



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



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FOR MORE INFO



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**MINDY ELMS**  
770.729.2813  
melms@lavista.com

**RYAN O'CONNOR**  
770.729.2841  
roconnor@lavista.com

**ED O'CONNOR**  
770.729.2826  
eoconnor@lavista.com

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Click to View 360° Tour



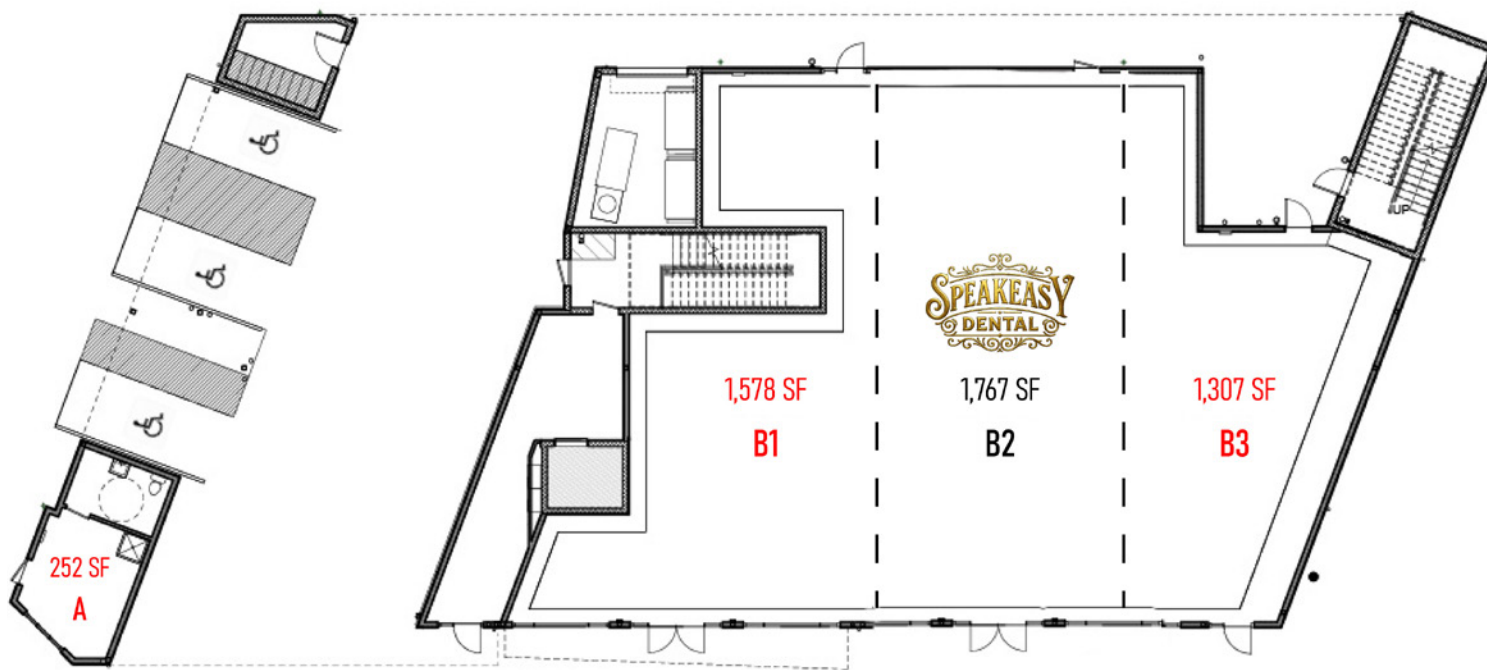
### PROPERTY OVERVIEW

- ◆ **456 Flat Shoals Ave:** Three suites are available for retail or office uses (A, B1, and B3). Suite A is 252± 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.

