



**OAKHURST  
REALTY  
PARTNERS**

# Prime Reynoldstown Retail Space

45 Moreland Avenue SE, Atlanta, GA 30316

**FOR LEASE - 1,097 SF**

**Base Rent + NNNs = \$5,075/mo**

**Take A Virtual Tour**

**Suite 100**



For more information contact:

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# Property Highlights



The property has undergone transformational, Kronberg Urbanists Architects renovation, which has dramatically enhanced the project's façade, parking/layout and overall curb appeal.



Available space is 1,097 SF with excellent signage opportunity at the corner of Moreland and Wylie with 45,800 VPD.



45 Moreland and its tenants benefit from its incredible location, proximate to many of Atlanta's hippest neighborhoods and regional access via Moreland Avenue and I-20.



More than 40 parking spaces available on-site.



Co-tenants include Wylie & Rum, Pretty Little Taco, That Burger Spot, Your Vitamin Lady Kitchen and Nothing Bundt Cakes.



**Rare opportunity to  
lease corner retail space  
fronting Moreland Ave.**



WYLIE & RUM  
ATL

Now open for LUNCH  
Best CUBAN SANDWICH in town

WYLIE & RUM  
ATL

WYLIE & RUM  
Brunch  
Sun & Salt  
11am - 3pm  
Cuban V. Waffles 100% Pastries  
Waffles & More!

WYLIE & RUM  
NOW OPEN

DUNKIN'

Moreland Ave. (45,800 VPD)



Wylie St.

BELTLINE (1.7 MILES)



45 Moreland

# *Reynoldstown - It's All Here*

Located in one Atlanta's most sought after neighborhoods, 45 Moreland sits at the corner of Moreland and Wylie (45,800 VPD) and features phenomenal signage visibility. In addition, the property boasts walkable access to dining, nightlife and shopping. Surrounded by indie restaurants, entertainment venues, and the Eastside Beltline, Reynoldstown is hip, diverse and active - making 45 Moreland an ideal site for retailers who want to engage the Gen Z and Millennial demographic.



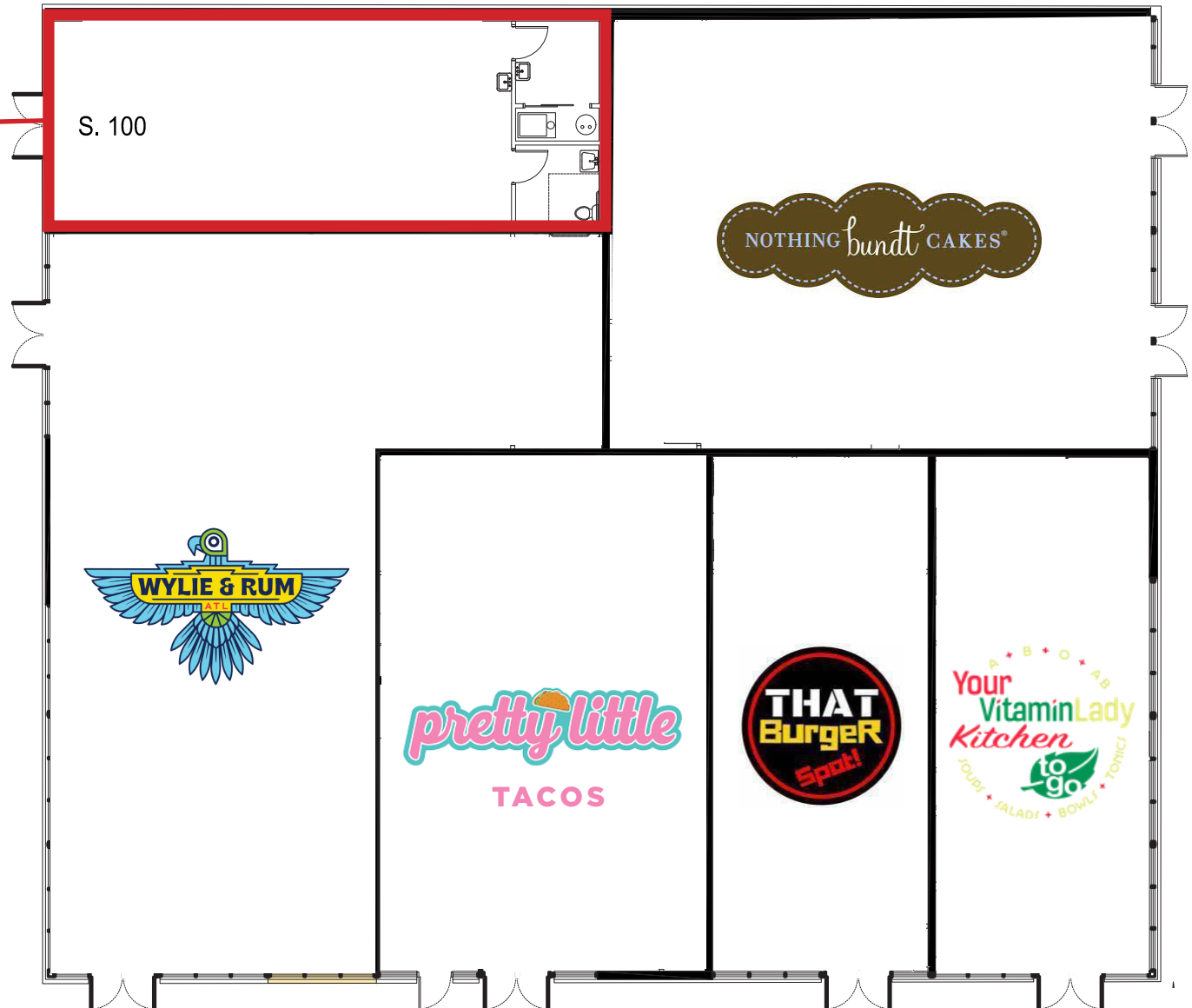
# FOR LEASE

45 Moreland

RETAIL PLAN



Suite 100  
1,097 SF: \$5,075/month



# FOR LEASE

45 Moreland




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## AREA ATTRACTIONS & RESTAURANTS

### Restaurants/Coffee Shops

1. Grindhouse
2. Muchacho
3. Homegrown
4. Dunkin'
5. Wrecking Bar Brewpub
6. Fox Bros. Bar-B-Q
7. Bona Fide Deluxe

**87**   
 Reynoldstown has a walking score of 84 which is considered "very walkable" by walkscore.com

### Mixed-use/Retail

1. Krog Street Market
2. The Eastern
3. Madison Yards
4. Kroger
5. Target
6. Best Buy
7. Lowe's

