LAVISTA ASSOCIATES, INC. Commercial Real Estate | OVER 50 YEARS EST. 1972

FOR LEASE

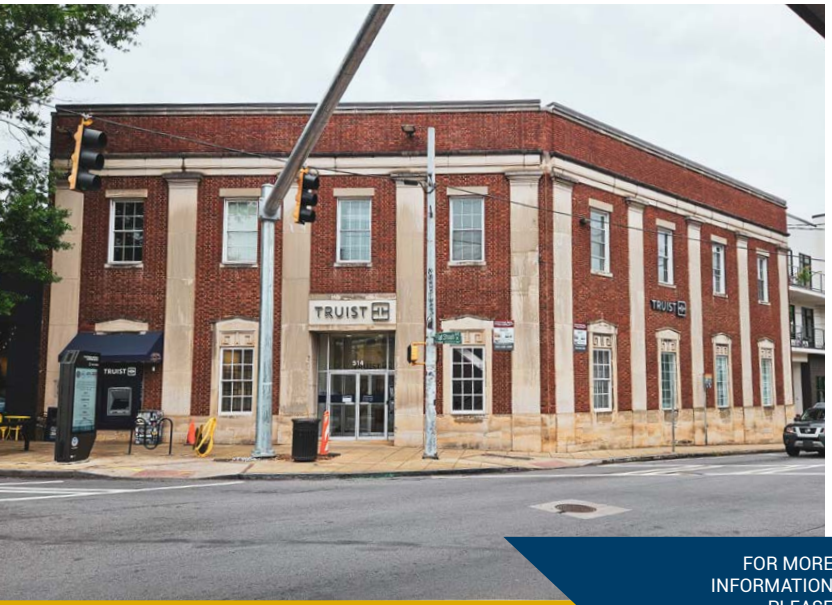
Flat Shoals Avenue & Glenwood Avenue

Atlanta, GA 30316





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





SCAN OR CLICK 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

PELLERIN REAL ESTATE

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Flat Shoals Avenue & Glenwood Avenue
Atlanta, GA 30316



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:** Two suites are available. Suite 2 is 1,971± SF, and Suite 3 is 1,592± SF.
- **514 Flat Shoals Ave:** Two-story property with up 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 Avenue.
- **Southern Feedstore:** Home to five independent kitchens, a full bar, and a stage that keeps the music alive in, what started as a food hall has grown into a neighborhood hub where flavors, culture, and community all share the same roof. There are two available spaces (Booth 2 and Booth 4) in a fully built-out food hall.

