

Atlanta - Little Five Points | ±1.49 Acres

Commercial or Multi-Family Site

Existing Restaurant and Paid Parking Lots



Little Five Points

McLendon Ave NE

Moreland Ave NE

Moreland Ave NE

Euclid Ave NE



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01

THE OPPORTUNITY

Bull Realty is pleased to present a rare ± 1.49 -acre development opportunity with approximately 401 feet of frontage along Moreland Avenue in Atlanta's highly sought-after Little 5 Points district. Zoned NC-1, the site offers flexibility for retail, commercial, and multifamily development. Sites of this scale in Atlanta's established intown submarkets are increasingly rare.

The property features prominent Moreland Avenue frontage and is surrounded by vibrant neighborhoods including Inman Park, Candler Park, Poncey-Highland, and East Atlanta. The level site is served by all utilities and benefits from transit-oriented zoning with no minimum parking requirement, providing flexibility for an efficient, high-density project.

Current Use & Income — The property includes an available $\pm 3,656$ square-foot restaurant/bar at 337 Moreland Avenue, formerly Cameli's Pizza. The remaining parcels at 323, 327 and 333 Moreland Avenue are improved with a pay parking lot. Both uses provide opportunities to generate income while preserving redevelopment potential.

Location & Market — The property is positioned within a dense, affluent, and highly educated intown trade area. Average household income exceeds \$100,000 within three miles, while median household income is approximately \$81,000 within one mile. The area also benefits from strong population density, daytime employment, and traffic counts exceeding 38,300 vehicles per day along Moreland Avenue. The site is well positioned to benefit from Atlanta's continued Eastside revitalization and demand for walkable, amenity-rich neighborhoods with convenient access to employment, dining, entertainment, and transit.

These fundamentals support a mixed-use, multifamily, retail, or commercial development in one of Atlanta's established intown corridors.

Contiguous Assemblage Opportunity — An additional ± 0.79 -acre property at 351–361 Moreland Avenue may also be available. The property includes a $\pm 26,346$ -square-foot building with two restaurants and second-floor commercial space and is currently unencumbered by leases.

Combined, the properties would create a ± 2.28 -acre assemblage with approximately 611 feet of Moreland Avenue frontage. Pricing guidance for the entire assemblage, including existing improvements, is \$11.5 million.

[Link here for additional information on 351–361 Moreland Avenue N.E.](#)



323, 327, 333 & 337
MORELAND AVE NE
ATLANTA, GA 30307



LOT SIZE
 ± 1.49 AC



SALE PRICE
\$6,100,000



PERMITTED USES
**COMMERCIAL & MF
DEVELOPMENT**





01

INFORMATION

ADDRESS 323, 327, 333 & 337 MORELAND AVE NE | ATLANTA | GA 30307

SITE SIZE ±1.49 ACRES

OF LOTS 4

COUNTY DEKALB

PRICING GUIDANCE \$6,100,000

ZONING / PARCEL ID [NC-1](#) 15 209 04 275 - 15 209 04 274 - 15 209 04 273 - 15 209 04 272

FRONTAGE ±401 FT.

TRAFFIC COUNTS 38,300 VPD

WALK SCORE / BIKE SCORE 91 WALKER'S PARADISE / 84 VERY BIKEABLE

PERMITTED USES COMMERCIAL & MF DEVELOPMENT



HIGH VISIBILITY

Located on Moreland Ave in the Little Five Points area, offering prominent exposure along one of Atlanta's well-traveled commercial corridors.



PRIME LOCATION

Atlanta's most recognizable intown district, Little Five Points, surrounded by Candler Park, Inman Park, Poncey-Highland and East Atlanta.



MARTA STATION

Approximately half a mile from the Inman Park-Reynoldstown MARTA rail station.