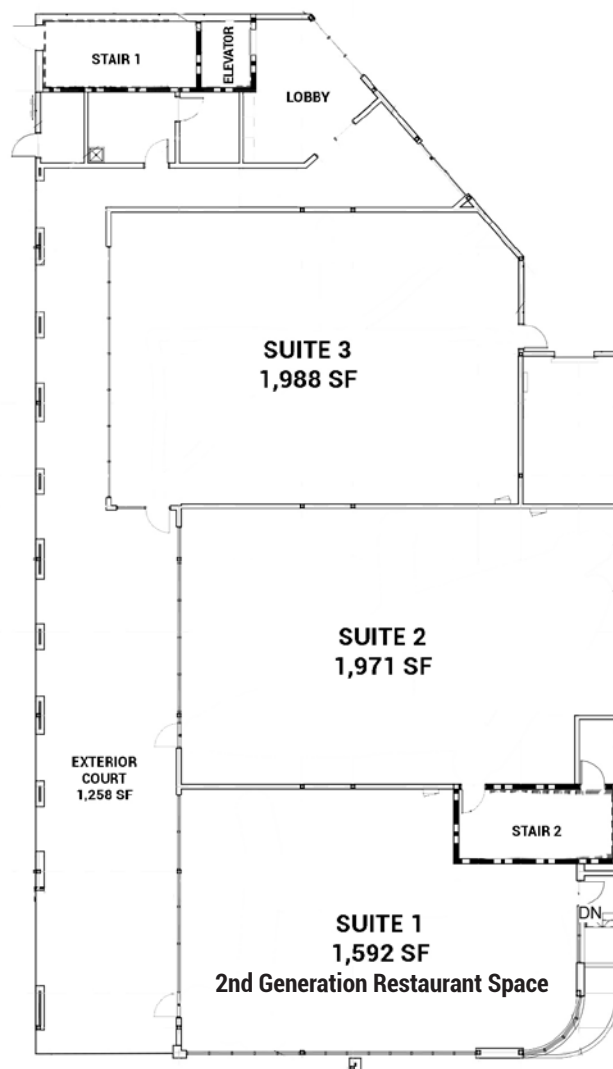
### DEMOGRAPHICS

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

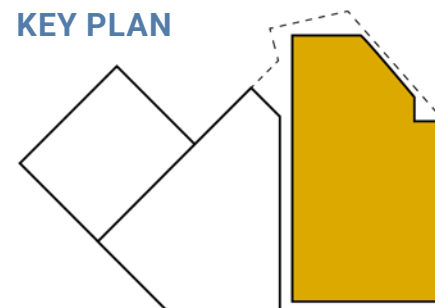
456 FLAT SHOALS | SUITES A, B1, & B3 | 252-1,578± SF



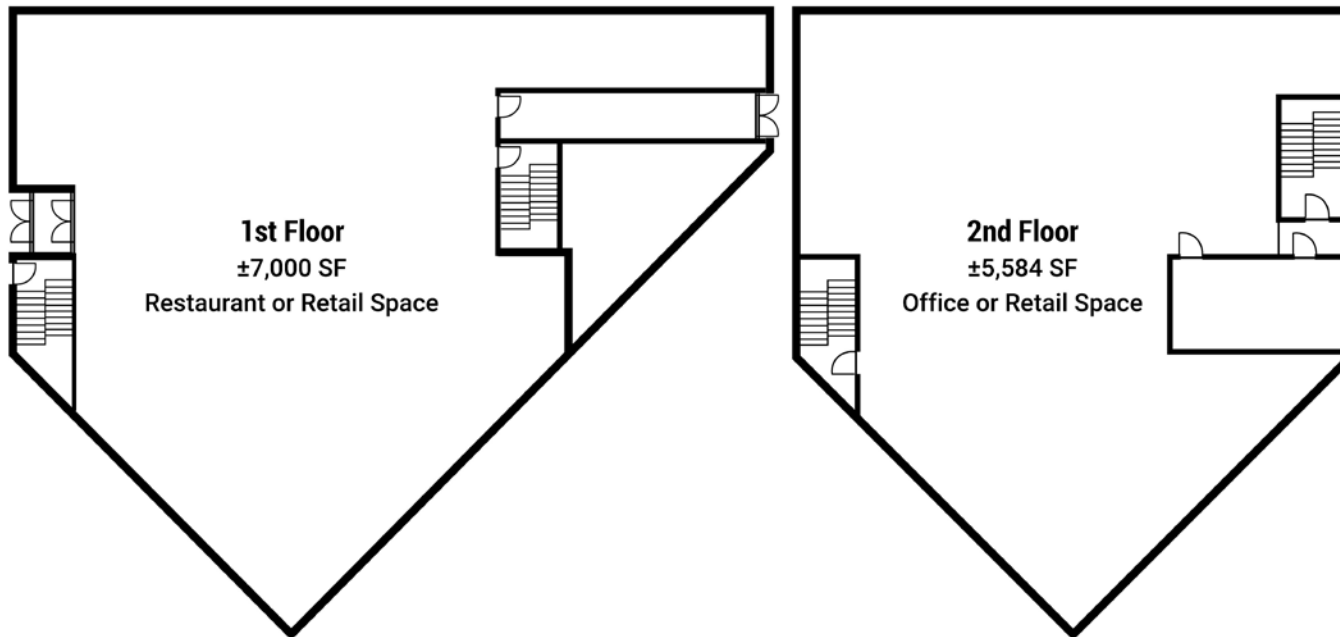
### 512 FLAT SHOALS | SUITES 1, 2, & 3 | 1,592–5,551± SF