DEMOGRAPHICS

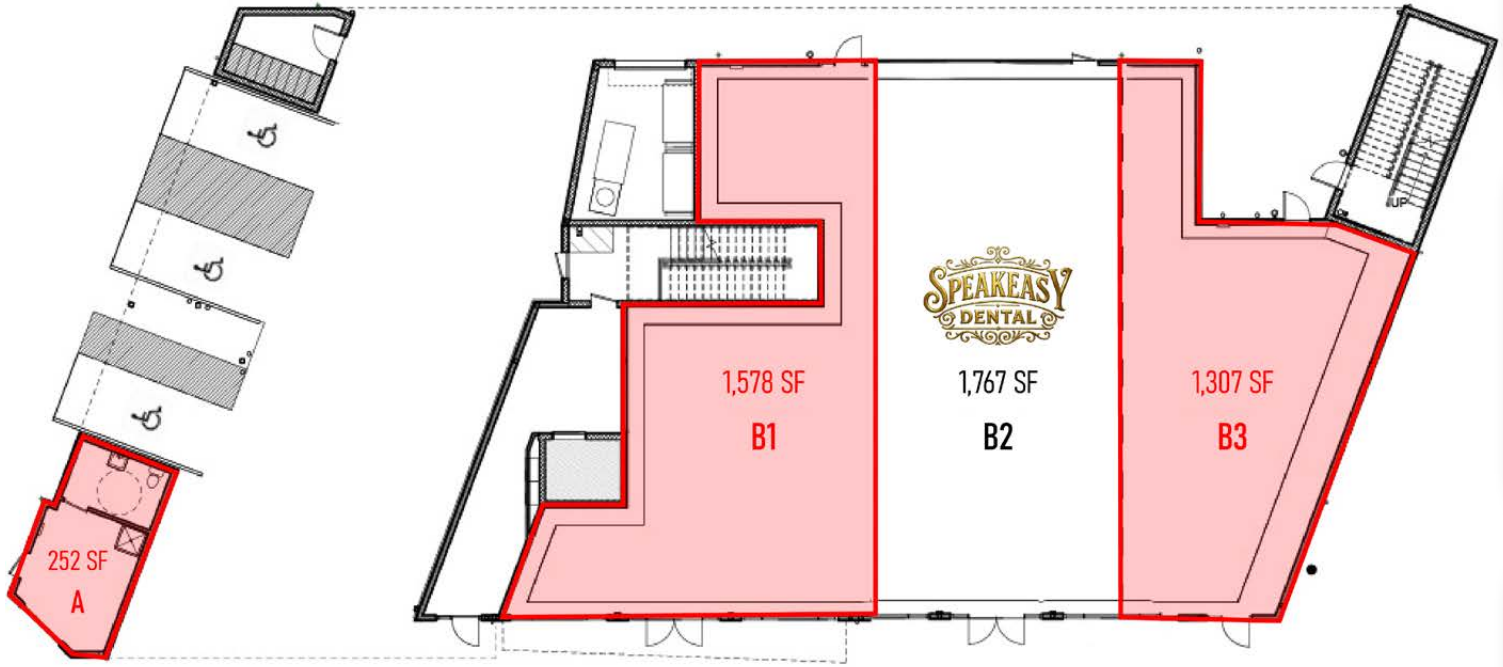
	1-MILE	3-MILE	5-MILE
Population	15,251	143,164	340,900
Households	7,021	67,282	152,856
Avg. HH Income	$162,637	$132,877	$130,914

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









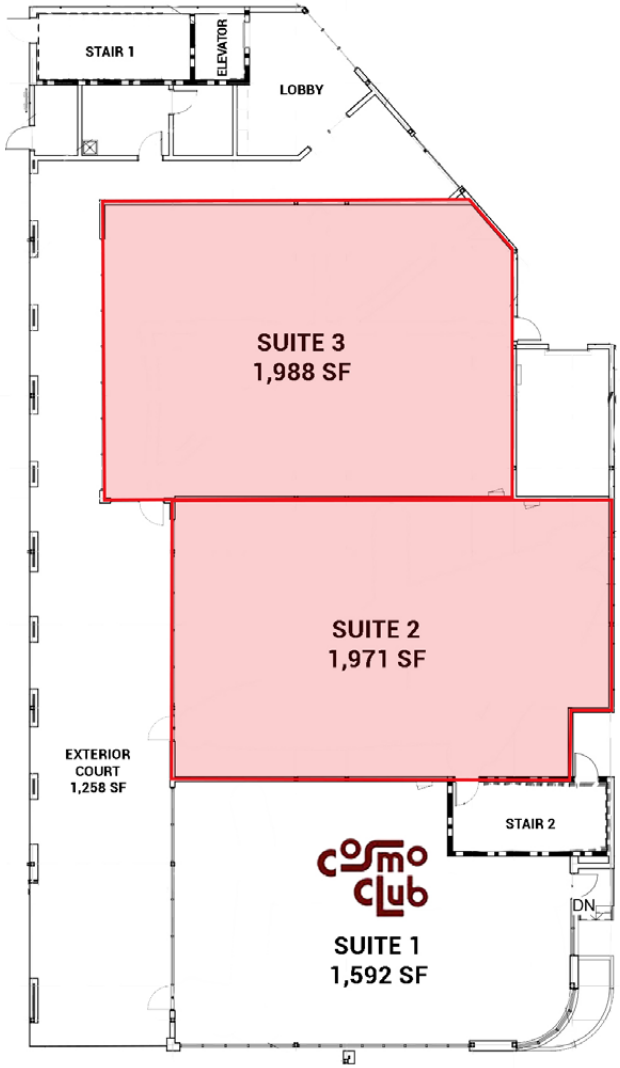
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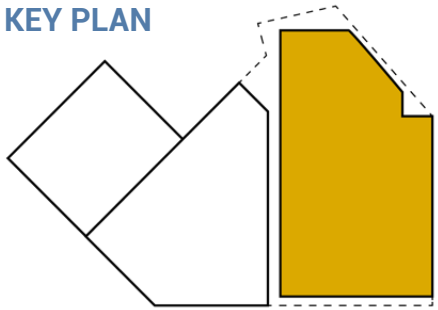
512 FLAT SHOALS | SUITES 2 & 3 | 1,971–3,959± SF