ATLANTA BELTLINE

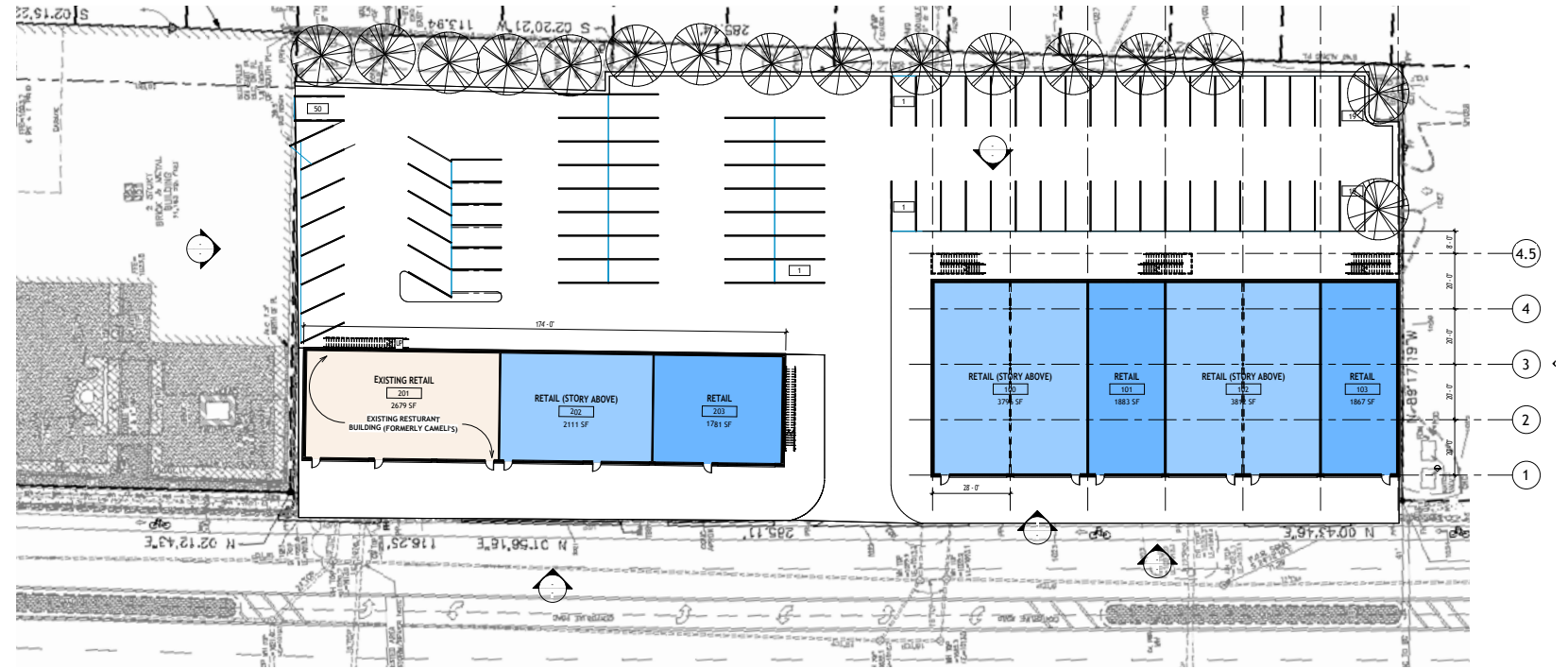
Less than a mile by foot, scooter, or bike to the Eastside Beltline.

01

CONCEPT PLAN

RETAIL DEVELOPMENT

Sample site plans include various development options including multifamily, mixed-use, and retail only. An SAP approved plan is available for up to $\pm 146,816$ SF of multifamily with $\pm 14,275$ SF of retail space if developed in concert with the contiguous site.



The multi-tenant retail site plan on this page contemplates building $\pm 24,969$ SF of new retail and keeping the existing $\pm 3,656$ SF restaurant for a total of $\pm 27,648$ SF. Additionally the rear parking area may accommodate a 2-story parking garage.



02

SITE PLAN

The site is currently assembled from four parcels, with the possibility of acquiring the parcels individually.

