



— FOR LEASE —

**1ST GENERATION RESTAURANT | EDGEWOOD AVENUE**  
ABUNDANT STREET LEVEL AND ROOFTOP PATIO SPACE

# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive leasing brokers of the Subject Property.

This Brochure contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may require. Information contained herein may have been provided by the Owner, Landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Landlord. Each prospective Tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of leasing the Property described herein.

Owner/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Landlord shall have no legal commitment or obligation to any Tenant reviewing this Brochure or making an offer to lease the Property unless a written agreement for the lease of the Property has been fully executed, delivered and approved by the Owner/Landlord and any conditions to the Tenant's obligations therein have been satisfied or waived.



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## CONTACT INFORMATION

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# EXECUTIVE SUMMARY

## PROPERTY HIGHLIGHTS

- Current structure undergoing complete overhaul and expansion with Q2 2023 expected delivery
- New structure totaling 5,074 SF could house a different concept on each level (from a single operator)
- Space A (ground floor): 2,959 SF plus 335 SF of enclosed patio (3,294 total leasable SF)
- Space B (second floor): 1,165 SF plus 615 SF of covered rooftop patio (1,780 total leasable SF)
- Ceiling heights on new structure will range from 11 to 15 feet
- Delivered as shell with HVAC | 400 Amps | 1500g grease trap
- 5-10 parking spaces depending on layout
- Excellent location with frontage on Edgewood Avenue
- Situated within one of the most popular restaurant and nightlife areas of Atlanta
- Close proximity to the Atlanta Beltline (1/2 mile) and Downtown Atlanta (<1 mile)
- Close proximity to Georgia State University (<1 mile) and Waldo's Old Fourth Ward 200,000 mixed-use development (1/4 mile)