KEY PLAN

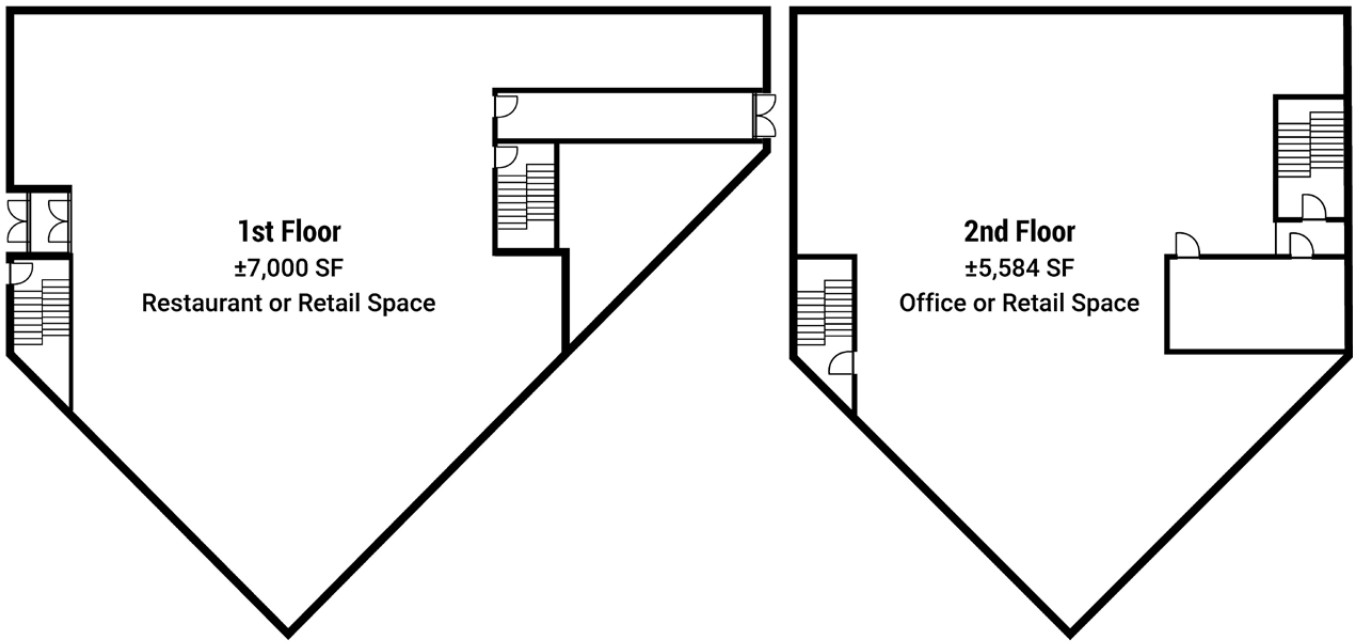


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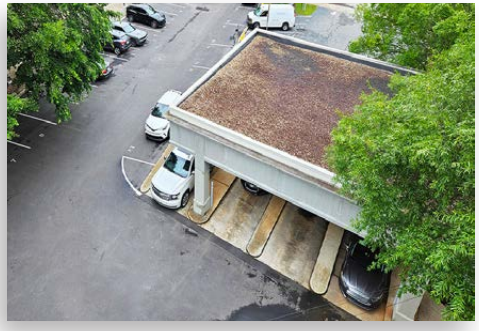
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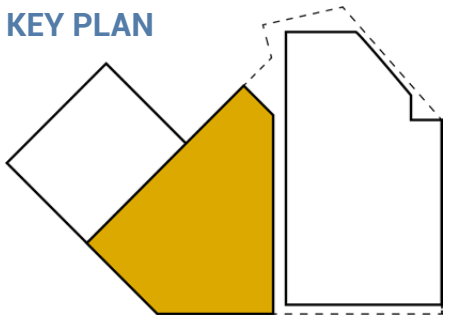
514 FLAT SHOALS | FIRST & SECOND FLOOR | 2,500–12,584± SF