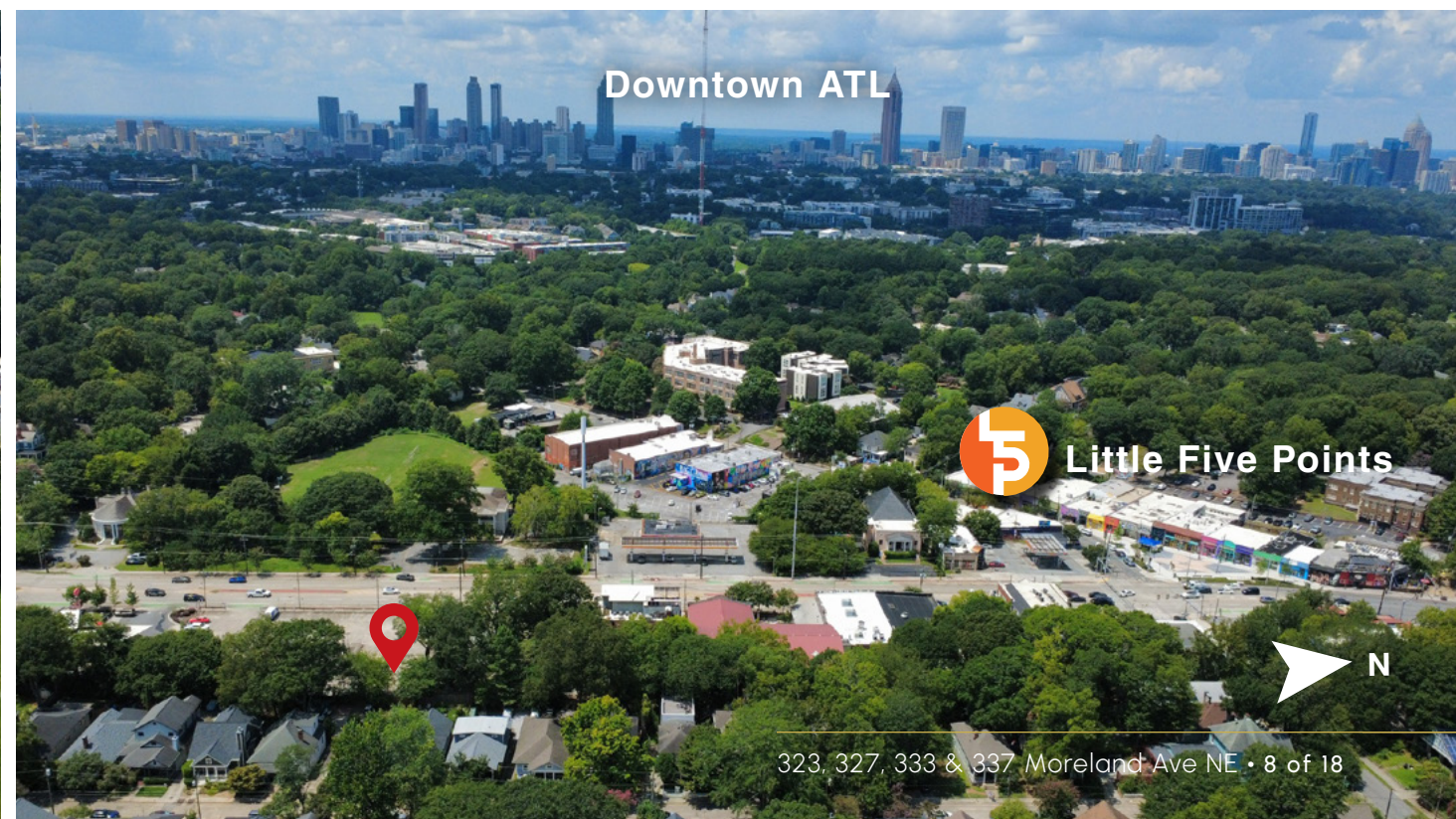


ADDRESS	TAX ID	LAND SIZE ACRE	LAND SIZE SF	FRONTAGE FT.
323 Moreland Ave NE	15 209 04 275	0.7500	32,670	205
327 Moreland Ave NE	15 209 04 274	0.1506	6,560	40
333 Moreland Ave NE	15 209 04 273	0.1520	6,620	40
337 Moreland Ave NE	15 209 04 272	0.4400	19,166	116
Total		1.49	65,016	401

