



1,980 SF AVAILABLE 2ND GEN RESTAURANT OPPORTUNITY

A two-tenant freestanding building

Co-tenant is Mercer Street Meals

One (1) ingress and one (1) egress on Flat Shoals Ave

Located in the heart of East Atlanta Village at the intersection of Flat Shoals Ave and Bouldercrest Dr



FOR MORE
INFORMATION
PLEASE
CONTACT

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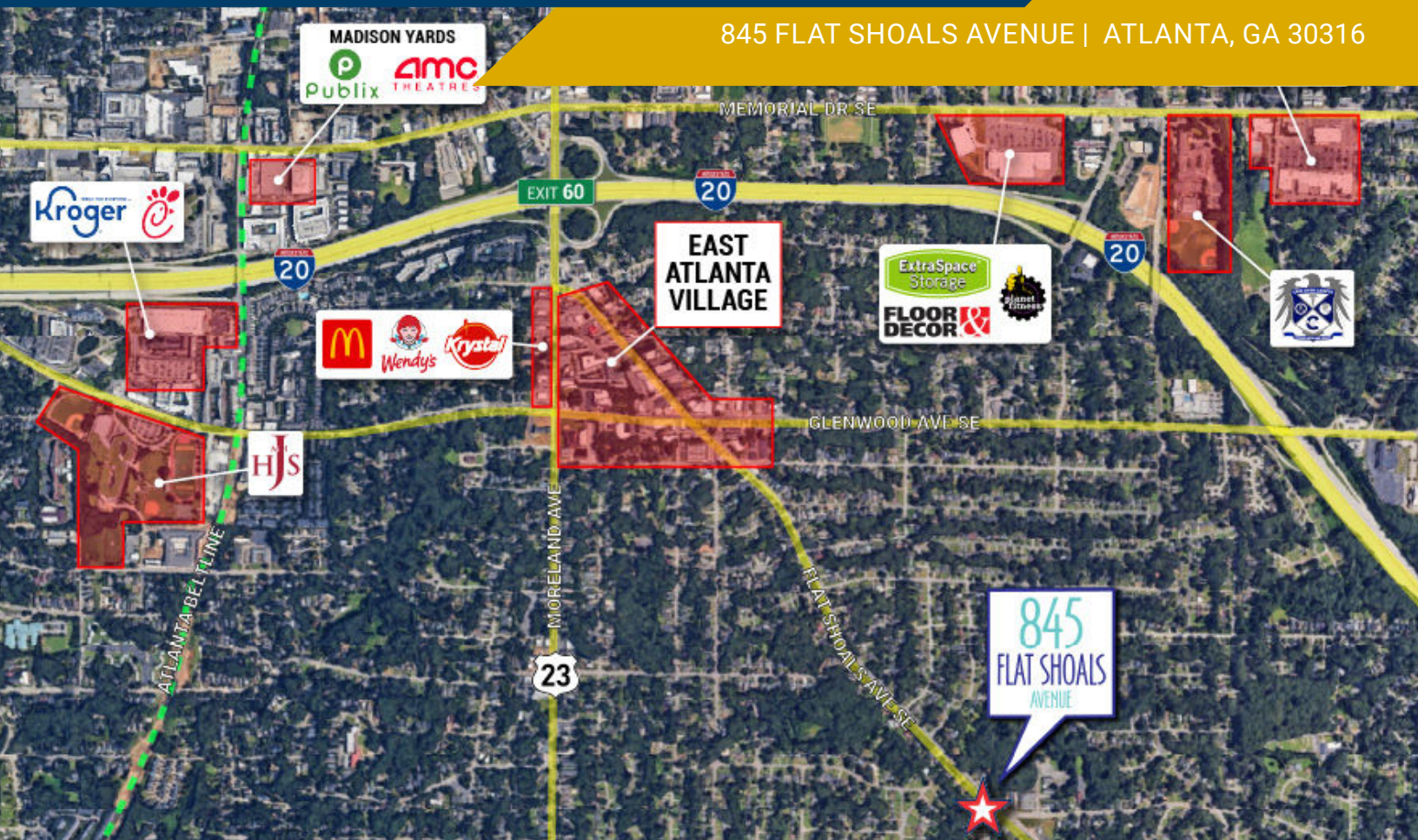
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PELLERIN
REAL ESTATE

FOR LEASE

845 FLAT SHOALS AVENUE | ATLANTA, GA 30316



DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	15,251	143,164	340,900
Households	7,021	67,282	152,856
Average HH Income	\$162,637	\$132,877	\$130,914

TRAFFIC COUNTS

Flat Shoals Ave	5,768 VPD
Glenwood Ave S	8,847 VPD
I-20	78,159 VPD

Source: Placer.ai



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