

1256 MORELAND AVE SE & 1159 LYNWYN LANE SE

ATLANTA, GA 30316

FOR SALE

3,039 SF OF EXISTING STRUCTURE ON 3.69 ACRES



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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is excited to present a premier development opportunity at 1256 Moreland Ave SE & 1159 Lynwyn Lane SE in Atlanta, GA.

This offering includes approximately 3.69 acres of land spanning two parcels, ideally located in a growing and high-demand corridor near East Atlanta Village. The property is zoned C-2 and R-75, offering flexibility for a wide range of development options including commercial, residential, or mixed-use projects.

An existing 3,039 SF structure sits on the property, providing potential for adaptive reuse or redevelopment. With strong visibility along Moreland Avenue and easy access to I-20, this site is well-positioned for investors or developers looking to take advantage of Atlanta's continued growth and urban expansion.

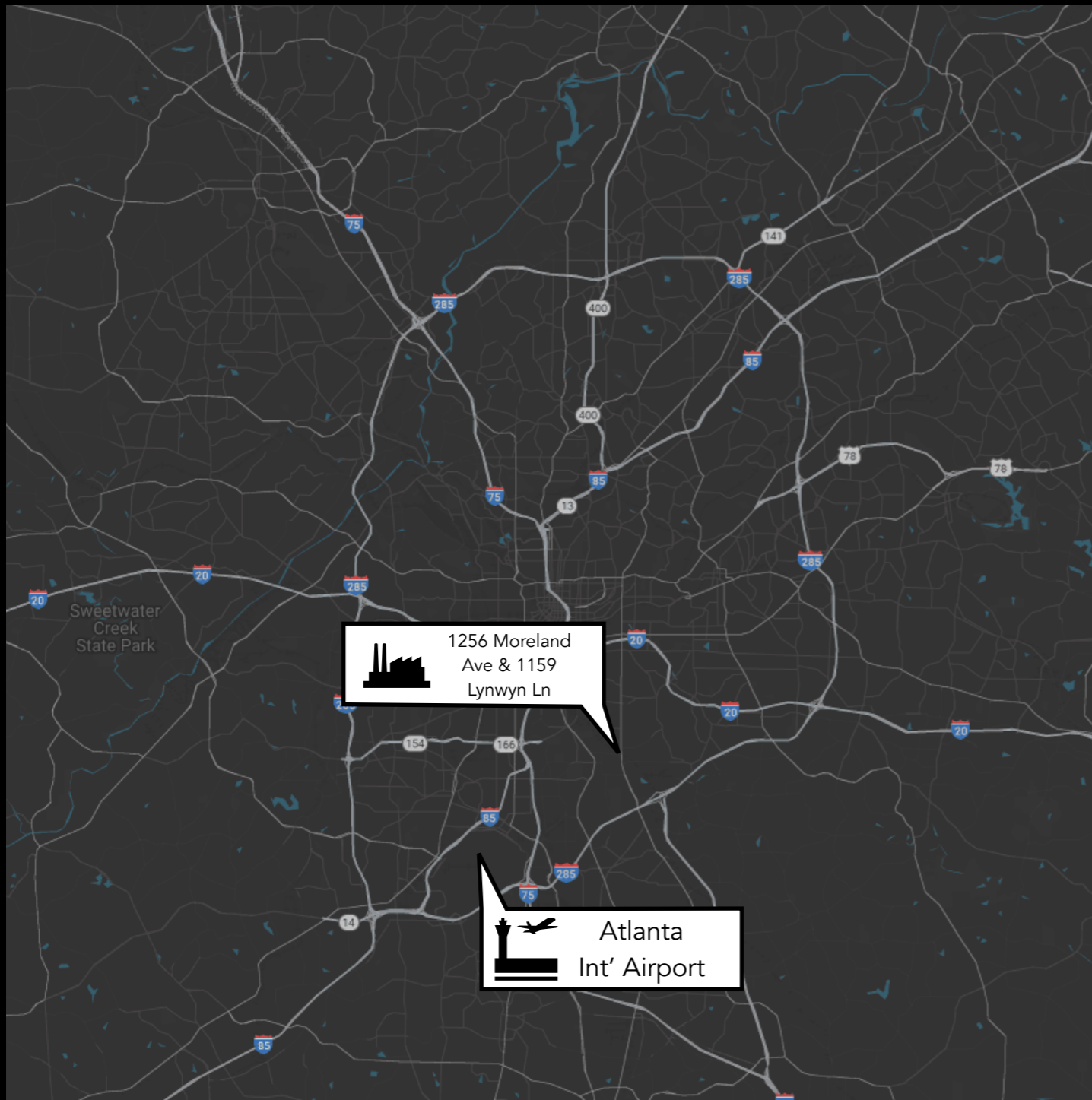
The asking price is \$2,767,500.