ALL ISSUES OF TITLE ARE
EXCEPTED ON THIS SURVEY
UNLESS NOTED AS NO TITLE



AERIAL VIEWS



323, 327 & 333 MORELAND AVE



323 PARKING



323 PARKING



327-333 PARKING



327-333 PARKING

337 MORELAND AVE



Restaurant



Restaurant



Restaurant Interior



Restaurant Interior



Restaurant Deck



Restaurant Deck



Restaurant Kitchen



Building Side-View

03

DEMOGRAPHICS



Population



Total Businesses



Total Sales \$



of Household



Avg. Household Income



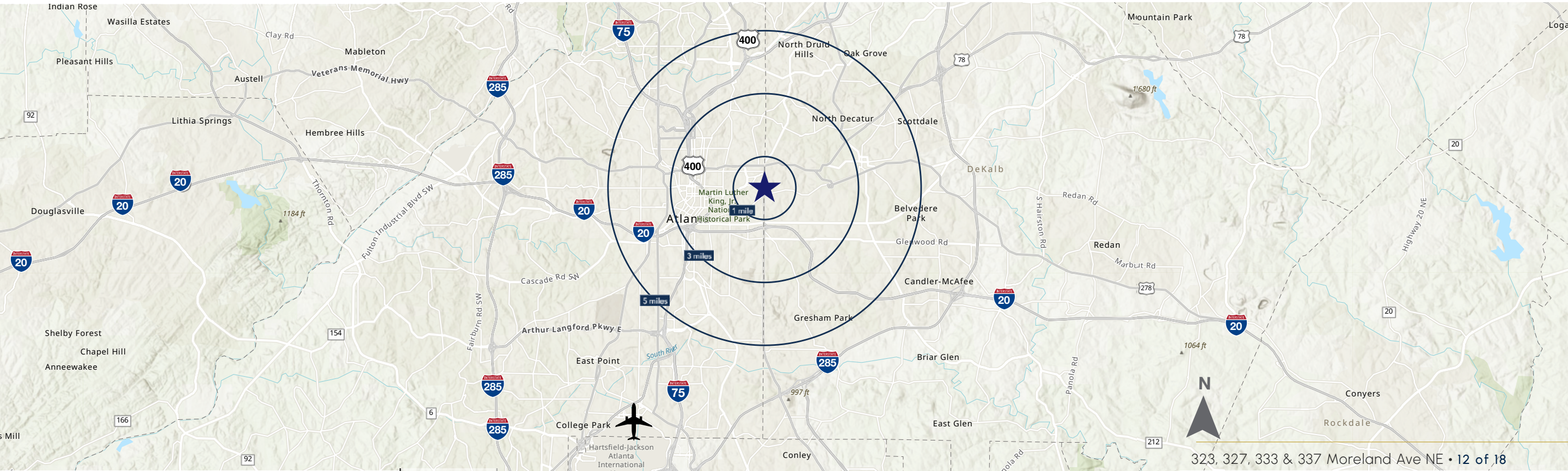
Avg. Annual Retail Spending



Median Disposable Income

1—Mile	23,569	1,132	\$1.34B	4,065	\$142.7K	\$47,126	\$108,965
3—Miles	198,054	11.4K	\$31.3B	45,140	\$128.0K	\$45,768	\$102,445
5—Miles	427,864	21.7K	\$53.8B	122,727	\$107.0K	\$40,881	\$85,580

Esri 2026



03

NEARBY AMENITIES

FOOD & BEVERAGE

Hattie B's Hot Chicken	0.1 mi
Wrecking Bar Brewpub	0.1 mi
The Vortex Bar & Grill	0.2 mi
BoccaLupo	0.8 mi
Delbar	0.9 mi
BeetleCat	1.0 mi
Barcelona Wine Bar	1.0 mi
Krog Street Market	1.2 mi
Supercia	1.2 mi
Ladybird Grove & Mess Hall	1.3 mi
Fox Bros. Bar-B-Q	1.3 mi
Ponce City Market	1.6 mi
Two Urban Licks	1.5 mi
New Realm Brewing	1.6 mi
The Optimist	5.0 mi

STORES/RETAIL

Little Five Points	0.1 mi
Sevananda Natural Food	0.1 mi
Publix	1.2 mi
Target	1.3 mi
Lowe's	1.3 mi
Kroger	1.7 mi
CVS	2.1 mi
Whole Foods Market	2.2 mi
The Home Depot	2.2 mi
Walgreens	2.4 mi
Trader Joe's	2.5 mi

LANDMARKS/ATTRACTIONS

Little Five Points	0.2 mi
Candler Park	0.5 mi
Beltline Eastside Trail	0.8 mi
Krog Street Market	1.2 mi
Ponce City Market	1.6 mi
Piedmont Park	2.5 mi
Atlanta Botanical Garden	3.0 mi
Fox Theatre	3.0 mi
Centennial Olympic Park	3.5 mi
Mercedes-Benz Stadium	4.0 mi