LEASE RATE | \$40.00/SF + NNN

WALK SCORE



Walker's Paradise  
94

BIKE SCORE

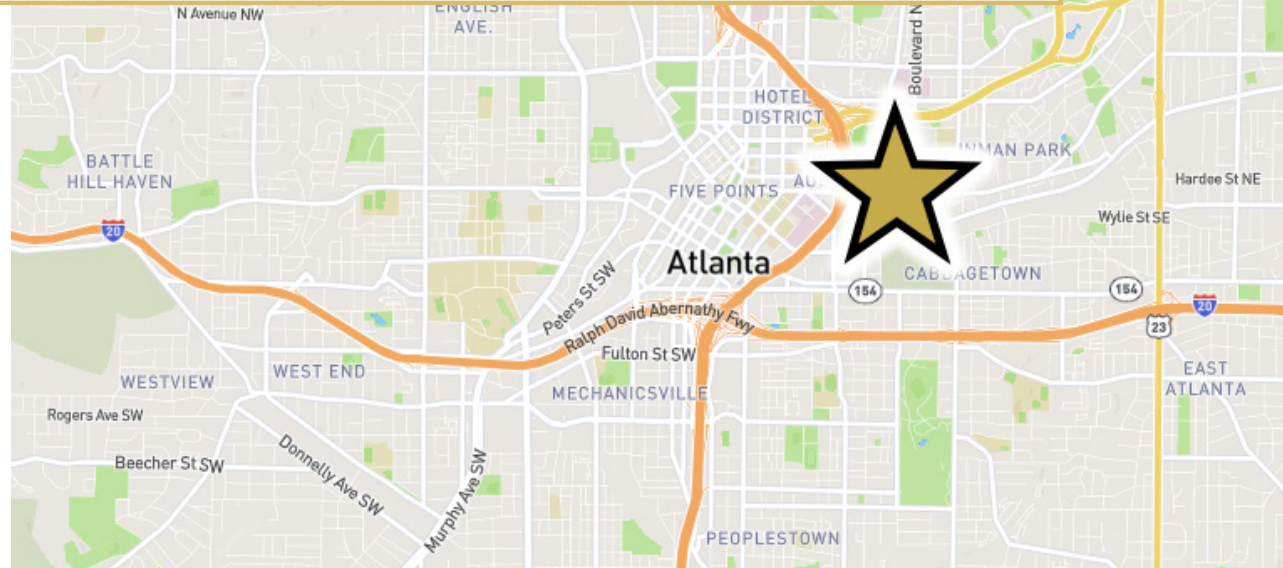


Very Bikeable  
81

TRANSIT SCORE



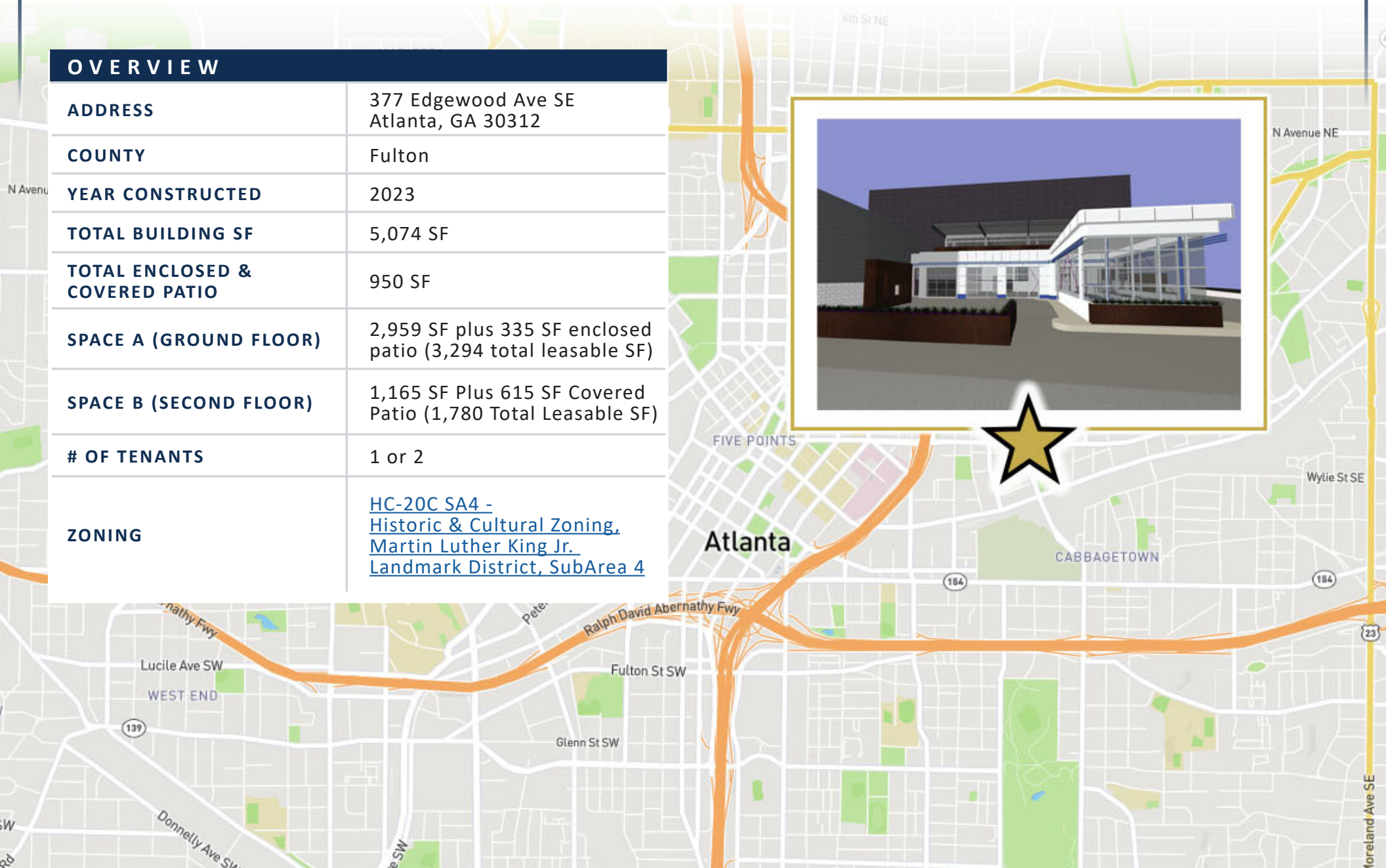
Excellent Transit  
72



# PROPERTY INFORMATION

## OVERVIEW

ADDRESS	377 Edgewood Ave SE Atlanta, GA 30312
COUNTY	Fulton
YEAR CONSTRUCTED	2023
TOTAL BUILDING SF	5,074 SF
TOTAL ENCLOSED & COVERED PATIO	950 SF
SPACE A (GROUND FLOOR)	2,959 SF plus 335 SF enclosed patio (3,294 total leasable SF)
SPACE B (SECOND FLOOR)	1,165 SF Plus 615 SF Covered Patio (1,780 Total Leasable SF)
# OF TENANTS	1 or 2
ZONING	<a href="#">HC-20C SA4 - Historic &amp; Cultural Zoning, Martin Luther King Jr. Landmark District, SubArea 4</a>

