

RETAIL / RESTAURANT SPACE FOR LEASE

# 495 MORELAND AVENUE

495 Moreland Ave SE Atlanta, GA 30316

Presented By:

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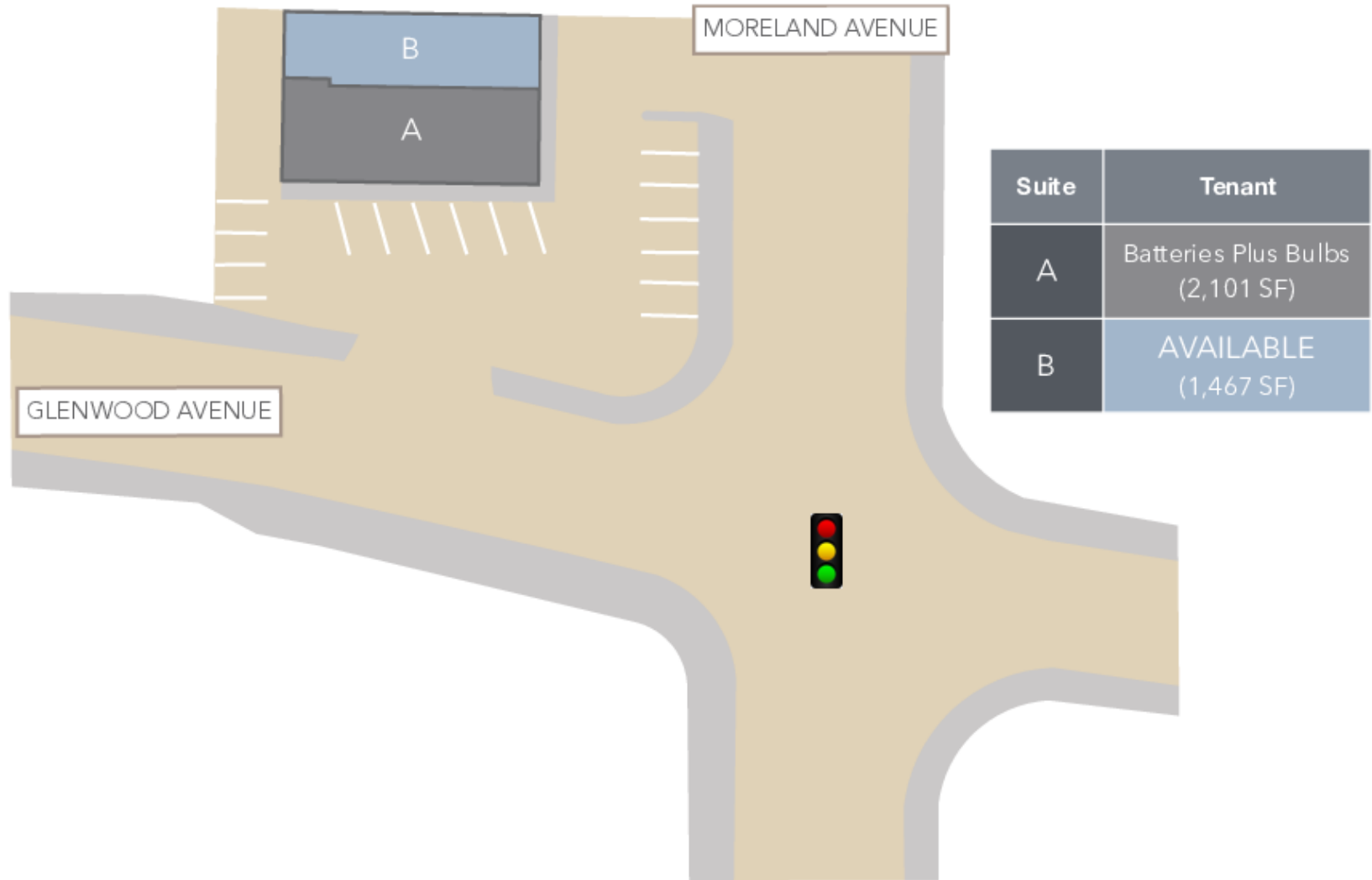




495 Moreland Avenue is a 3,568 square foot free standing building, located at the corner of Glenwood Avenue and Moreland Avenue, in East Atlanta. The building offers 15 surface parking spaces and features prominent signage on one of Atlanta's busiest corridors.