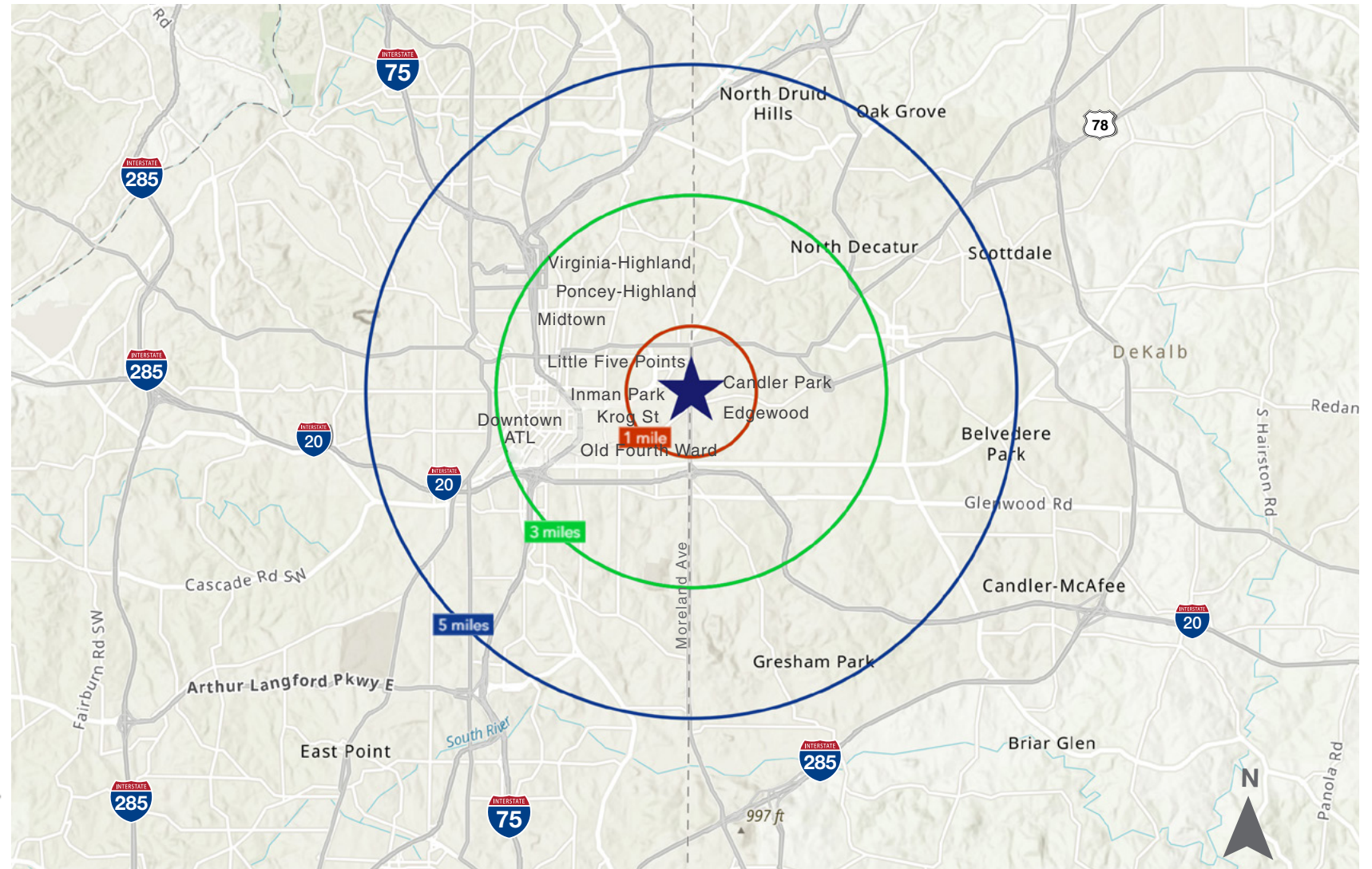
MAJOR EMPLOYERS

Intuit / Mailchimp	1.7 mi
McKinsey & Company	1.8 mi
Georgia State University	3.0 mi
Grady Health System	3.1 mi
Georgia-Pacific LLC	3.4 mi
Emory University/Healthcare	3.5 mi
Centers for Disease Control (CDC)	3.6 mi
Norfolk Southern Corporation	3.6 mi
Georgia Tech	4.0 mi
The Coca-Cola Company	4.0 mi