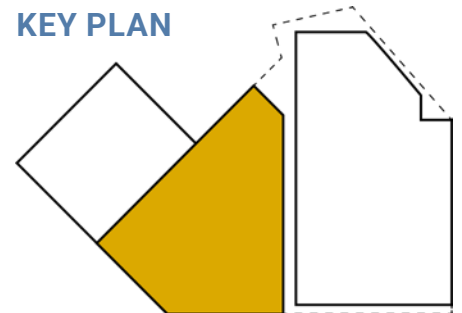
**KEY PLAN**



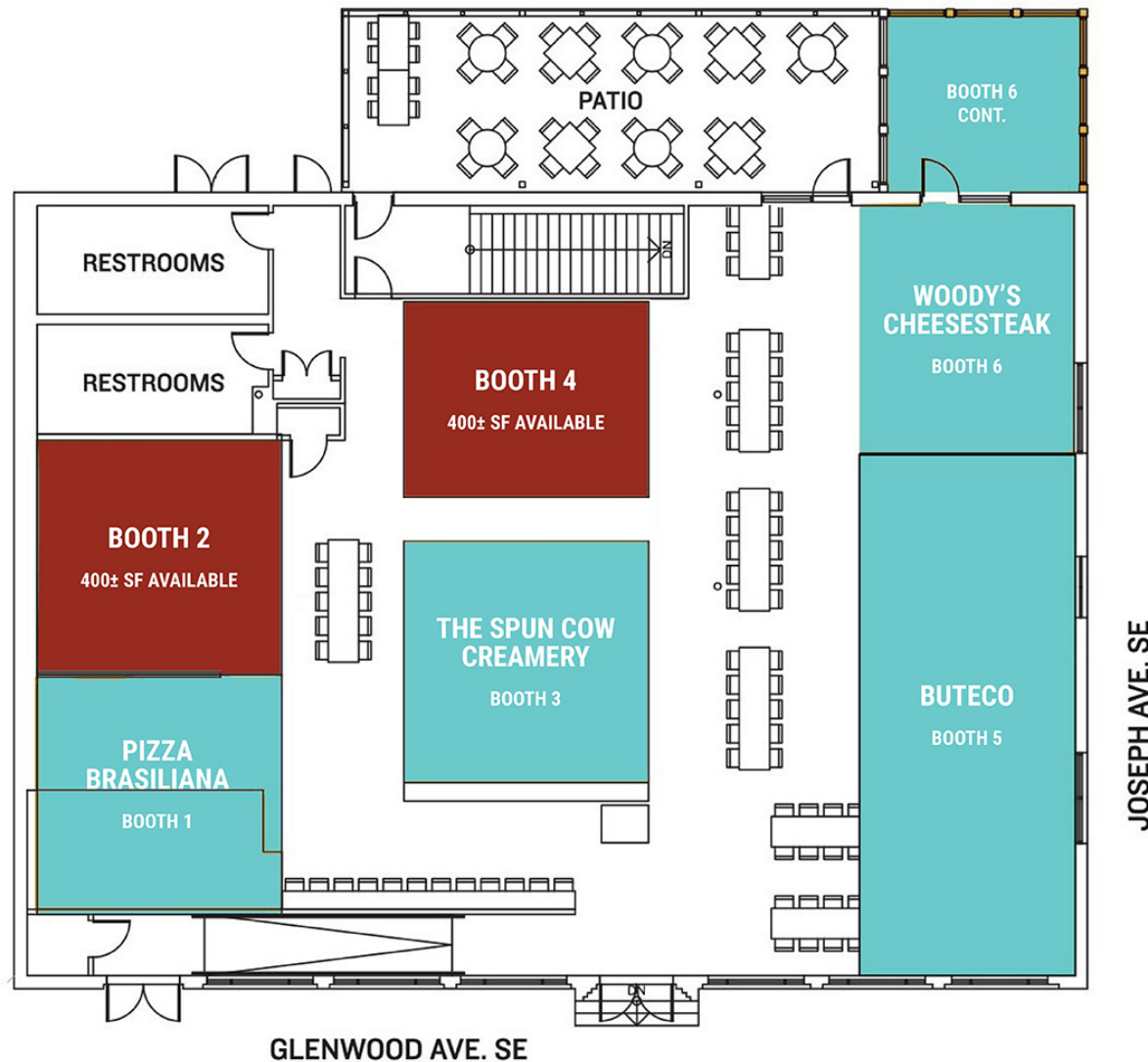
514 FLAT SHOALS | FIRST & SECOND FLOOR | 2,500–12,584± SF



KEY PLAN



**1245 GLENWOOD AVE | SOUTHERN FEEDSTORE | BOOTH 2 & BOOTH 4 | 400± SF**

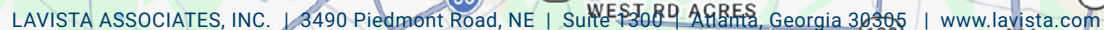


# FOR LEASE

**Flat Shoals Avenue & Glenwood Avenue**

Atlanta, GA 30316





## FOR LEASE

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Atlanta, GA 30316

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.

### LAVISTA ASSOCIATES, INC.

3490 Piedmont Road NE, Suite 1300

Atlanta, Georgia 30305

770.448.6400

[lavista.com](http://lavista.com)

### MINDY ELMS

Senior Director

770.729.2813

[melms@lavista.com](mailto:melms@lavista.com)

### RYAN O'CONNOR

Associate Director

770.729.2841

[roconnor@lavista.com](mailto:roconnor@lavista.com)

### ED O'CONNOR

Senior Director

770.729.2826

[eoconnor@lavista.com](mailto:eoconnor@lavista.com)

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