- 46,563 Cars per Day
- Great Visibility and Signage
- Ample Parking
- Available January 2020
- High Ceilings
- Retail or Restaurant Space

# Site Plan





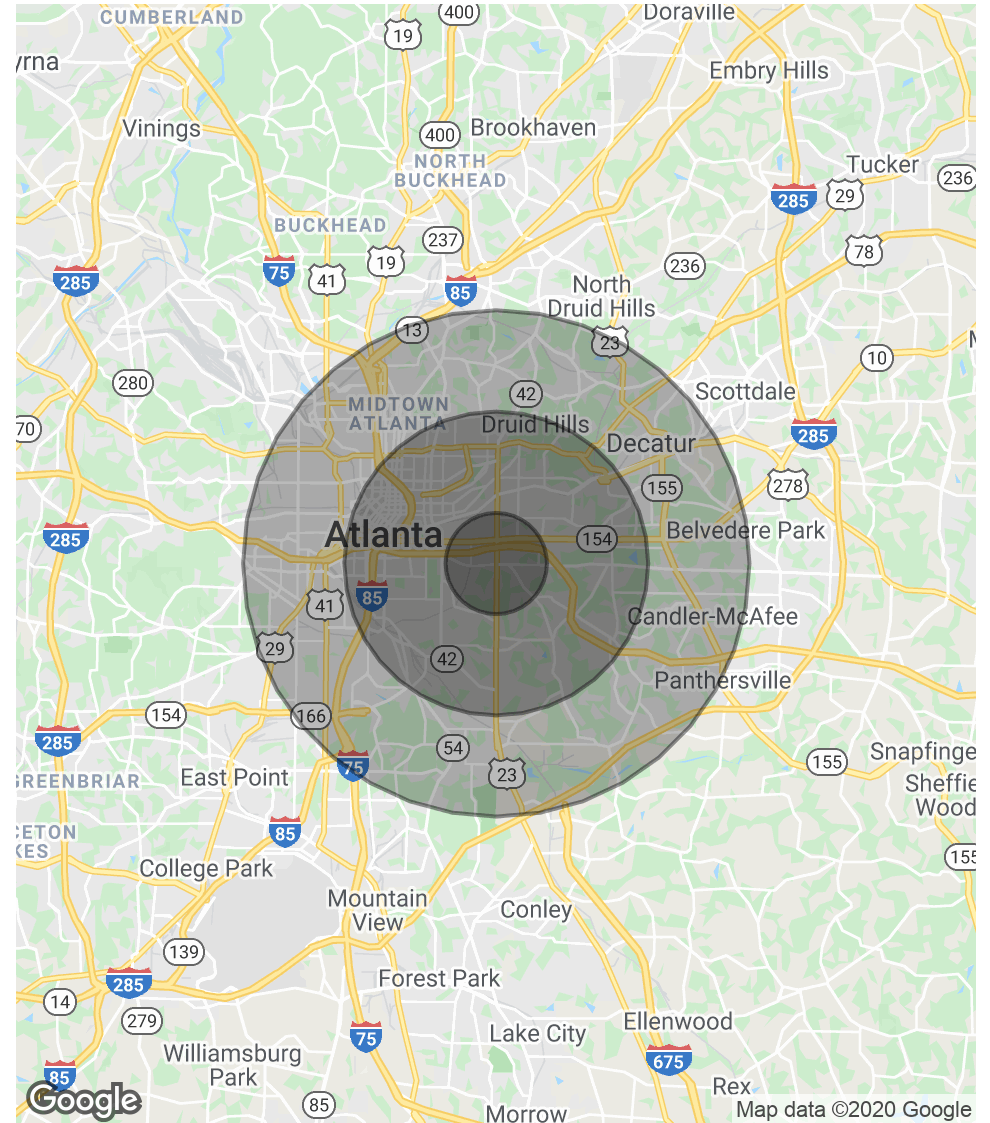
# Retailer Map



# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,495	117,558	299,245
Median age	35.7	34.2	33.2
Median age (Male)	35.5	33.9	33.0
