



# For Lease Opportunity

## CONTACT US

### KB Yabuku

Vice President  
+1 770 539 5151  
kb.yabuku@colliers.com

### Dany Koe

Vice President, Principal  
+1 404 729 4759  
dany.koe@colliers.com

### Colliers International

1230 Peachtree St NE  
Suite 800  
Atlanta, GA 30309  
Main: +1 404 888 9000  
colliers.com

475 Moreland Ave SE,  
Atlanta, GA 30316

## High Visibility Freestanding Retail on Moreland Avenue

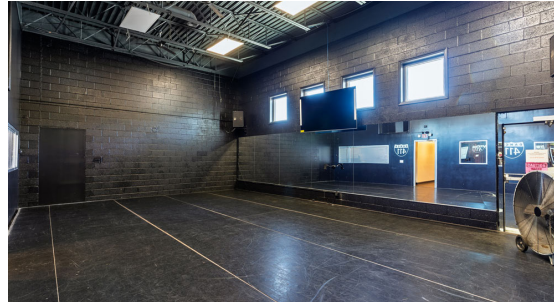
- Up to ± 6,946 SF Available (Can be subdivided)
- Additional 850 SF Office/Storage Space Available
- 30-32 Parking Spaces
- Patio Space Available
- High Traffic Counts (33K VPD)
- Directly Off I-20 (195K VDP)
- Newly Renovated Roof (2026)
- Walking Distance to East Atlanta Village

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

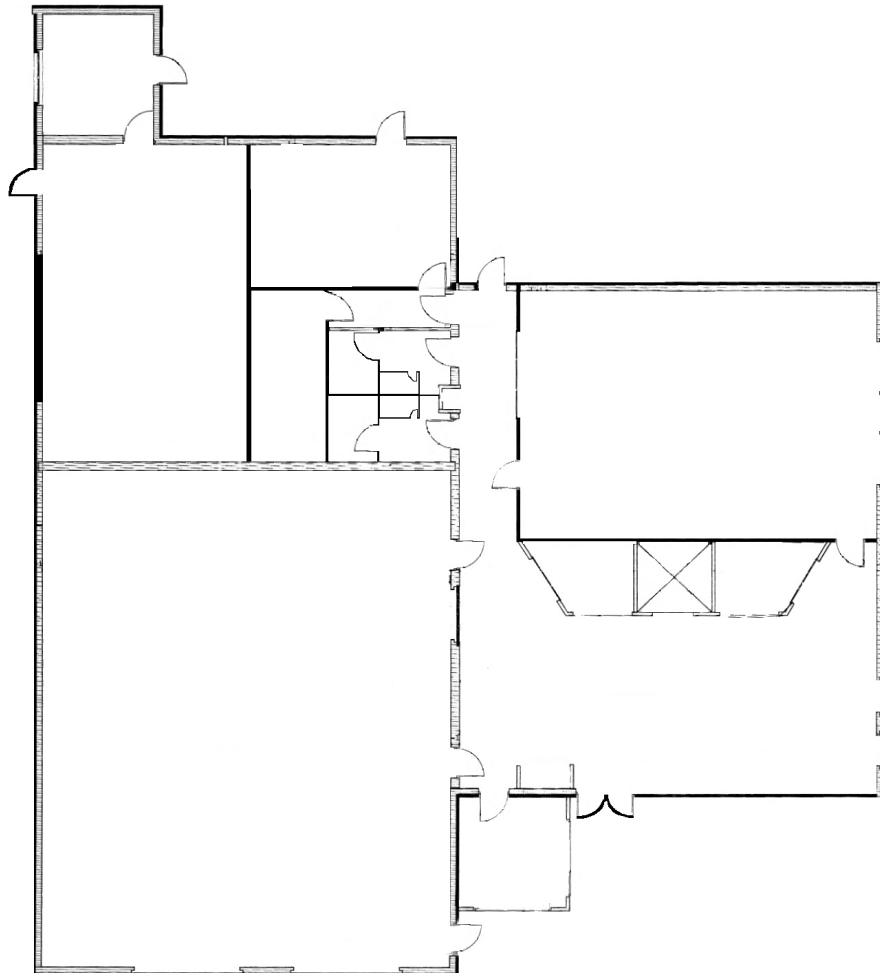
FOR LEASE

## Demographics

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



## Floor Plan





*East Atlanta Village* is one of Atlanta's most vibrant and eclectic neighborhoods, known for its walkable streets, independent shops, and energetic food and music scene. With a mix of historic charm, local art, and community-driven events, EAV offers a creative, welcoming atmosphere just minutes from downtown. It's a favorite spot for live music, great dining, and laid-back neighborhood vibes.

Photos

