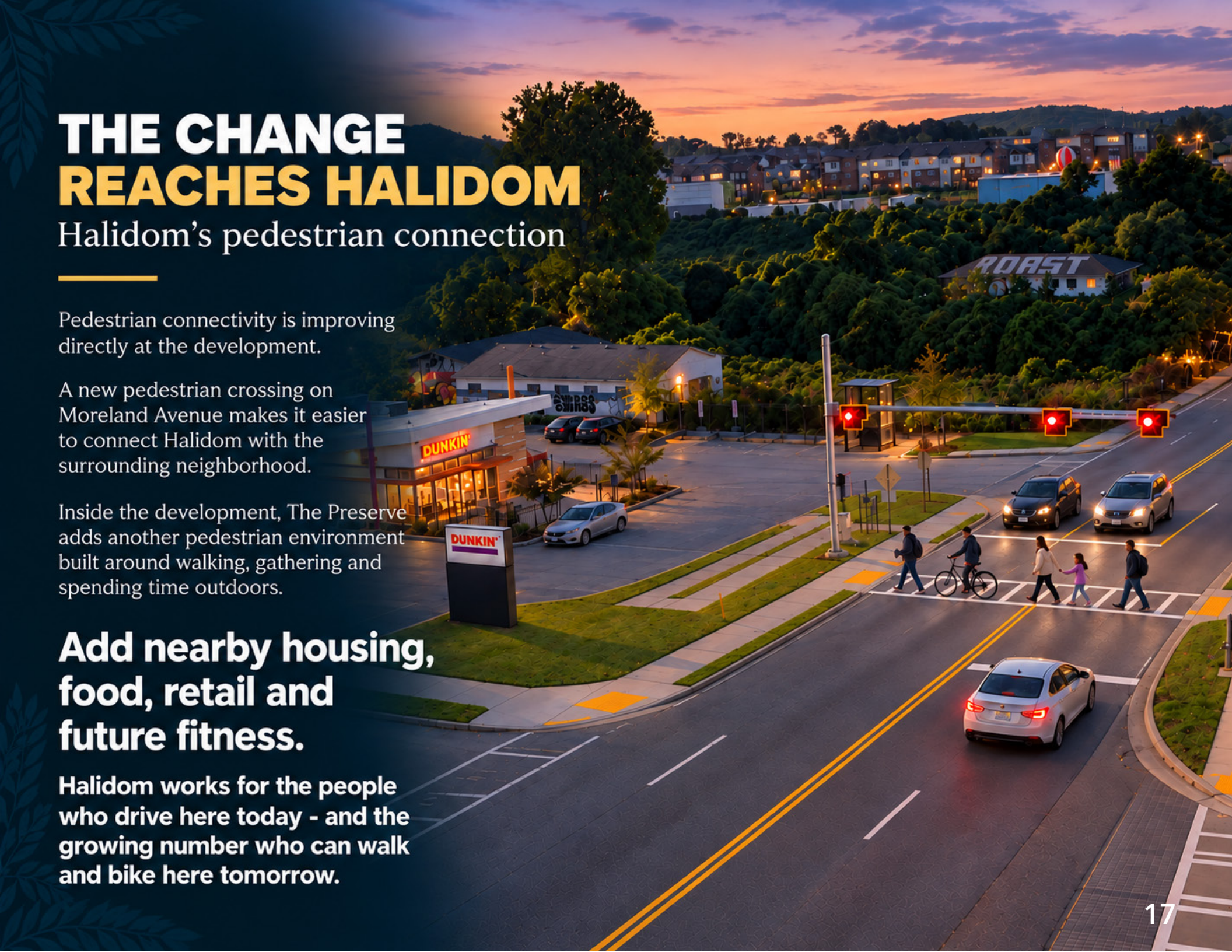
THE CHANGE REACHES HALIDOM

Halidom's pedestrian connection

Pedestrian connectivity is improving directly at the development.

A new pedestrian crossing on Moreland Avenue makes it easier to connect Halidom with the surrounding neighborhood.

Inside the development, The Preserve adds another pedestrian environment built around walking, gathering and spending time outdoors.



Add nearby housing, food, retail and future fitness.

Halidom works for the people who drive here today - and the growing number who can walk and bike here tomorrow.

SOUTHEAST ATLANTA IS CONNECTING

And Halidom Will Be Right in the Middle of It.

The PATH Foundation's planned Southeast Atlanta Connector will create a new walking and biking connection between the Atlanta BeltLine and the South River Trail.

The planned 12-foot multi-use path will run directly through the Halidom property, connecting the development to communities across Southeast Atlanta and DeKalb County.

Route alignment through Halidom to be confirmed by final project plans.

ATLANTA BELTLINE | HALIDOM | SOUTH RIVER TRAIL

- 12-foot walking + biking path
- Direct connection through Halidom
- Atlanta + DeKalb County connectivity
- Thousands of residents and trail users within reach

Halidom won't just be near the trail network.

It will be on it.



CLOSE TO EVERYTHING THAT MATTERS

Connected to Atlanta

Halidom puts you minutes from Atlanta's top destinations, with easy access to major interstates and the city's business, entertainment and recreation hubs.

- **8 MIN** ZOO ATLANTA
- **11 MIN** STATE CAPITOL
- **13 MIN** MERCEDES-BENZ STADIUM
- **13 MIN** STATE FARM ARENA
- **15 MIN** GEORGIA AQUARIUM
- **15 MIN** HARTSFIELD-JACKSON INTERNATIONAL AIRPORT

EASY ACCESS TO

I-20 | I-285 | I-675 | I-75/85
Downtown Atlanta | Hartsfield-Jackson



ONE VISIT CREATES ANOTHER

The Halidom effect

Someone comes for lunch.
Discovers a retailer.
Returns for an event.
Walks through The Preserve.
Joins Halidom Fitness.
Meets friends for dinner.

That is the ecosystem Halidom is building.



MORE THAN SQUARE FEET

Why Halidom

A COMPLETED BUILDING
Available now.

A DESTINATION ALREADY
Attracting people.

300+ FREE PARKING SPACES

28,200 VEHICLES PER DAY

3,000+ NEW RESIDENCES
Recently delivered or in the pipeline.

FOOD, FITNESS & NATURE
All in one place.

STRONG DEMOGRAPHICS
A built-in employment base.

GROWING CONNECTIVITY
Pedestrian, bicycle and trail access.

This isn't simply a place to open a business. It's a chance to become part of something.



THE OPPORTUNITY ISN'T TO WAIT FOR SOUTHEAST ATLANTA TO ARRIVE.

Get here while it is happening.

- The people are here.
- New homes are being built.
- Halidom Eatery is bringing people together.
- The Preserve is here.
- The retail building is complete.
- Moreland is evolving.
- Southeast Atlanta is connecting.
- Halidom Fitness arrives in 2028.



SOUTHEAST ATLANTA IS ARRIVING NOW.

HALIDOM RETAIL

1341 Moreland Avenue SE | Atlanta, Georgia 30316

Gather. Work. Move. Recharge. Connect.

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