Median age (Female)	35.5	34.1	33.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,653	53,845	123,785
# of persons per HH	2.2	2.2	2.4
Average HH income	\$68,086	\$73,420	\$75,871
Average house value	\$225,517	\$313,250	\$335,958

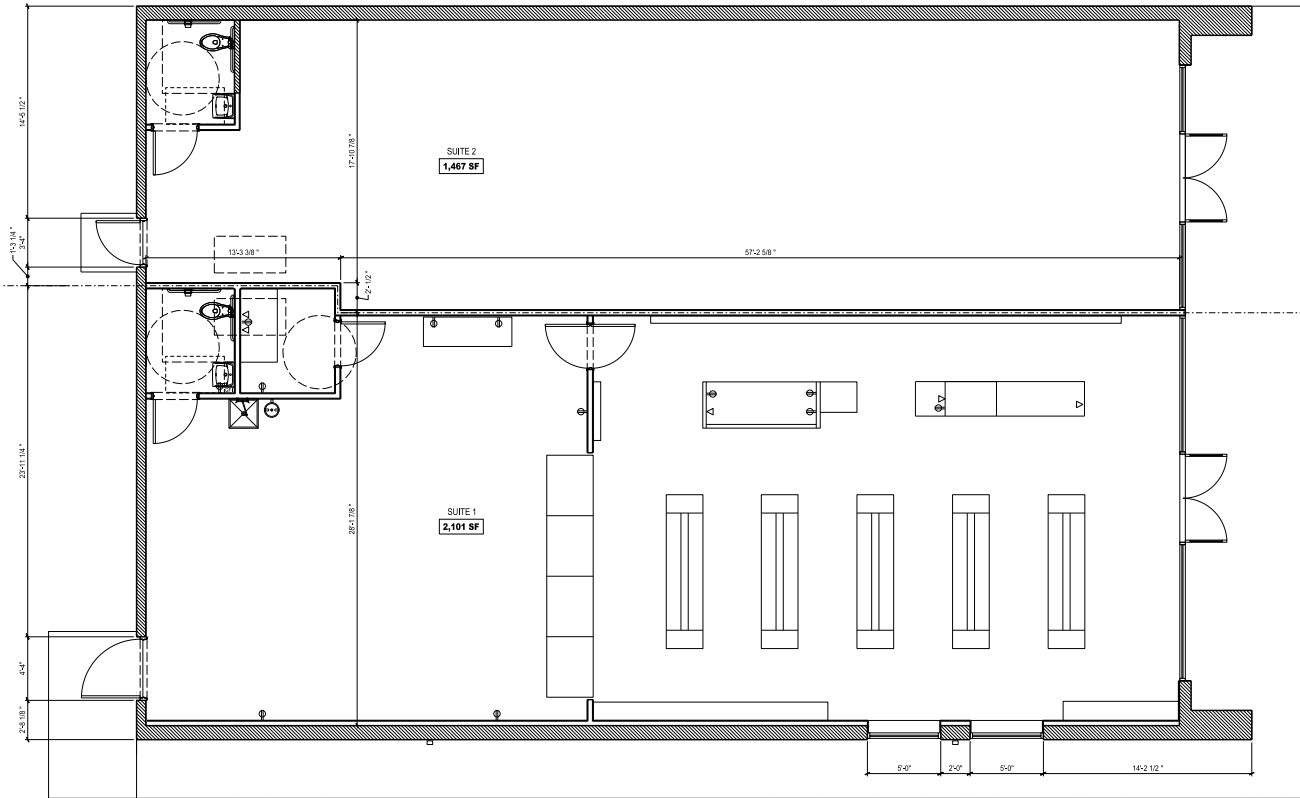
\* Demographic data derived from 2010 US Census