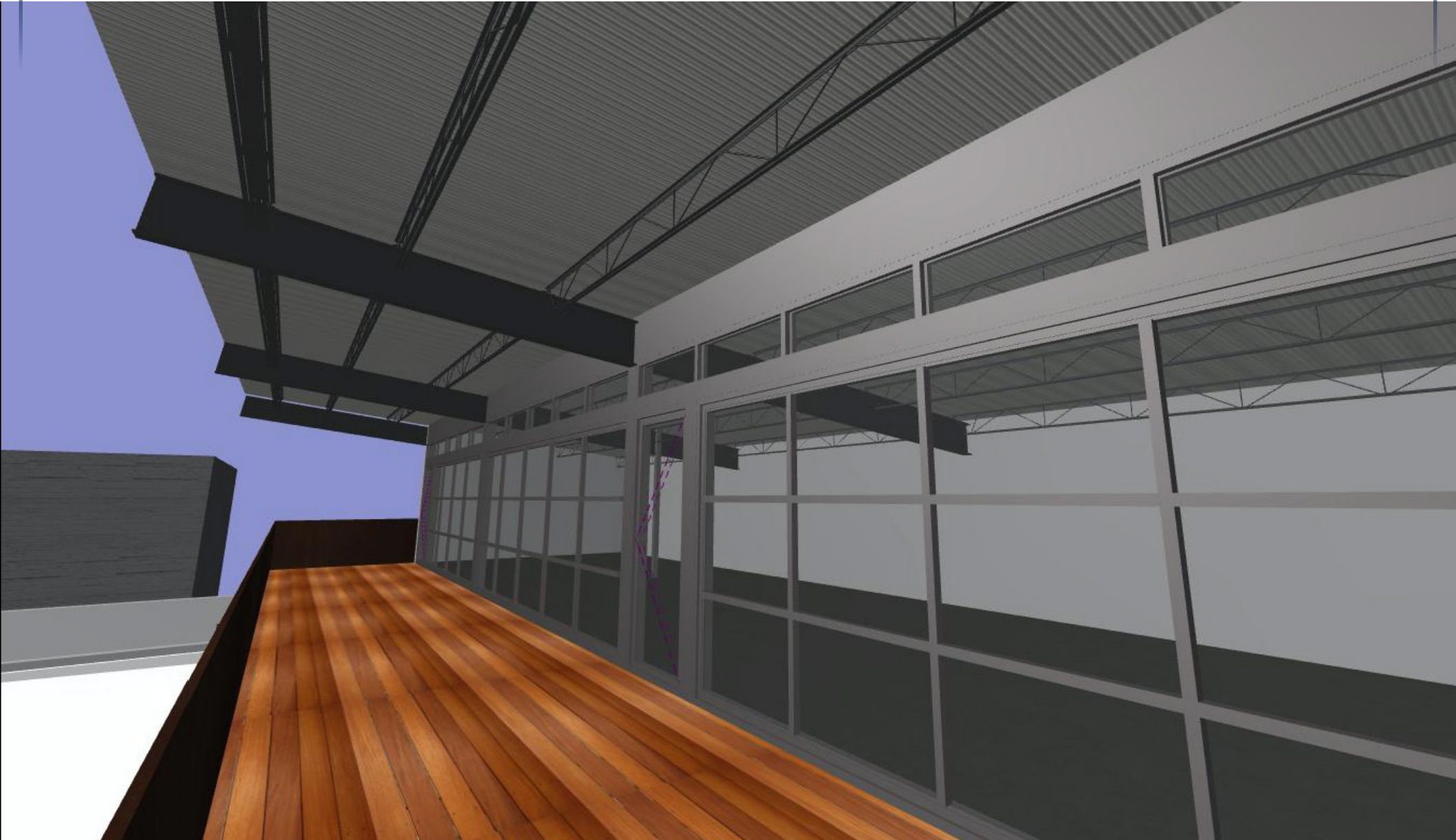


# RENDERINGS





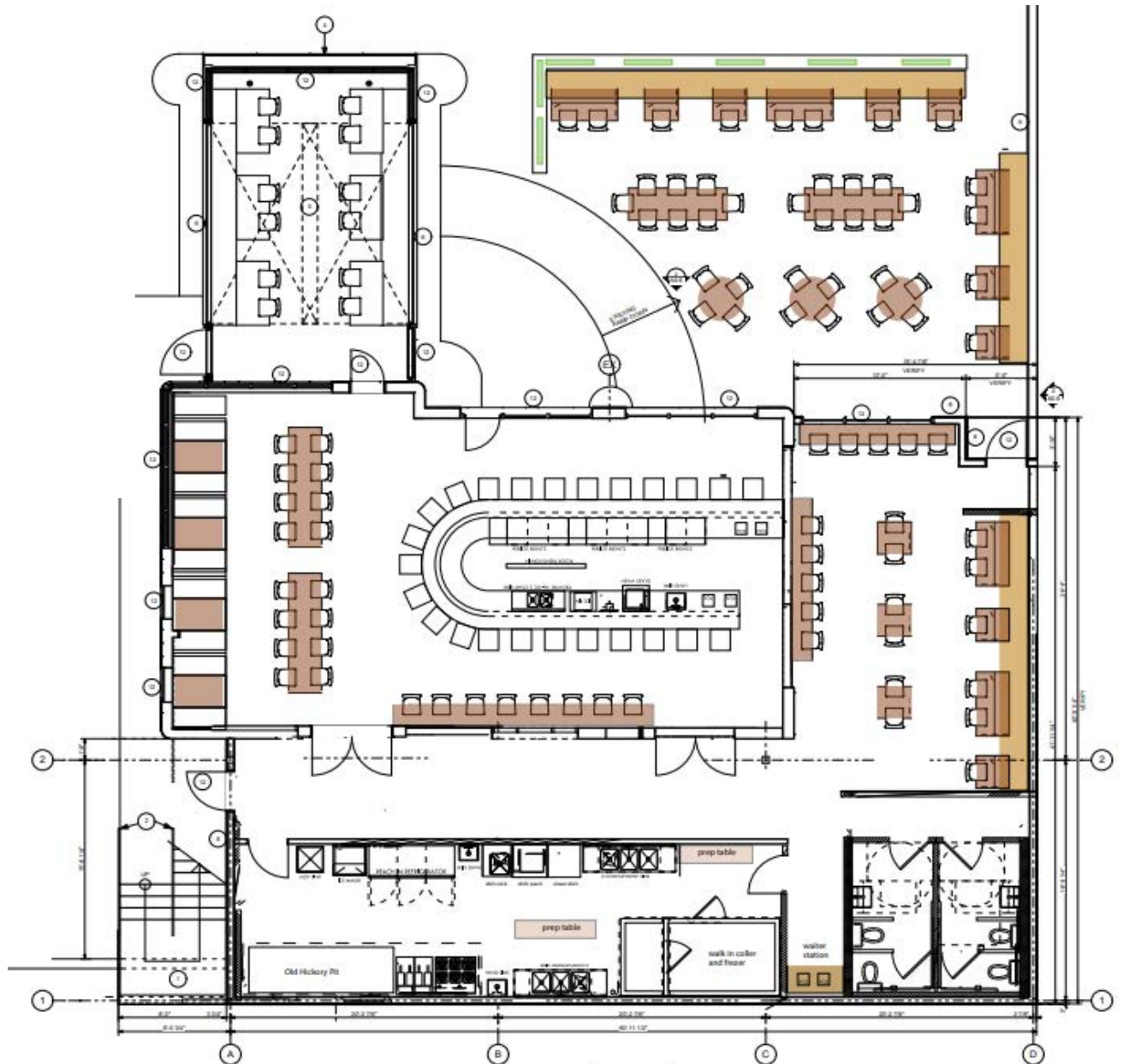
# RENDERINGS



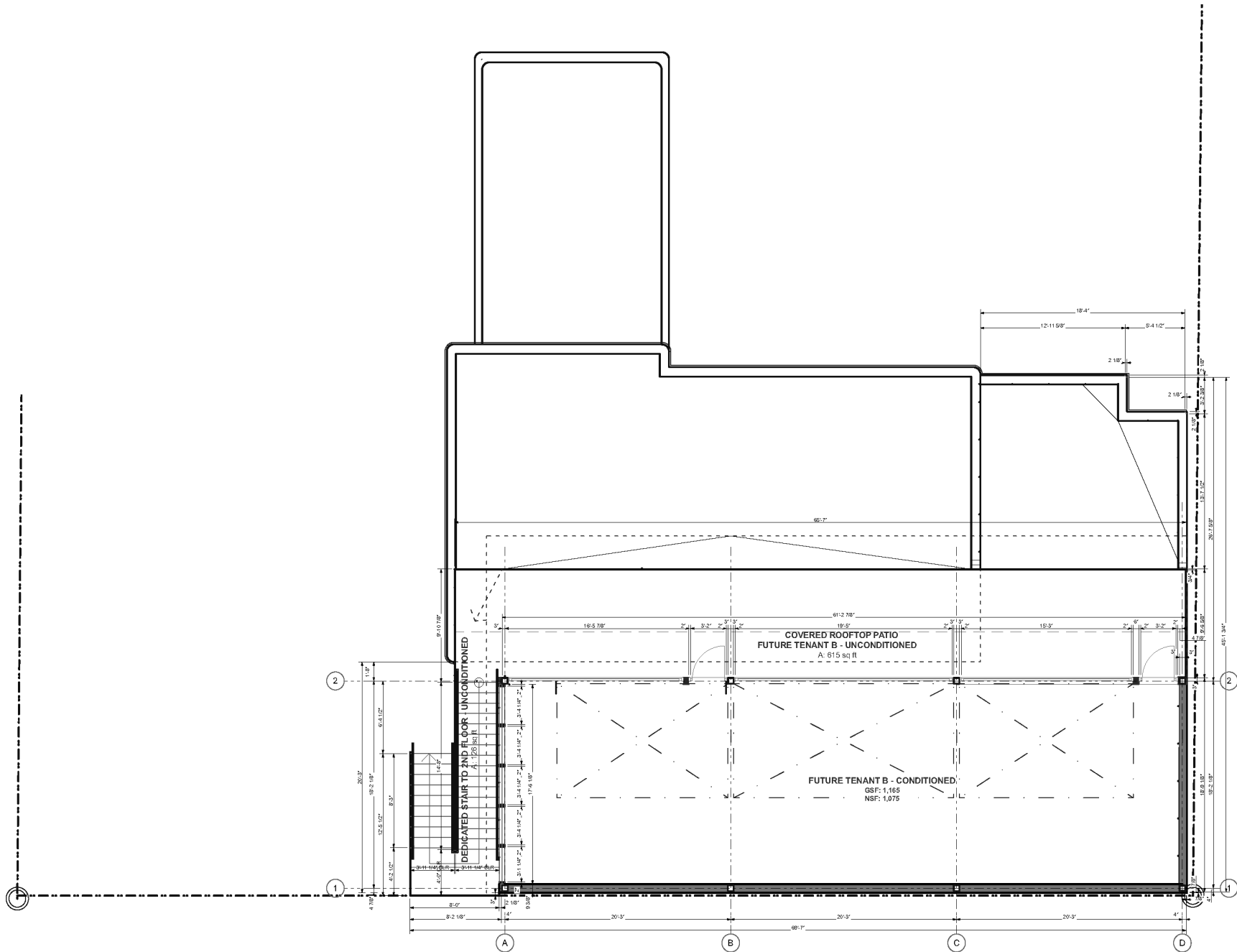




# GROUND FLOOR PROPOSED RESTAURANT