For more information or to request the full marketing package, please contact Judd Swartzberg or Ryan Swartzberg.

HIGHLIGHTS

- 3,039 SF
- \$2,767,500
- DeKalb County
- 3.69 Acres
- Close to BeltLine
- Zoned C2 & R75

// LOCATION OVERVIEW



ABOUT THE AREA: MORELAND AVE

The area around 1256 Moreland Ave SE and 1159 Lynwyn Lane SE in DeKalb County, Atlanta is a prime location for commercial real estate investors seeking strong growth potential and long-term value. Situated just minutes from East Atlanta Village, this corridor is known for its vibrant mix of retail, residential, and small business development.

Moreland Avenue is a major arterial road with high visibility and steady traffic, connecting to I-20 and serving as a gateway between urban Atlanta and surrounding neighborhoods. The area is undergoing steady revitalization, with new residential communities, local retail, and mixed-use projects fueling demand for commercial space.

Zoning flexibility (C-2 and R-75) allows investors to explore a variety of development options, including retail, multifamily, or live/work concepts. With strong demographics, increasing property values, and close proximity to both intown and suburban markets, this part of southeast Atlanta is becoming a hot spot for forward-thinking investors and developers.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	14.400	104.300	339.440
Number of Employees	11.100	82.900	281.000
Avg. Household Income	US\$52.100	US\$67.200	72.000

// BROKER PROFILES



Ryan Swartzberg

Senior Associate

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Judd Swartzberg, a native Atlantan, has deep roots in the vibrant city of Atlanta, Georgia. Driven by a deep appreciation for commercial real estate and a knack for strategic problem-solving, Judd launched his career in commercial real estate by earning his license in 2021. He joined Swartz Co Commercial Real Estate, where he honed his skills and built a strong foundation in the industry. Judd stepped into the role of Commercial Associate and later advanced to Senior Associate.

Specializing in the greater Atlanta industrial market, Judd has developed a proven track record of success representing tenants and landlords in leasing transactions, as well as buyers and sellers in property sales, with a particular focus and notable success in off-market investment sales. His dedication to delivering exceptional service and measurable results has earned him the trust and loyalty of his clients. Judd's consistent performance and commitment to success have also established him as one of the top earners at Swartz Co.

Judd's approach is all about providing top-tier service, making sure each client's unique needs are met with personalized strategies and expert guidance. His deep understanding of market dynamics and unwavering work ethic make him a valuable partner in achieving commercial real estate goals. With a strong focus on client success, Judd continues to drive value and build lasting relationships in the ever-evolving Atlanta market.



Ryan Swartzberg

Founder/CEO

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Ryan Swartzberg is a native of Atlanta, Georgia, and has been passionate about real estate for as long as he can remember. He began his real estate career in 2015, and by 2018, Ryan was a top commercial producer. Throughout his career, he has sold hundreds of millions of dollars in commercial real estate. Ryan has negotiated and closed various commercial transactions, specializing in the industrial and flex-space markets.

He represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan might work with a large national company, a small business, or an individual. However, regardless of the client's size or type, he is dedicated to delivering exceptional service and results.

In addition to closing deals and expanding his client network, Ryan enjoys mentoring new commercial agents. This passion inspired him to launch his firm, Swartz Co Commercial Real Estate, in 2022. As a broker, Ryan is excited to continue closing commercial transactions and growing his firm.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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