## Additional Photos





1 GROUND FLOOR PLAN  
A1.04 SCALE: 1/4" = 1'-0"



PLAN GENERAL NOTES

- GENERAL NOTES ARE TYPICAL AND APPLY TO ALL ASPECTS OF THE RENOVATION WORK.
- A. REPAIR ALL AREAS AFFECTED BY DEMOLITION TO MATCH ADJACENT FINISH.
- B. ALL DIMENSIONS SHOWN ON DRAWINGS ARE TO FACE OF FINISHED SURFACE UNLESS ALL EXISTING DIMENSIONS ARE -- AND TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIALS.
- C. WHERE MULTIPLE SWITCHES OCCUR (SWITCHES, DIMMERS, OR BOTH), GANG GROUPS OF SWITCHES IN COMMON FACE PLATE, SWITCHES, DIMMERS, FAN CONTROLS & THERMOSTATS TO BE LOCATED 48" AFF TO CENTER LINE OF DEVICE UNLESS NOTED.
- D. ALL SWITCH COVERPLATES, (LIGHTING, DIMMERS, EXHAUST FANS, ETC.) SHALL BE MOUNTED STRAIGHT & ALIGNED.
- E. ALL THERMOSTAT LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- F. ALL FURNITURE & EQUIPMENT TO BE OWNER SUPPLIED & INSTALLED UNLESS NOTED.
- G. AT ALL LOCATIONS THAT INCLUDE PLUMBING FIXTURES AND BEHIND CERAMIC TILE, INSTALL 5/8" CEMENTIOUS BACKERBOARD IN LIEU OF STANDARD 5/8" GYPSUM WALL BOARD.
- H. FILL ALL UNUSED PENETRATIONS IN SLAB AND DECK. ALL UNUSED PENETRATIONS IN ROOF TO BE REPAIRED TO PROVIDE WATER-TIGHT SEAL MATCHING EXISTING ROOFING. ALL ROOF WORK TO BE APPROVED BY LANDLORD PRIOR TO PERFORMANCE OF WORK.
- I. REFER TO ELECTRICAL FOR ALL POWER CONNECTIONS RELATED TO EQUIPMENT.
- J. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO WORK & NOTIFY ARCHITECT AND OWNER OF ANY CONFLICTS.

PART SYMBOLS

- [Symbol] NEW PARTITION
- [Symbol] EXISTING WALL TO REMAIN WHERE NOTED

PARTITION TYPES

- [Symbol] TYPE: PARTITION IN-WALL  
CORE: LIGHT GAUGE METAL FRAMING AS NECESSARY TO MATCH PROFILE OF ADJACENT WALL  
HEIGHT: -EXTENDS TO ADJACENT WALL  
NOTES: SEE FINISH SCHEDULE.
- [Symbol] TYPE: NEW INTERIOR WALL  
CORE: NEW 2x2x4 METAL STUD WITH 5/8" GYPSUM WALL BOARD ON BOTH SIDES.  
HEIGHT: EXTEND WALL TO DECK  
NOTES: SEE FINISH SCHEDULE.

ELECTRICAL LEGEND

FLOOR NUMBER	WALL MOUNT	DESCRIPTION
	[Symbol]	EXISTING DUPLEX OUTLET TO REMAIN
	[Symbol]	DUPLEX OUTLET - MOUNT WALL UNITS AT 18" AFF UNLESS NOTED.
	[Symbol]	DUPLEX OUTLET - MOUNT WALL UNITS AT 42" AFF UNLESS NOTED.
	[Symbol]	6F DUPLEX OUTLET - MOUNT WALL UNITS AT 5' AFF UNLESS NOTED.
	[Symbol]	6F DUPLEX OUTLET - MOUNT WALL UNITS AT 42" AFF UNLESS NOTED.
	[Symbol]	220V OUTLET
	[Symbol]	QUAD DUPLEX OUTLET - MOUNT WALL UNITS AT 18" AFF UNLESS NOTED.
	[Symbol]	TEL. DATA JACK - MOUNT WALL UNITS AT 18" AFF UNLESS NOTED.
	[Symbol]	COAX JACK - MOUNT WALL UNITS AT 18" AFF UNLESS NOTED.
	[Symbol]	COAX JACK - MOUNT WALL UNITS AT 54" AFF UNLESS NOTED.
	[Symbol]	DATA JACK - MOUNT WALL UNITS AT 18" AFF UNLESS NOTED.
	[Symbol]	HOSE BB - MOUNT AT 18" AFF UNLESS NOTED.

