



456 Flat Shoals Ave | 512 & 514 Flat Shoals Ave | Southern Feedstore



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FOR MORE INFO



FOR MORE
INFORMATION
PLEASE
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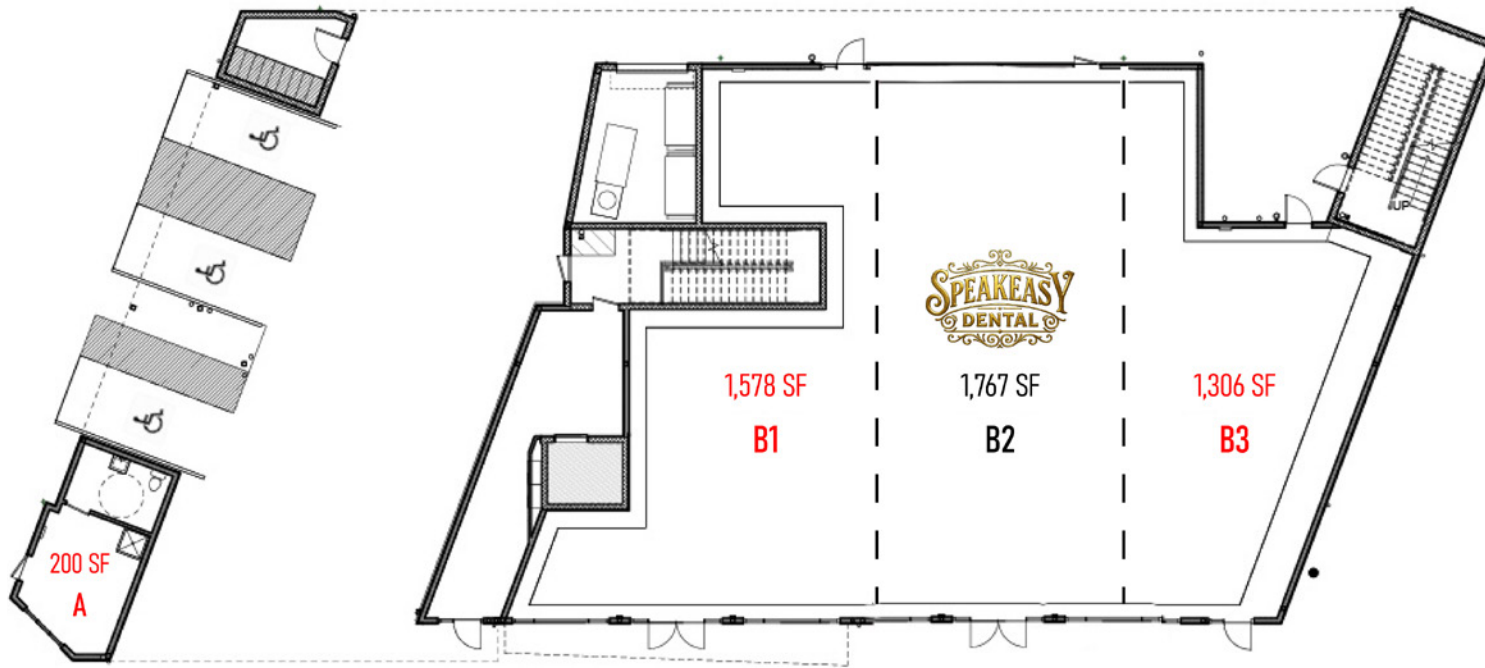
PROPERTY OVERVIEW

- ◆ **456 Flat Shoals Ave:** Three suites are available for retail or office uses (A, B1, and B3). Suite A is 200± SF, Suite B1 is 1,578± SF, and Suite B3 is 1,306± SF.
- ◆ **512 Flat Shoals Ave:** Three suites are available (1, 2, and 3). Suite 1 is 1,592± SF, Suite 2 is 1,971± SF, and Suite 3 is 1,592± SF. Suite 1 is a 2nd generation restaurant opportunity.
- ◆ **514 Flat Shoals Ave:** Two-story property with 2,500 SF to 12,584± SF available. The first floor has 7,000± SF for restaurant or retail use. The second floor offers 5,584± SF for office or retail use. Drive-thru teller lanes are in place in the rear off of Haas Ave.
- ◆ **Southern Feedstore:** The available properties are two booths (Booth 2 and Booth 4) in a fully built-out food hall.