LAYOUT

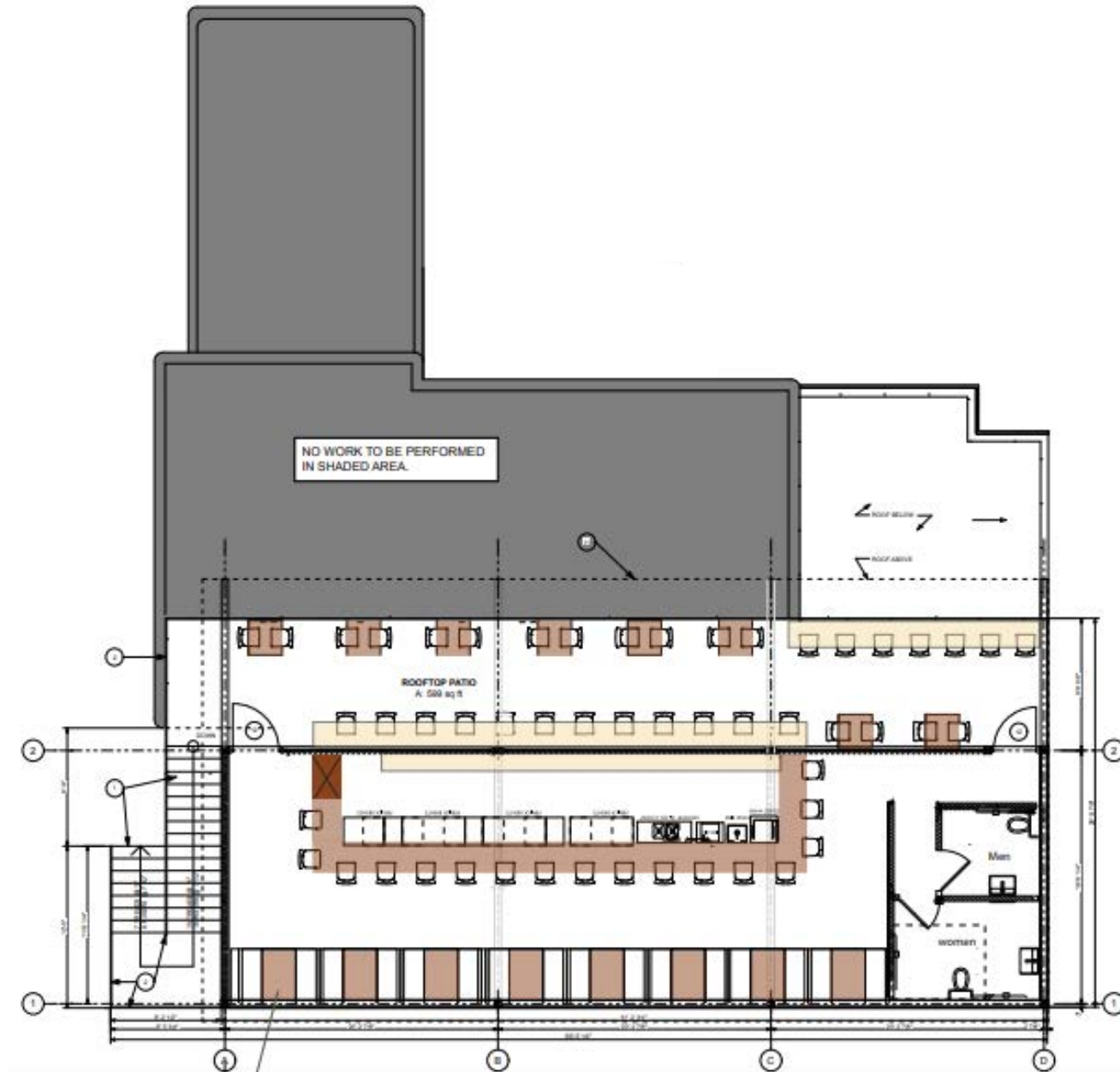


# SECOND LEVEL FLOOR PLAN





# SECOND LEVEL PROPOSED ROOFTOP BAR LAYOUT



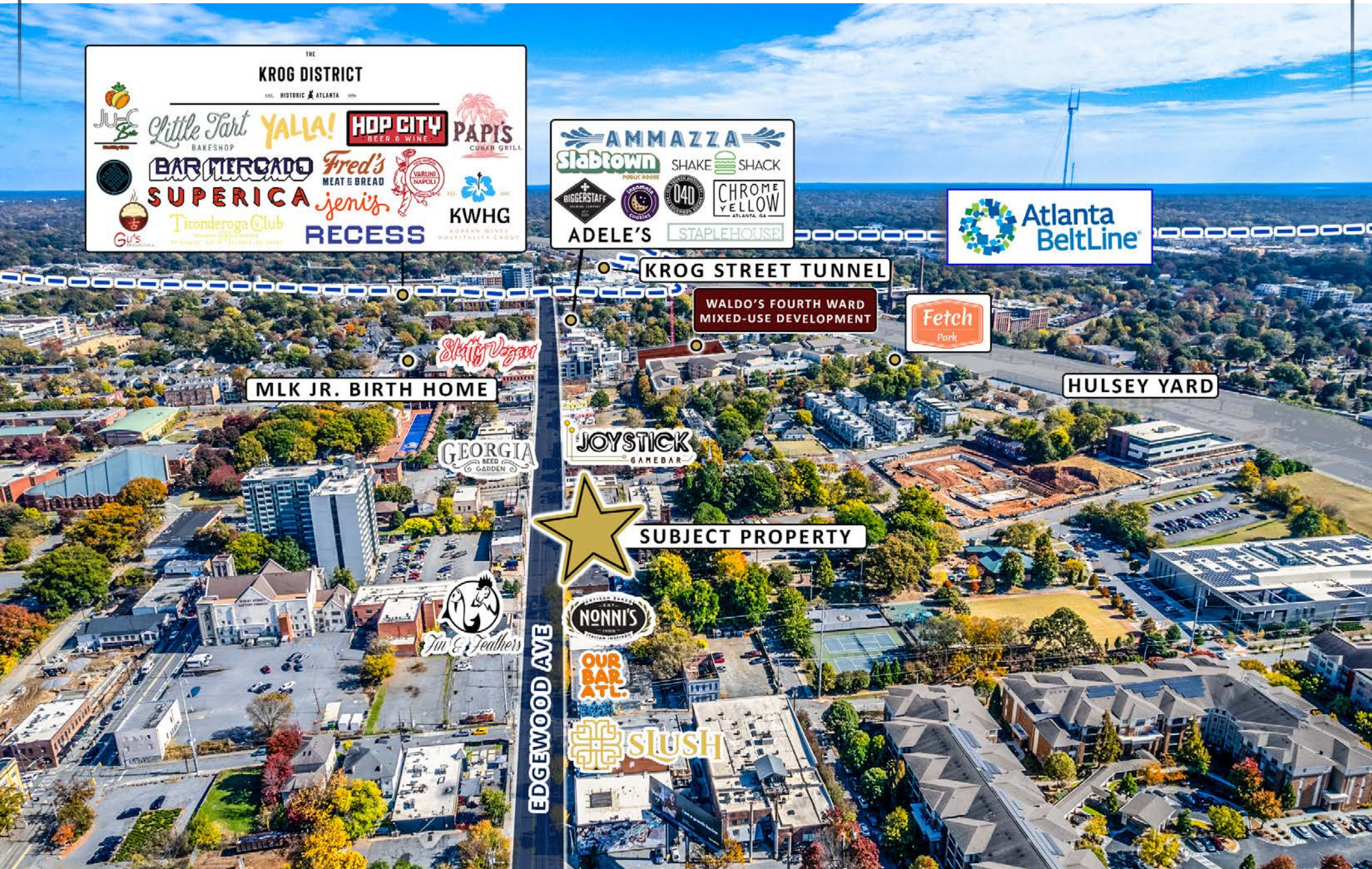


# AERIALS





# AERIALS





# ABOUT