MARTA STATION

Inman Park-Reynoldstown	0.6 mi
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5 MILES RADIUS FROM THE PROPERTIES



400K+

Residents
within 5 miles



462K+

Employees
within 5 miles



15+

Major Shopping
Destinations



ACCESS

I-20, I-75/85, Ponce de Leon,
Moreland Ave

03

NEIGHBORHOOD & AREA



MINUTES FROM LITTLE FIVE POINTS

Little Five Points (L5P) is one of Atlanta's most distinctive and vibrant intown districts, known for its eclectic mix of independent retailers, restaurants, live music, arts and entertainment. Centered around Moreland and Euclid Avenues, the historic commercial district is home to more than 100 independently owned businesses and is surrounded by established neighborhoods including Inman Park and Candler Park. Its walkable streets, colorful murals and longstanding local businesses have made Little Five Points a destination for both Atlanta residents and visitors.

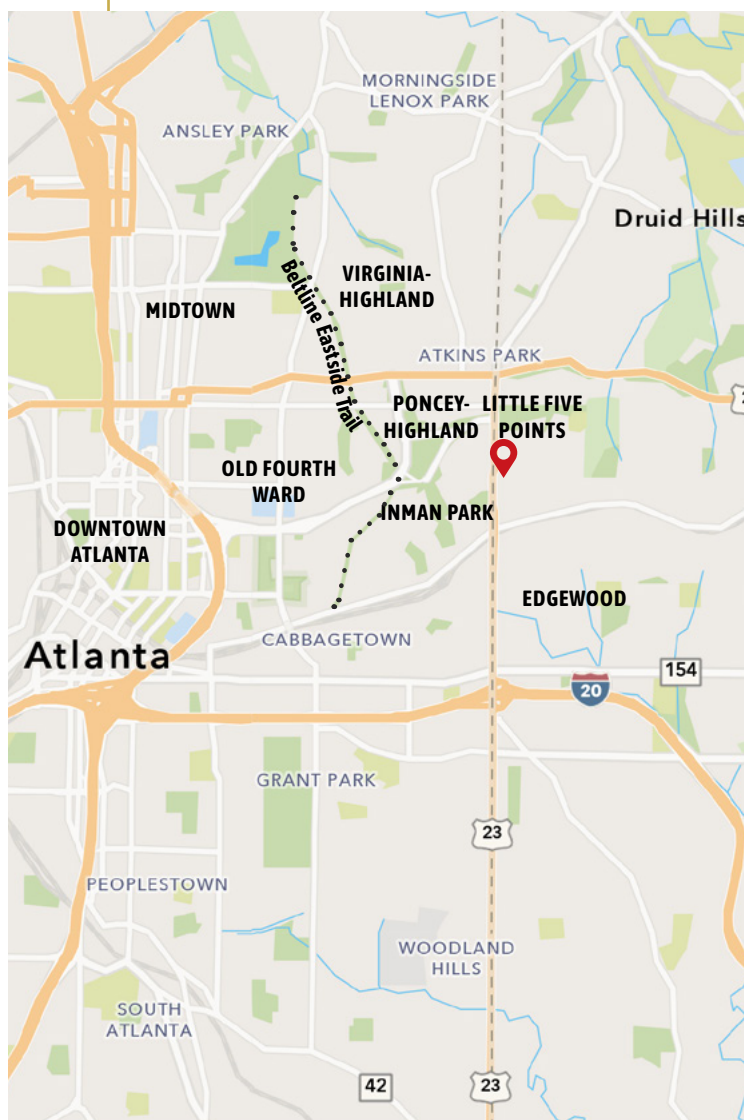


03

NEIGHBORHOOD & AREA

EXPERIENCE THE BEST OF ATLANTA'S EASTSIDE

From dynamic mixed-use destinations to historic neighborhoods and expansive parks, the area surrounding the property offers unmatched connectivity, lifestyle and growth.