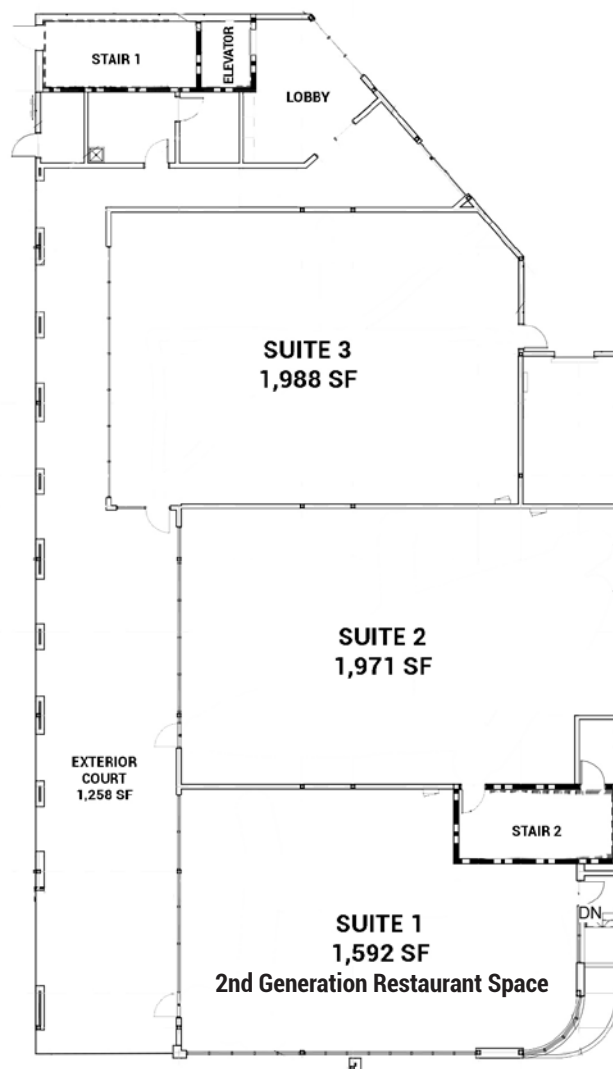
DEMOGRAPHICS

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

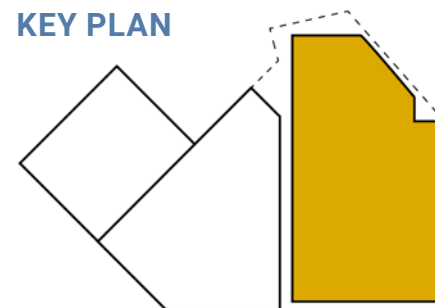
456 FLAT SHOALS | SUITES A, B1, & B3 | 200-1,578± SF



