



Available for Ground Lease

- 1.725 usable acres along Moreland Ave in East Atlanta, ideal for a Quick Service Restaurant or Gas Station
- 2.1 miles South of I-20 and East Atlanta Village, home to an abundance of locally-owned shops, farmers market, music, and bars
- 5 Minutes from Downtown Atlanta
- 3 Miles North of I-675 & I-285
- Adjacent to the 32 acre development of 414 multifamily units, 260 townhomes, and 20,000 square feet of retail space. Vertical construction begins late 2023
- 0.4 miles south Of Halidom, currently anchored by IST's International Headquarters. When completed in 2026, it will include 32,000 SF of Class A commercial space, the 13,000 SF Halidom Eatery, 6,000+ SF of retail space, an 89 unit luxury apartment building, and a 2-acre nature sanctuary.

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[Google Maps Link](#)



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Population 2023	7,889	95,335	297,634
Daytime Population 2023	8,962	82,290	420,007
Households 2022	3,180	42,685	130,196
Median Household Income 2023	\$79,409	\$74,453	\$74,145

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