



[Aerial Video Click Here](#)

OFFERING MEMORANDUM  
**366-370 FLAT SOALS AVENUE SE**  
366-370 AVENUE SE | ATLANTA, GA 30316

**Exclusively Marketed By:**

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**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS

# EXECUTIVE SUMMARY

## INVESTMENT SUMMARY

Tenant	Vacant
Property Address	366 Flat Shoals Ave SE Atlanta, GA 30316
Property Type	Multi Tenant Retail
Price	\$1,926,000
Price/SF/Bldg	\$247
Roof & Structure	Landlord Responsible
Building Size ( 3 Buildings)	7,798 SF
Land Size	30,928 SF
Year Built / Renovated	1960 1964 1972
APN	15 177 04 085 15 177 04 093 15 177 04 086
Zoning	C-2

<https://www.codepublishing.com/OR/JunctionCity/html/JunctionCity17/JunctionCity1730.html#:~:text=n%20a%20C2%20zone%20within,encouraged%20in%20the%20C2%20zone.>

## INVESTMENT HIGHLIGHTS

- Rare opportunity for an owner user or developer to purchase commercial property located in the expanding Atlanta East Village adjacent to downtown Atlanta.
- Zoned C-2 allowing many uses and development opportunities by right.
- Within close walking proximity to many retail and restaurant locations and adjacent to I-20 and Moreland Ave.

*Ross Unlimited*

DISCOUNT

366

OUTLET

Jeans

28<sup>th</sup> 86



Men & Ladies  
XXXL  
LARGE  
SHIRTS  
& JEANS  
522-408

Unlimited  
OUTLET

BIG & TALL  
SHIRTS & JEANS

## AREA OVERVIEW

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### Atlanta East Village

**Overview:** Atlanta East Village is a vibrant and diverse neighborhood located in the eastern part of Atlanta, Georgia. Known for its historic charm, cultural diversity, and a strong sense of community, it offers a unique blend of urban convenience and suburban tranquility. The neighborhood is a popular choice for families, young professionals, and retirees alike.

**Housing:** The housing options in Atlanta East Village range from charming historic homes to modern apartments and townhouses. Many of the older homes have been beautifully restored, preserving their original character while incorporating modern amenities. The real estate market here is competitive, with a mix of single-family homes, condos, and rental properties catering to various budgets and lifestyles.

**Community and Lifestyle:** Atlanta East Village boasts a close-knit community with a friendly, welcoming atmosphere. Residents often engage in community events, farmers' markets, and local festivals that celebrate the neighborhood's diverse culture and history. The area is known for its walkability, with tree-lined streets, parks, and local businesses that contribute to a lively, pedestrian-friendly environment.

**Amenities:** The neighborhood is well-served by a variety of amenities, including:

- **Parks and Recreation:** Several parks and green spaces, such as the East Village Park and the Atlanta BeltLine Eastside Trail, provide opportunities for outdoor activities, picnics, and leisurely strolls.
- **Shopping and Dining:** A mix of local boutiques, cafes, and restaurants offering a wide range of cuisines from around the world. The East Village Shopping Center is a popular spot for retail therapy.
- **Education:** Access to reputable schools and educational institutions, both public and private, makes it a great choice for families with children.
- **Transportation:** Convenient access to public transportation, including MARTA stations and bus routes, as well as major highways, making it easy to commute to downtown Atlanta and other parts of the city.

**Culture and Entertainment:** Atlanta East Village has a thriving arts and cultural scene. Local art galleries, theaters, and music venues offer a variety of entertainment options. The neighborhood's proximity to Atlanta's cultural hubs ensures that residents can easily enjoy the city's rich cultural offerings, including museums, live performances, and festivals.

Atlanta East Village is a dynamic and appealing neighborhood that combines historic charm with modern amenities. Its diverse housing options, strong sense of community, and convenient access to amenities make it an ideal place to live for people of all ages and backgrounds. Whether you're looking for a bustling urban lifestyle or a peaceful suburban retreat, Atlanta East Village has something to offer.

366-370 Flat Shoals Ave SE

Flat Shoals Ave SE (8,050 VPD)

Moreland Avenue SE (45,900 VPD)