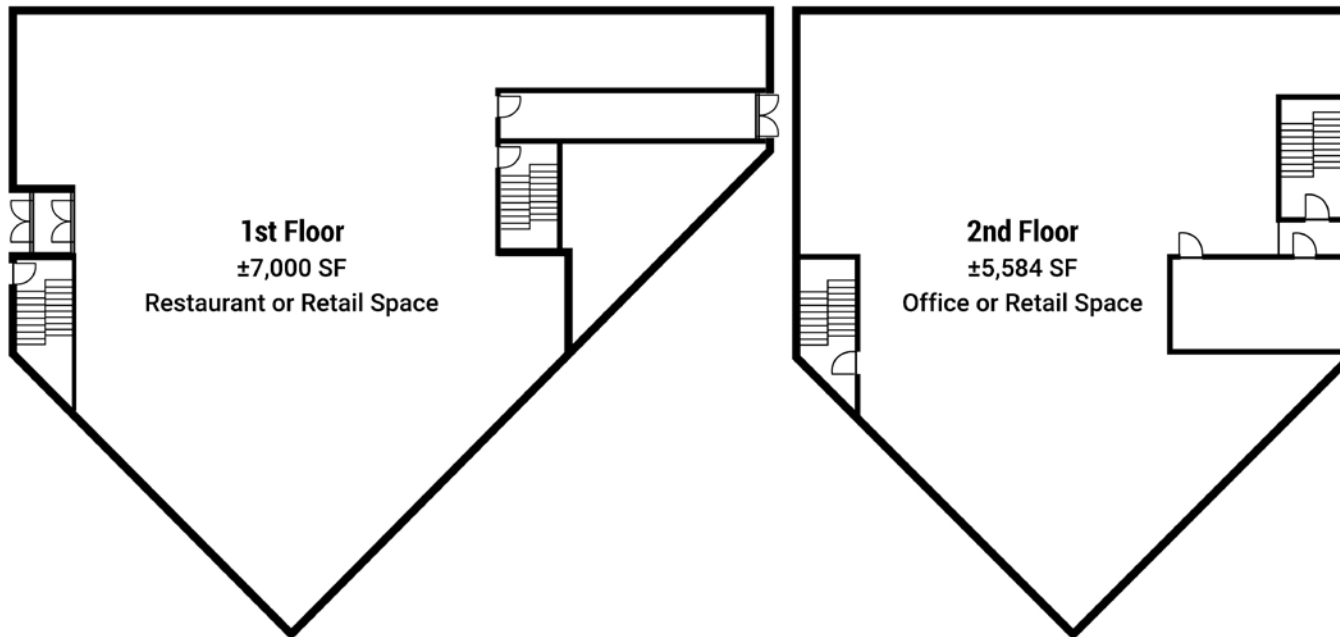
512 FLAT SHOALS | SUITES 1, 2, & 3 | 1,592–5,551± SF



