



For Lease
Opportunity

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475 Moreland Ave SE,
Atlanta, GA 30316

**High Visibility Freestanding Retail on
Moreland Avenue**

- Up to ± 6,856 SF Available (Can be subdivided)
- Additional 850 SF Office/Storage Space Available
- 30 Parking Spaces
- Patio Space Available
- High Traffic Counts (33K VPD)
- Directly Off I-20 (195K VDP)
- Newly Renovated Roof (2026)
- Walking Distance to East Atlanta Village

Ideal Tenants: Medical/Retail/Restaurant/Grocery/Education/
Daycare/Pet Care/Hardware

FOR LEASE

Demographics

	1- Mile	3-Mile	5-Mile
Population:	19,069	158,412	374,460
Median Age:	36.9	34.7	34
Households:	9,648	75,267	171,886
Median HH Income:	\$131,971	\$102,304	\$97,661
Avg. HH Income:	\$180,849	\$145,555	\$143,484
Avg. Disposable Income: Ages 25 - 34	\$105,641	\$89,577	\$88,591



Floor Plan





