

MORNINGSIDE VILLAGE



MORNINGSIDE

WHERE CHARM MEETS CONVENIENCE IN ATLANTA



TUCKED AWAY IN THE HEART OF ATLANTA AND JUST NORTH OF VIRGINIA HIGHLANDS, MORNINGSIDE IS A CHARMING, WALKABLE NEIGHBORHOOD THAT BLENDS HISTORIC ELEGANCE WITH MODERN CONVENIENCE. LUSH GREENERY, EARLY 20TH-CENTURY HOMES, AND INVITING TREE-LINED STREETS CREATE A SERENE RESIDENTIAL RETREAT, WHILE A VIBRANT MIX OF RESTAURANTS, BOUTIQUES, AND LOCAL BUSINESSES OFFERS ENDLESS OPPORTUNITIES TO EXPLORE.

WITH SCENIC NATURE PRESERVES, WINDING TRAILS, AND A BELOVED WEEKLY FARMERS MARKET, MORNINGSIDE IS A HAVEN FOR THOSE WHO LOVE THE OUTDOORS. HERE, YOU CAN LIVE, DINE, AND STAY ACTIVE—ALL AT YOUR OWN PACE, WITHOUT THE HUSTLE OF THE CITY CENTER.

QUAINT, EFFORTLESSLY COOL, AND FULL OF HIDDEN GEMS, MORNINGSIDE MIGHT JUST BE ATLANTA'S BEST-KEPT SECRET. BUT ONCE YOU EXPERIENCE IT, YOU'LL WANT TO CALL IT HOME.