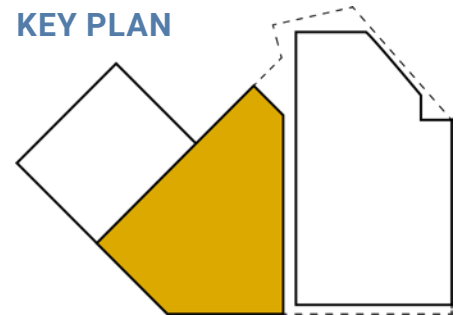
KEY PLAN



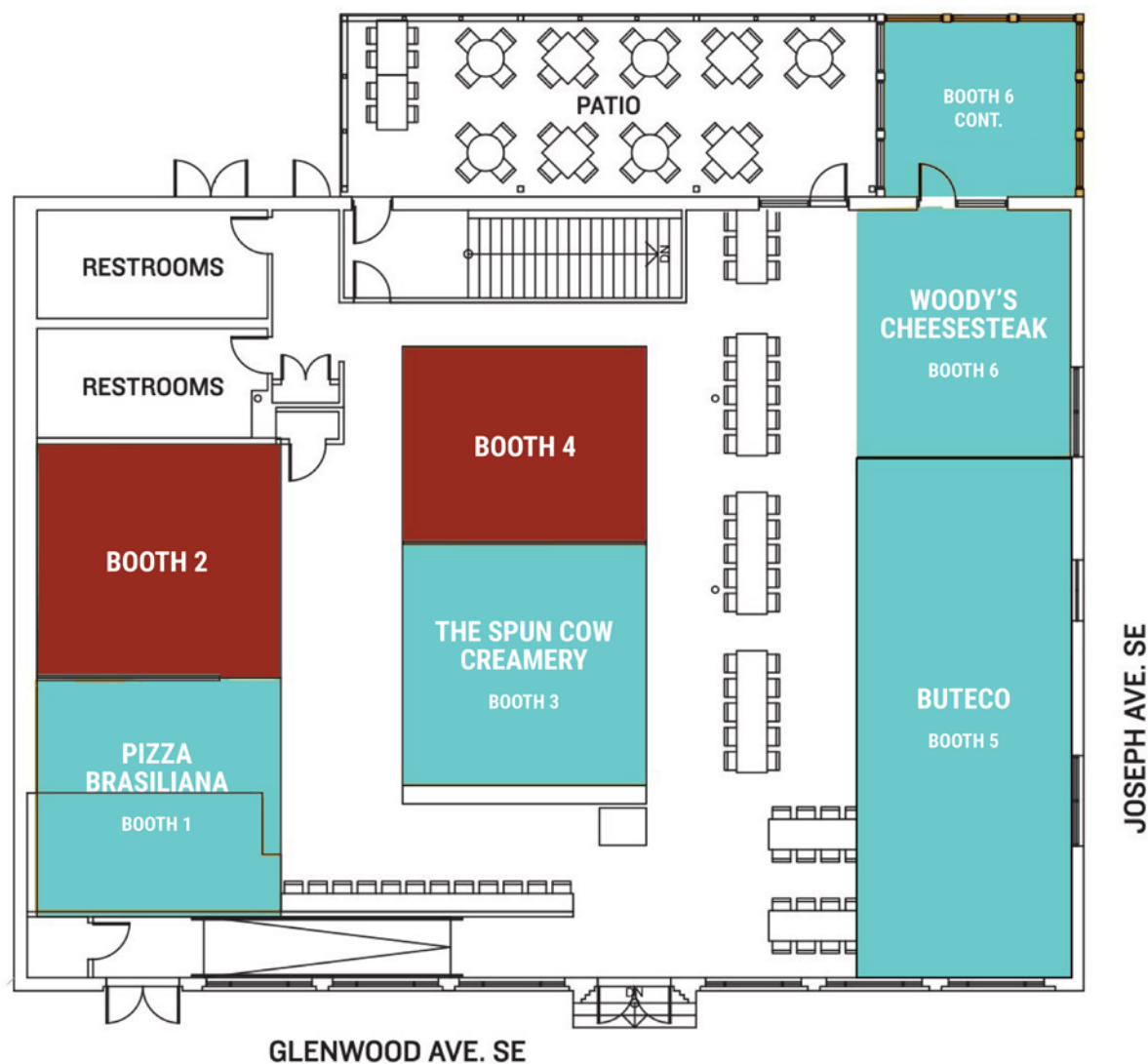
514 FLAT SHOALS | FIRST & SECOND FLOOR | 2,500–12,584± SF



KEY PLAN



1245 GLENWOOD AVE | SOUTHERN FEEDSTORE | BOOTH 2 & BOOTH 4

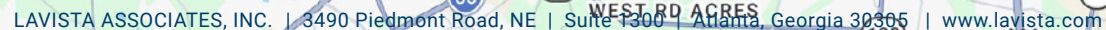


FOR LEASE

Flat Shoals Avenue & Glenwood Avenue

Atlanta, GA 30316





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Lavista Associates, Inc. is a full-service commercial real estate firm based in Atlanta. Established in **1972**, our firm was founded on integrity, hard work, and results.

With over **500** years of combined industry experience, our firm is positioned to share valuable insight in all facets of the leasing, management, and sale of commercial assets. We serve as a one-stop partner for companies managing one location or an entire portfolio—whether in Atlanta, across Georgia, nationwide, or around the globe.

Now in our **54th** year of service, Lavista has established a proven track record of successful brokerage transactions throughout the United States. While we focus on the Southeast, our team has completed transactions in **35** states, as well as Canada, and represents clients in more than **30** countries.

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