FINISH SCHEDULE

[Symbol]	TYPE: LVT MANUFACTURER: SHAW HARD SURFACE STYLE: PEGMENT - 0365V COLOR: STONE - 8511S SIZE: 7" X 48" NOMINAL - RUNNING BOND
[Symbol]	TYPE: LVT MANUFACTURER: SHAW HARD SURFACE STYLE: PEGMENT - 0365V COLOR: TAPE - 4657R SIZE: 7" X 48" NOMINAL - RUNNING BOND
[Symbol]	TYPE: STONE - TBO MANUFACTURER: . STYLE: . COLOR: . SIZE: .
[Symbol]	TYPE: STONE - TBO MANUFACTURER: . STYLE: . COLOR: . SIZE: .

ISSUES
06/20/16 PRELIMINARY

**495 Moreland Avenue Retail**  
495 Moreland Avenue  
Atlanta, Georgia 30316

**Cartel Properties**  
340 East Paces Ferry Road  
Atlanta, Georgia 30305

Project Number: 488.00  
PRELIMINARY - NOT FOR CONSTRUCTION

STRUCTURAL

M.E.P. & F.P.

CIVIL



**F+d**  
**Flex**

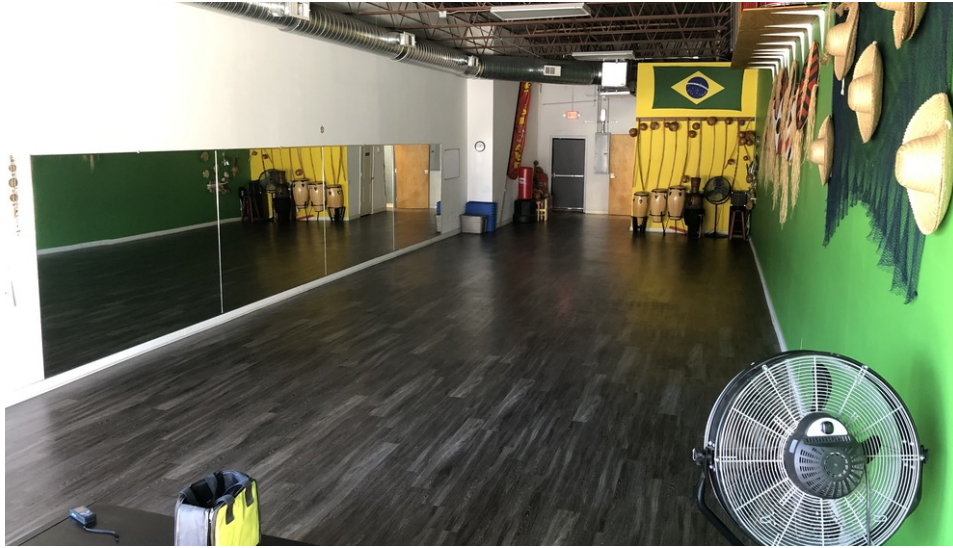
S. F. + d. Inc.  
441 Mill Road - Suite 400 - Atlanta, Georgia 30318  
7728 Phone

A1-04





# Available Spaces



**LEASE TYPE**      **NNN | TOTAL SPACE**      **1,467 SF | LEASE TERM**      **3 - 10 YEARS | LEASE RATE**      **NEGOTIABLE**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A	Batteries + Bulbs	2,101 SF	NNN	Negotiable
B	Available	1,467 SF	NNN	Negotiable