KEY PLAN

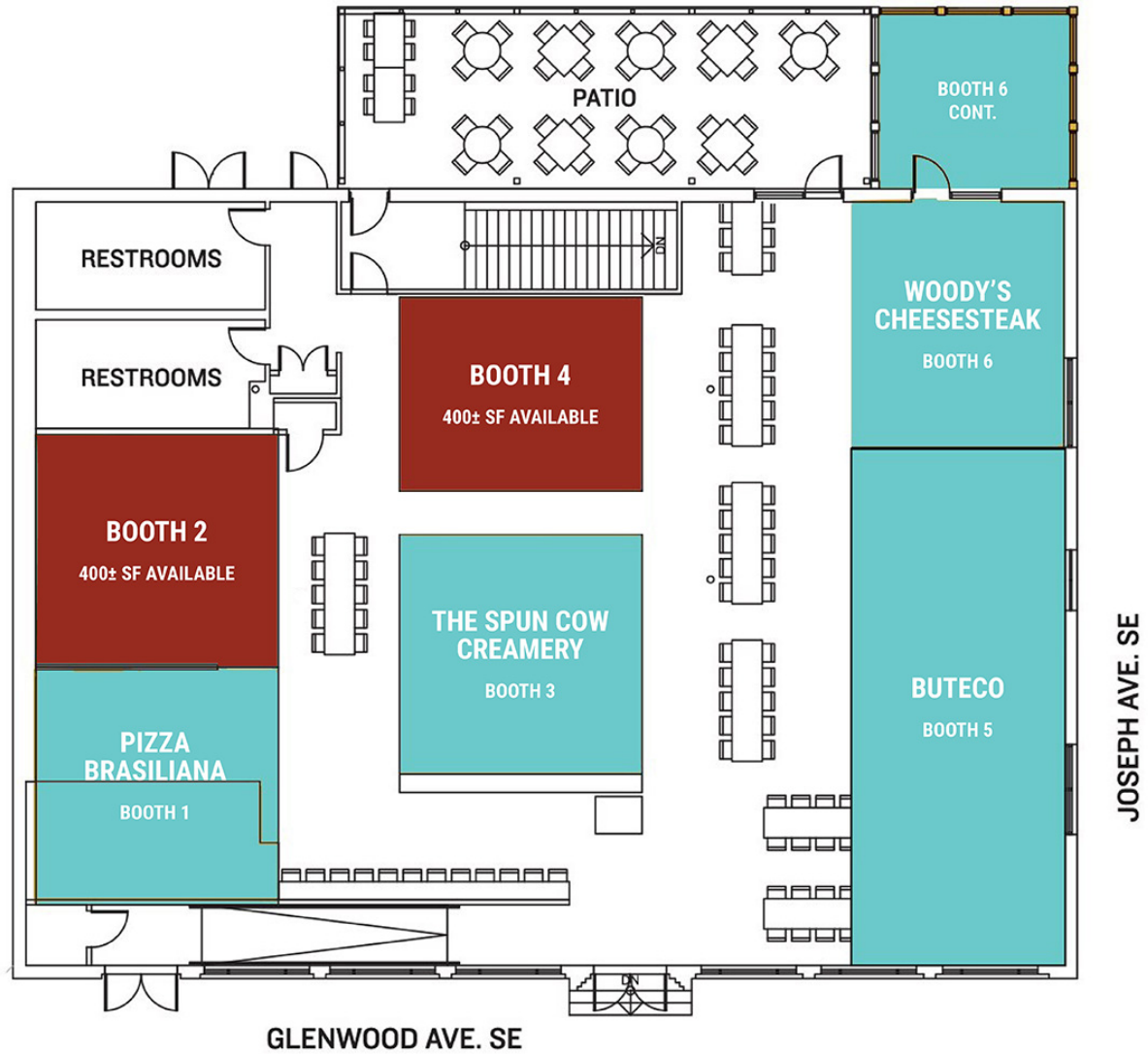


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1245 GLENWOOD AVE | SOUTHERN FEEDSTORE | BOOTH 2 & BOOTH 4 | 400± SF









