

FOR LEASE

514 Flat Shoals Avenue

Atlanta, Georgia 30316



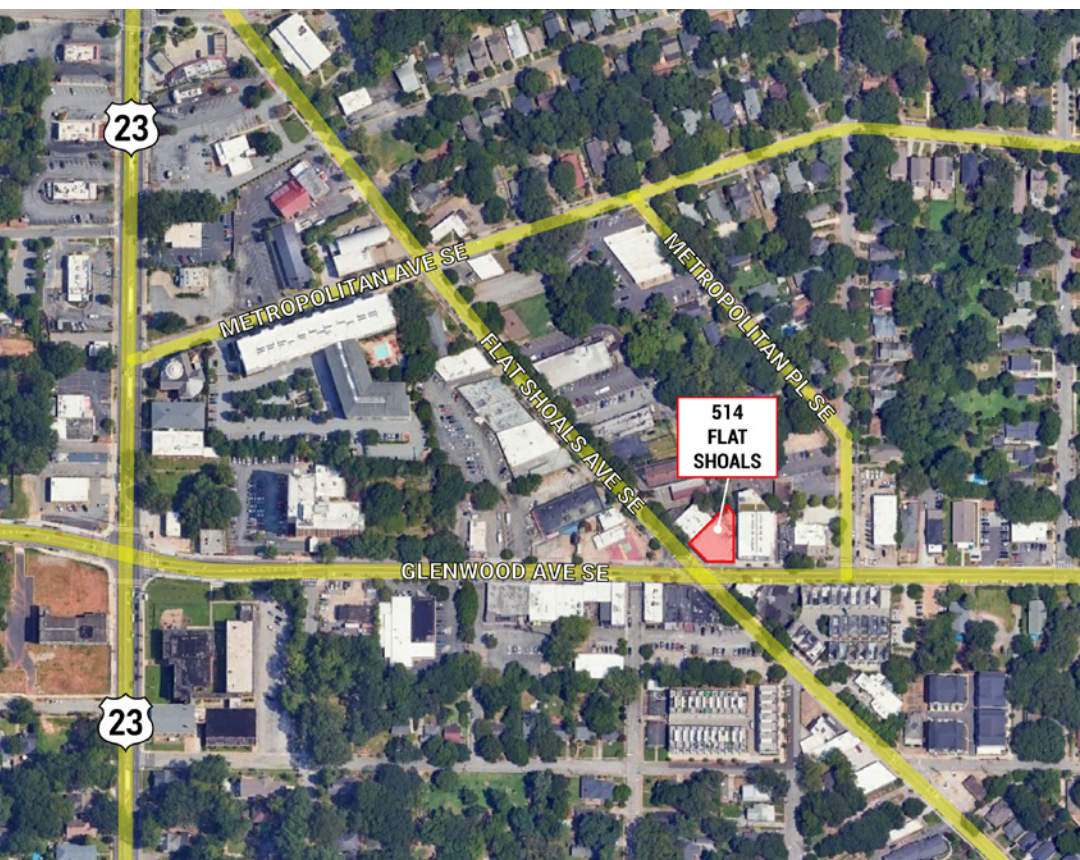
FOR MORE
INFORMATION