STATS

TRAFFIC

81% LOCAL
19% VISITOR

VISITORS PER YEAR

608,000

AVERAGE HH INCOME

\$105,684

EDUCATIONAL ATTAINMENT

67%

POPULATION DENSITY

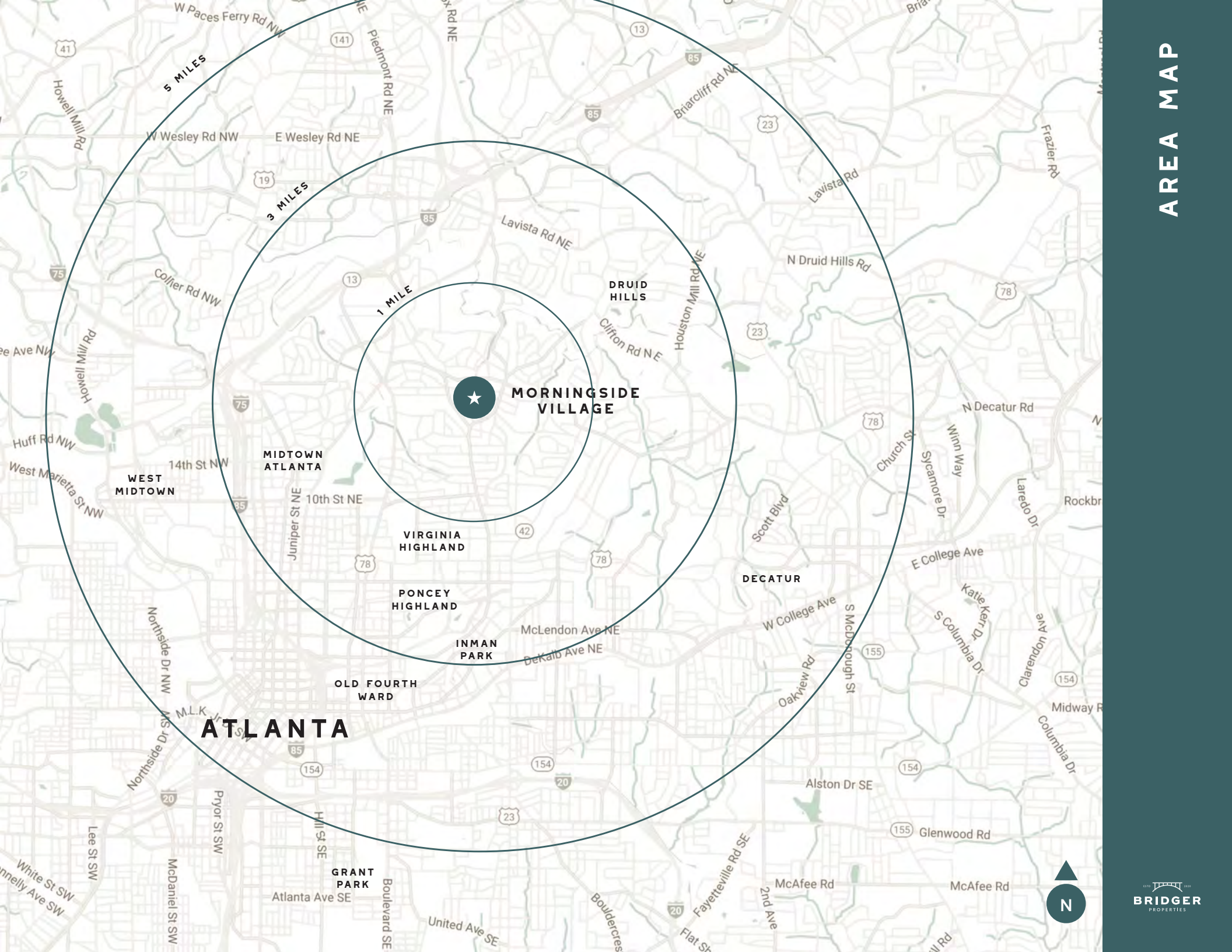
8,072

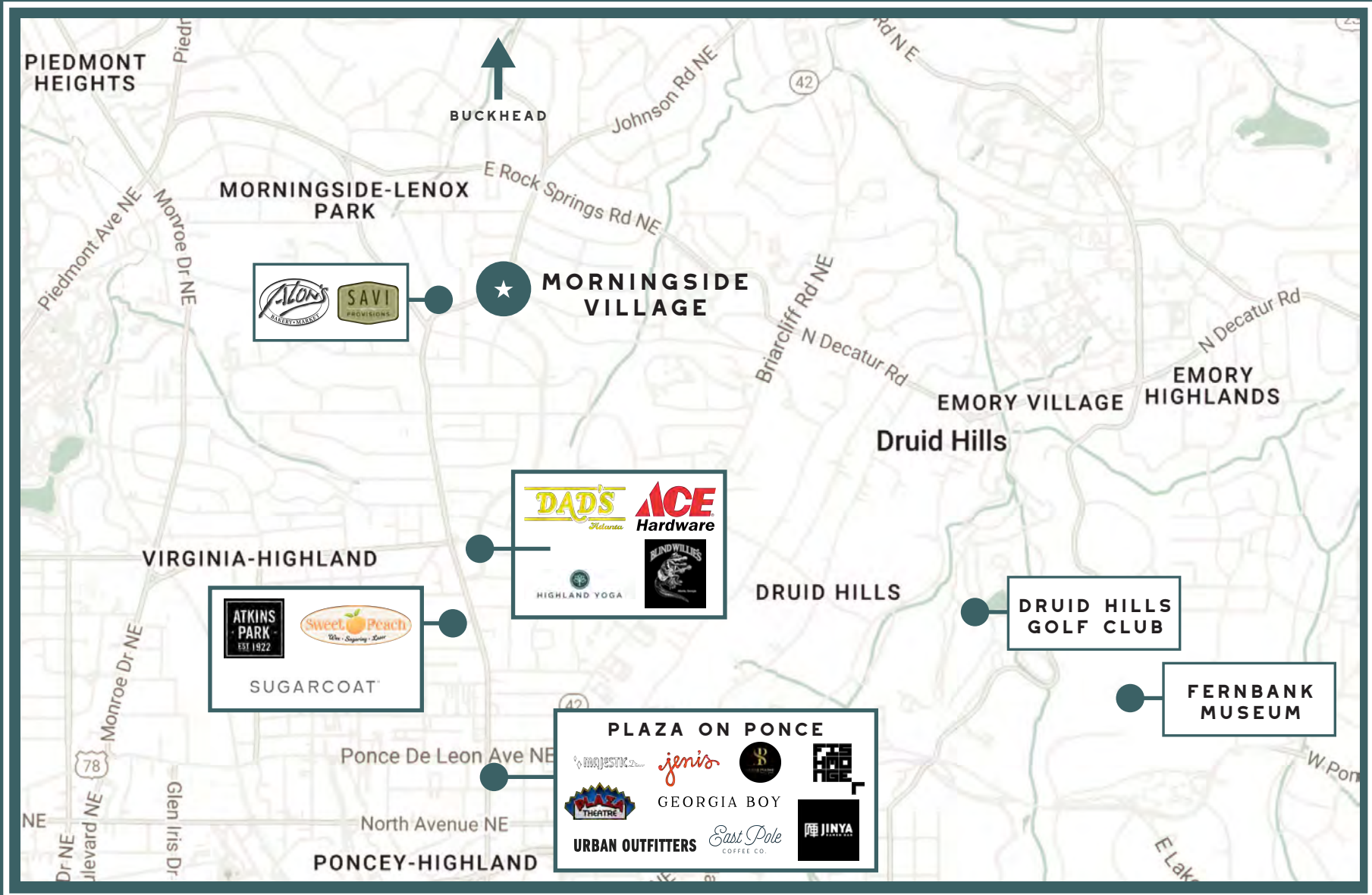
MEDIAN AGE

34

TOTAL GLA

43,844 SQUARE FEET







| SUITE | | SF |
|----------|--|-------|
| 1393-1 | HIGHLAND RUNNERS | 765 |
| 1393-2 | HIGHLAND DIAMOND | 700 |
| 1393-3 | THE TEN SPOT | 1,693 |
| 1393-4-6 | CASSEROLES | 2,781 |
| 1397-1 | VACANT - SECOND GEN RESTAURANT OPPORTUNITY | 3,852 |
| 1401-1 | VIVID HAIR SALON | 2,343 |
| 1403-1 | STRETCH LAB | 1,060 |
| 1409-DE | WHISKEY BIRD | 3,269 |
| 1409-GF | FACED | 1,756 |

| | | |
|--------|-------------------------|-------|
| 1411-1 | ENGEL & VOLKERS | 1,828 |
| 1402-1 | NATURAL BODY SPA + SHOP | 4,003 |
| 1402-3 | INMAN ANIMAL HOSPITAL | 1,562 |
| 1402-4 | PURE BARRE | 1,200 |
| 1402-5 | TUTU SCHOOL | 1,012 |
| 1402-6 | HIGHLAND FINE WINE | 1,144 |
| 1402-7 | KALE ME CRAZY | 1,073 |
| 1402-8 | FAMILY DOG | 2,765 |
| 1424-1 | JOINUS CLEANERS | 612 |
| 1424-2 | DOC CHEY'S | 1,462 |



AVAILABLE RESTAURANT SPACE

*Rendering is intended for marketing purposes only.





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