

# MORNINGSIDE VILLAGE

ESTD 2020  
**BRIDGER**  
PROPERTIES



# 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

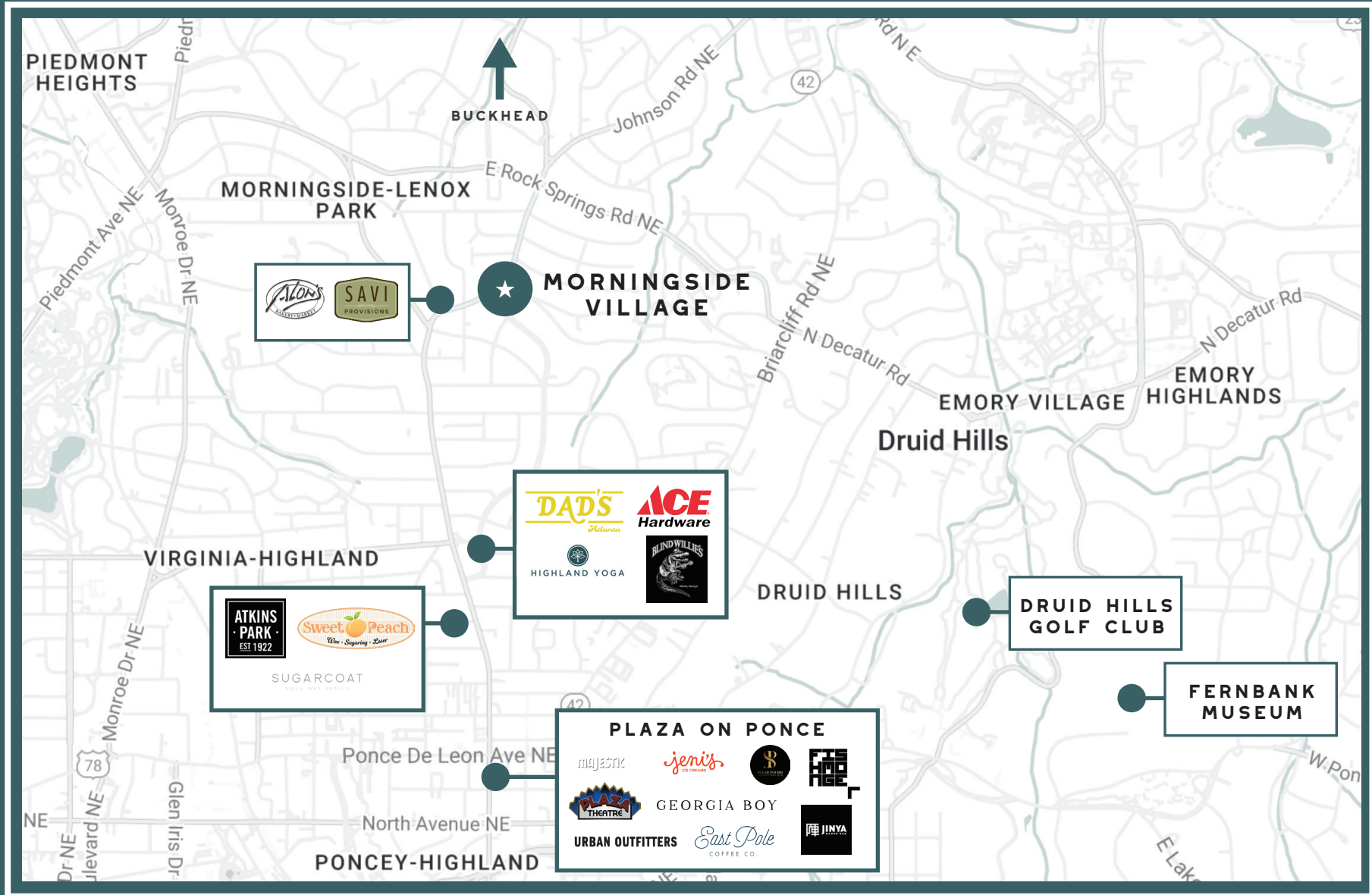
## MEDIAN AGE

34

## TOTAL GLA

43,844 SQUARE FEET





# SITE PLAN



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	VACANT	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





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