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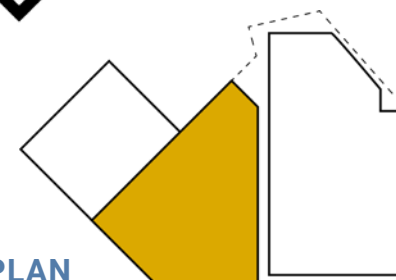
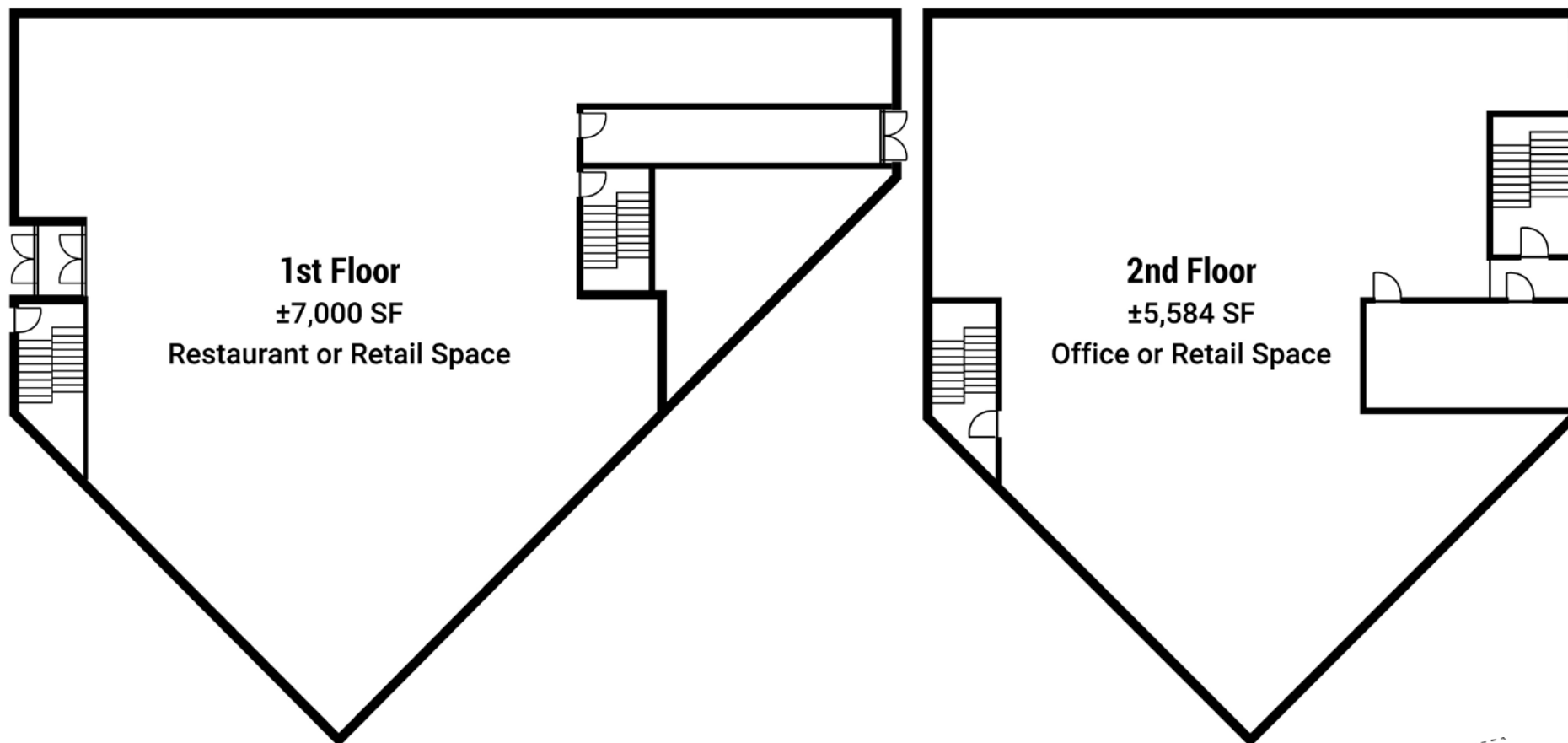
PROPERTY OVERVIEW