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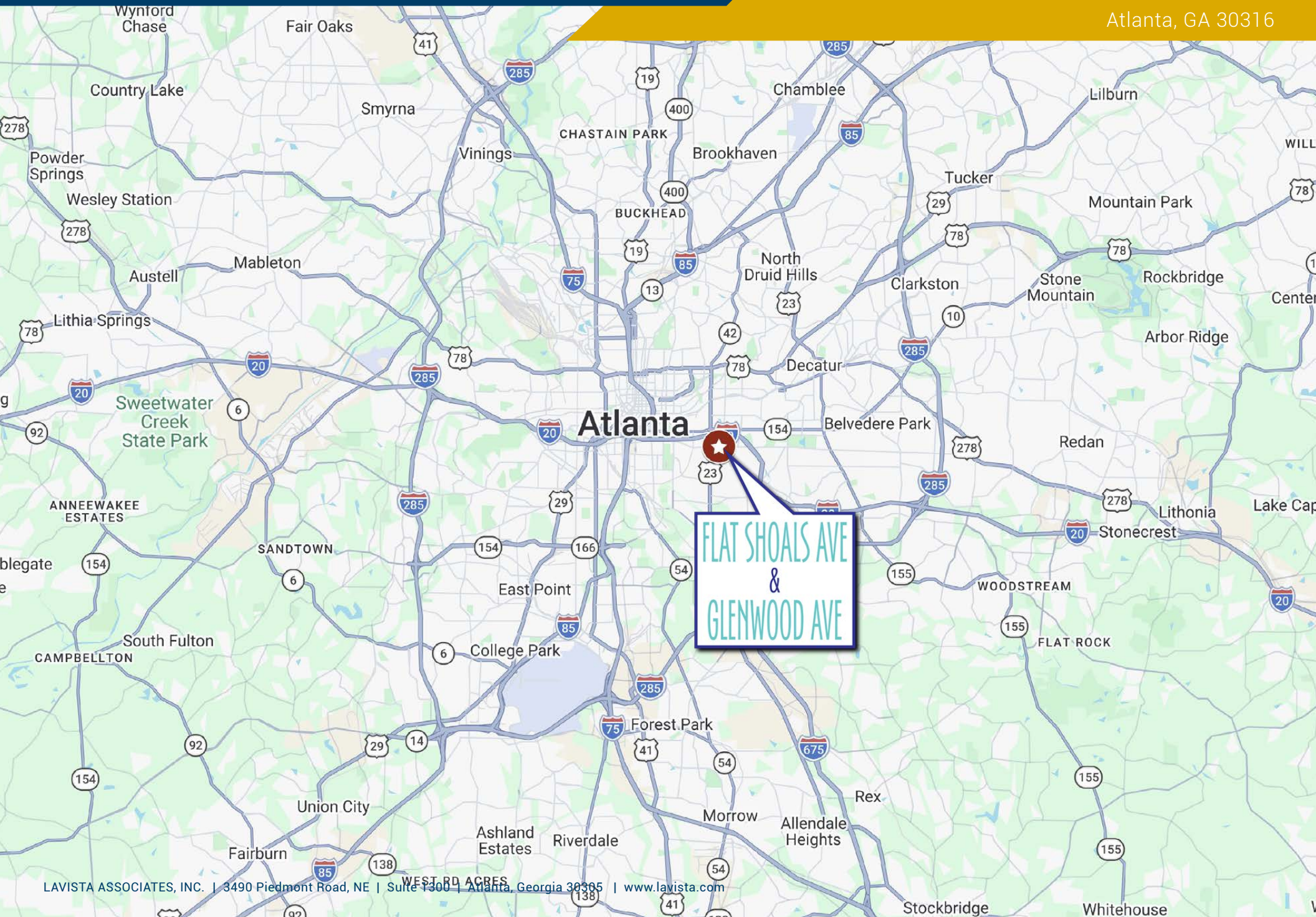


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Lavista Associates, Inc. is a full-service commercial real estate firm based in Atlanta. Established in **1972**, our firm was founded on integrity, hard work, and results.

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 **36** 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

MINDY ELMS

Senior Director
770.729.2813
melms@lavista.com

RYAN O'CONNOR

Associate Director
770.729.2841
roconnor@lavista.com

ED O'CONNOR

Senior Director
770.729.2826
eoconnor@lavista.com

PELLERIN REAL ESTATE

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