Bank of America



# DOWNTOWN ATLANTA

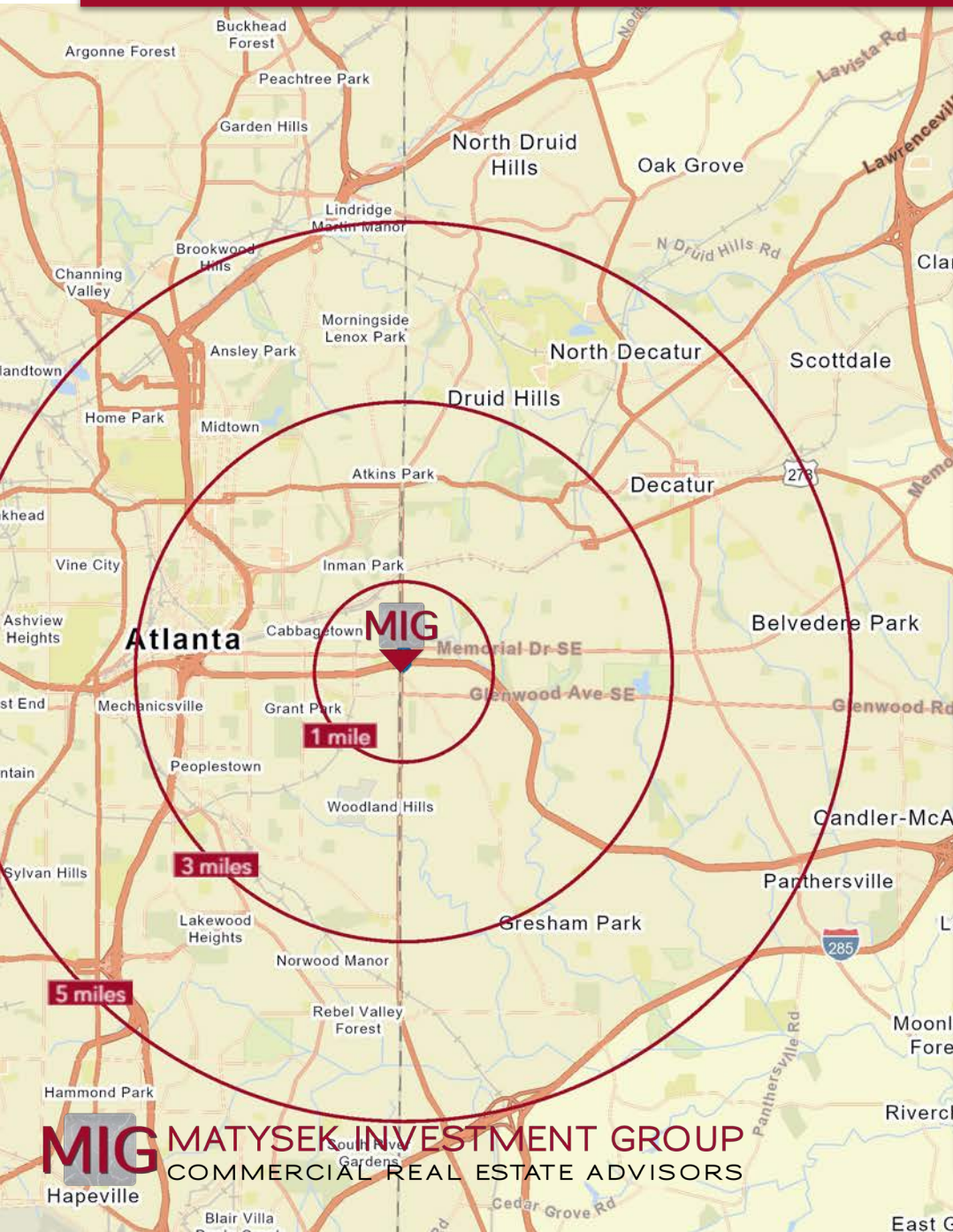


366-370 Flat Shoals Ave SE

Moreland Avenue SE (45,900 VPD)



# DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Population	19,463	161,124	379,926
2029 Population	20,008	167,941	398,436
2020-2024 Annual Rate	3.83%	1.98%	1.26%
2024-2029 Annual Rate	0.55%	0.83%	0.96%
2024 Male Population	49.7%	51.0%	50.7%
2024 Female Population	50.3%	49.0%	49.3%
2024 Median Age	36.4	34.6	33.8
<b>Median Age</b>			
The median age in this area is 33.8, compared to U.S. median age of 39.3.			
<b>Race and Ethnicity</b>			
2024 White Alone	57.9%	48.4%	43.2%
2024 Black Alone	27.2%	37.4%	41.8%
2024 American Indian/Alaska Native Alone	0.1%	0.3%	0.3%
2024 Asian Alone	3.7%	4.2%	5.6%
2024 Pacific Islander Alone	0.1%	0.1%	0.0%
2024 Other Race	1.7%	2.3%	2.2%
2024 Two or More Races	9.3%	7.5%	6.9%
2024 Hispanic Origin (Any Race)	7.3%	6.8%	6.3%
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	27.5%	34.2%	34.5%
<b>Median Household Income</b>			
2024 Median Household Income	\$125,485	\$100,925	\$92,228
2029 Median Household Income	\$150,183	\$117,807	\$110,258
2024-2029 Annual Rate	3.66%	3.14%	3.64%
<b>Average Household Income</b>			
2024 Average Household Income	\$175,477	\$145,086	\$136,468
2029 Average Household Income	\$207,133	\$169,831	\$159,927
2024-2029 Annual Rate	3.37%	3.20%	3.22%
<b>Data for all businesses in area</b>			
Total Businesses:	747	8,833	19,876
Total Employees:	7,046	261,130	585,491
Total Population:	19,463	161,124	379,926

# CONFIDENTIALITY AGREEMENT & DISCLOSURE

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This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

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