- ◆ Two-story property with 2,500–12,584± SF available.
- ◆ First floor has 7,000± SF for restaurant or retail use. Second floor offers 5,584± SF for office or retail use.
- ◆ Located in the heart of East Atlanta Village at the intersection of Flat Shoals Ave and Glenwood Ave, offering strong visibility in a high-density pedestrian corridor.
- ◆ Highly educated, high income households in the one-mile trade area with 61% of residents holding a bachelor's or advanced degree and an average household income of \$158,206
- ◆ Drive-thru teller lanes in place at the rear off Haas Ave.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	15,251	143,164	340,900
Households	7,021	67,282	152,856
Avg. HH Income	\$162,637	\$132,877	\$130,914

FLOOR PLAN

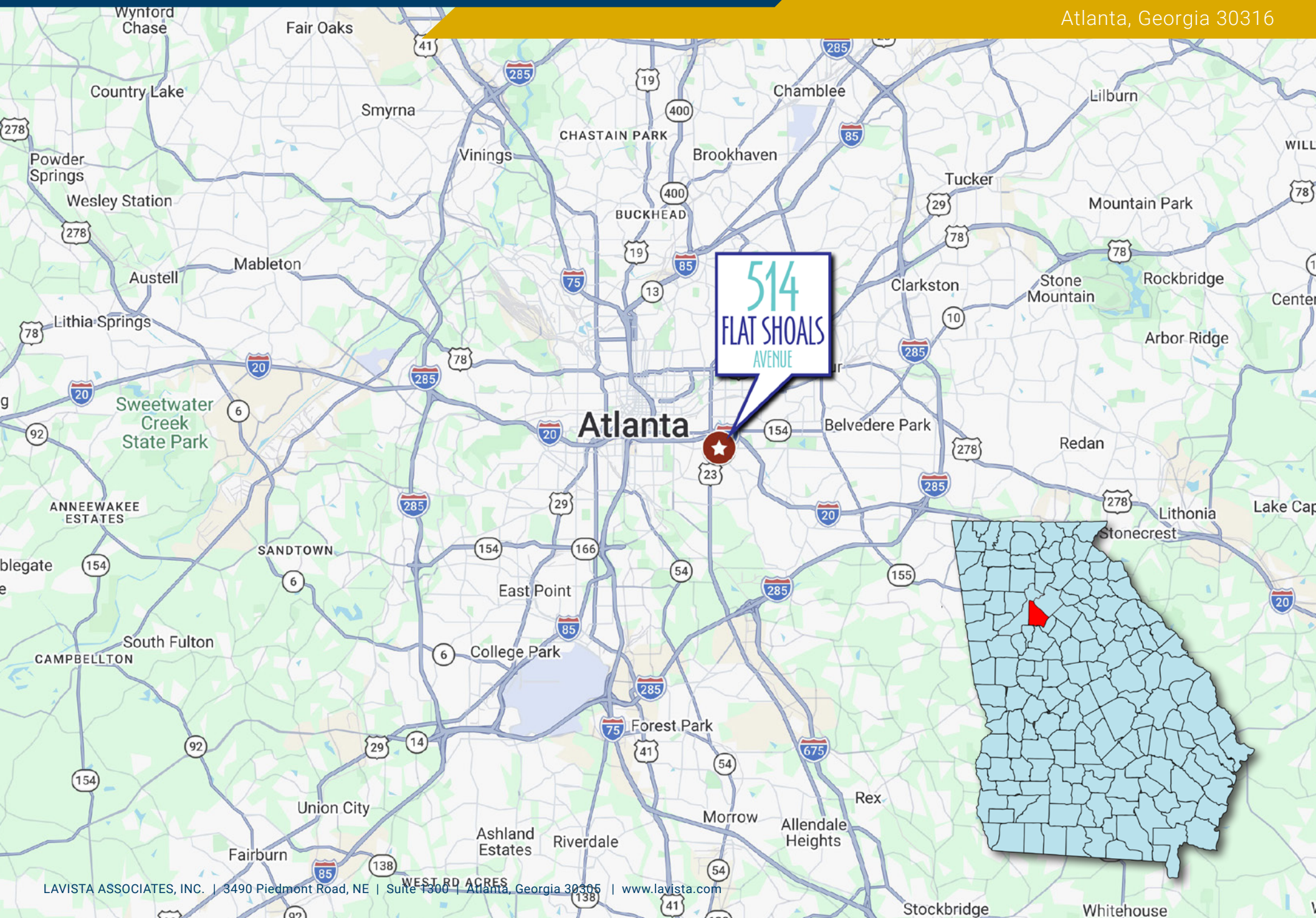


KEY PLAN

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Lavista Associates, Inc. is a full-service commercial real estate firm based in Atlanta. Established in **1972**, our firm was founded on integrity, hard work, and results.

With over **500** years of combined industry experience, our firm is positioned to share valuable insight in all facets of the leasing, management, and sale of commercial assets. We serve as a one-stop partner for companies managing one location or an entire portfolio—whether in Atlanta, across Georgia, nationwide, or around the globe.

Now in our **54th** year of service, Lavista has established a proven track record of successful brokerage transactions throughout the United States. While we focus on the Southeast, our team has completed transactions in **36** states, as well as Canada, and represents clients in more than **30** countries.

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Atlanta, Georgia 30316

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