THE AREA

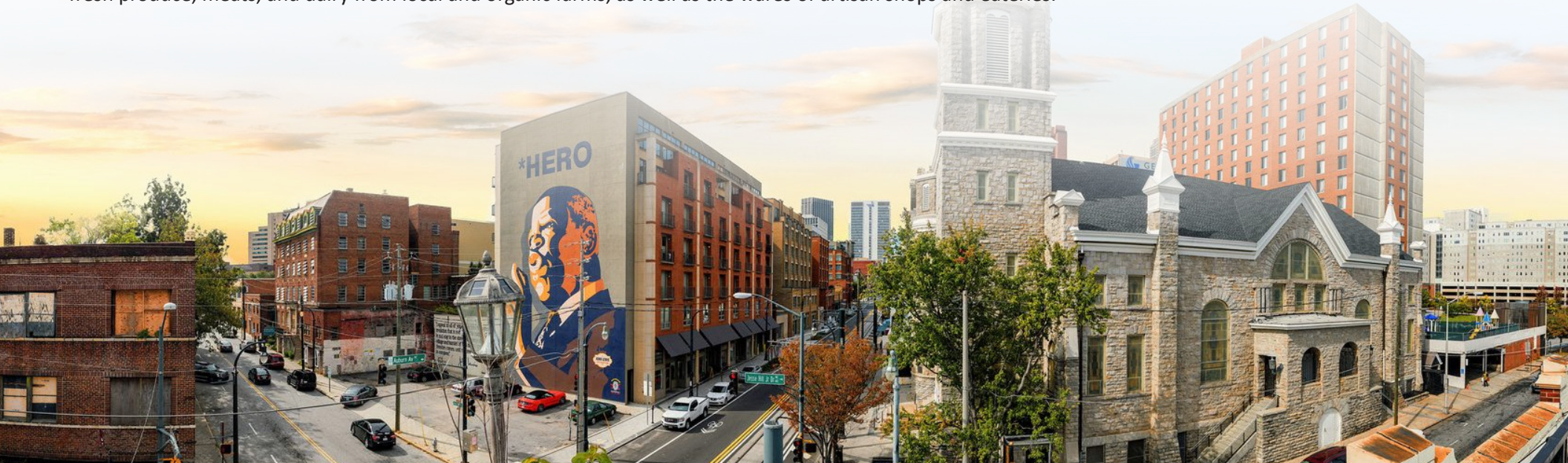
## EDGEWOOD AVENUE

When thinking about Atlanta nightlife, one destination always comes to mind – Edgewood Avenue. The vibe. The culture. This storied strip is a melting pot of excitement, and with a surge of bars and music venues setting up shop in Old Fourth Ward on Atlanta’s Eastside, Edgewood has become an essential part of the ATL experience. It’s a place to dive into a sea of good times emblazoned with amazing cuisine, lively entertainment and signature art that define the city, all built in a neighborhood steeped in history and legacy.