PONCEY-HIGHLAND

Poncey-Highland is a vibrant intown Atlanta neighborhood known for its historic character, walkability and eclectic mix of restaurants, shops and entertainment. Ideally situated between Virginia-Highland and Old Fourth Ward, the neighborhood offers convenient access to the Atlanta BeltLine, Ponce City Market, Freedom Park and nearby Midtown Atlanta.



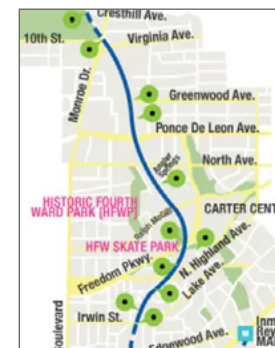
INMAN PARK

Inman Park is one of Atlanta's most established intown neighborhoods, known for its historic architecture, tree-lined streets and lively dining and retail scene. The neighborhood offers exceptional walkability and convenient access to the Atlanta Beltline Eastside Trail, Krog Street Market, nearby parks and surrounding intown communities.



VIRGINIA HIGHLAND

Virginia-Highland is one of Atlanta's most desirable intown neighborhoods, known for its historic homes, tree-lined streets and vibrant village atmosphere. The neighborhood features a walkable mix of locally owned restaurants, cafés, boutiques and nightlife, with convenient access to Piedmont Park, the Atlanta BeltLine and Midtown Atlanta.



BELTLINE EASTSIDE

The Atlanta Beltline Eastside Trail is one of the city's most popular pedestrian and bicycle corridors, connecting some of Atlanta's most vibrant intown neighborhoods. The trail provides direct access to destinations including Ponce City Market, Krog Street Market, Historic Fourth Ward Park, restaurants, retail and public art, creating a highly walkable and connected urban environment.



EDGEWOOD

Downtown Atlanta is the city's historic and civic core, home to major attractions, government institutions, universities, hotels and entertainment venues. The district features destinations including Centennial Olympic Park, Mercedes-Benz Stadium, State Farm Arena and the Georgia World Congress Center, with convenient access to MARTA and Atlanta's major interstate corridors.



MIDTOWN

Midtown Atlanta is one of the city's most vibrant urban districts, combining a major business center with high-rise residences, restaurants, retail, arts and entertainment. Home to Piedmont Park, the Fox Theatre and leading cultural institutions, Midtown offers a highly walkable environment with convenient access to MARTA, the Atlanta BeltLine and Downtown Atlanta.

BROKERS



Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is also the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at www.CommercialAgentSuccess.com.

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association. Michael lives in Atlanta and has a home on Lake Lanier. He enjoys music, stand-up comedy, motorcycles, and high-performance boating.

MICHAEL BULL, CCIM | CEO, Bull Realty | 404-876-1640 x101 | Michael@BullRealty.com



Austin Bull specializes in assisting clients with the acquisition and disposition of office properties throughout the Southeast. He helps clients maximize value through strategic sales, targeted marketing, and data-driven market insights, utilizing Bull Realty's advanced marketing platforms and extensive national buyer network.

Working alongside Michael Bull, CCIM, Austin provides clients with the benefit of decades of industry experience and proven transaction expertise. He holds a degree in Business Administration from the University of North Georgia and enjoys motorcycles and road course racing outside of work.

AUSTIN BULL | President, Bull Realty | 404-876-1640 x175 | Austin@BullRealty.com



John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over three decades of experience, he brought his expertise to Bull Realty to provide his clients with a marketing platform proven to maximize asset value. He gained recognition from the Atlanta Commercial Board of Realtors, ranking as the #5 land broker in one year and #4 in another, along with repeated acknowledgments in subsequent years for being a top 10 land broker in Atlanta. His dedication led him to achieve the status of Partner at Bull Realty.

Originally hailing from Michigan, John earned his B.A. in Business Administration from Michigan State University before establishing Atlanta as his home in 1983. He currently resides in Brookhaven and finds joy in spending time with his family, playing golf, and contributing to the Northside Youth Organization's Baseball Committee. John is an active member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, and the Urban Land Institute.

JOHN DEYONKER | President, Land & Developer Services | 404-876-1640 x142 | JohnD@BullRealty.com



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.



BULL REALTY



28
YEARS IN
BUSINESS



ATL
HEADQUARTERS

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access, and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available on YouTube or wherever you get your podcasts or [CREshow.com](https://www.creshow.com).

JOIN OUR TEAM - HERE

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.