## SWEET AUBURN

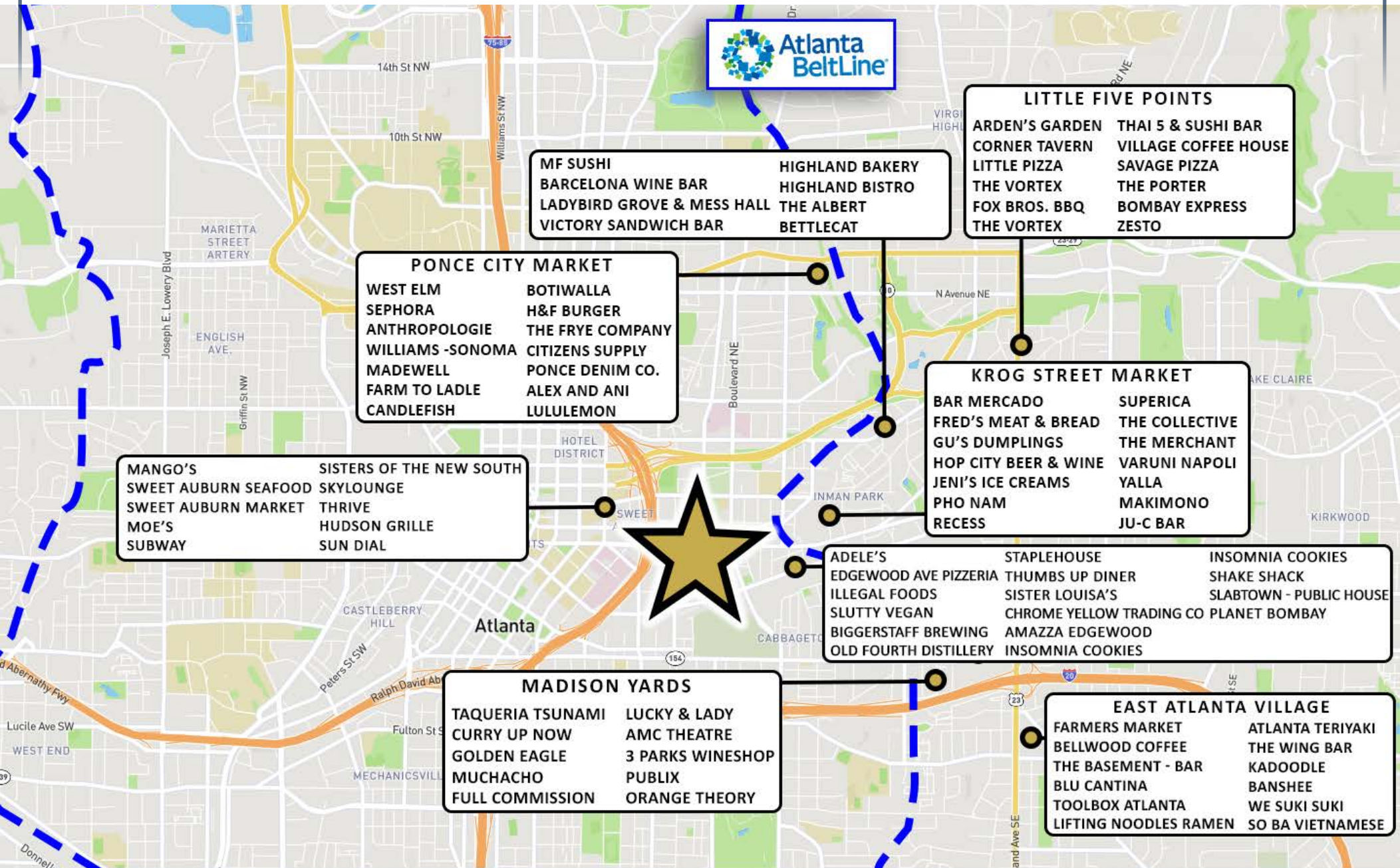
Located just east of Downtown Atlanta, the Sweet Auburn district is steeped in history. Famously the birthplace of civil rights pioneer Dr. Martin Luther King Jr., Sweet Auburn is the best place on Earth to connect with his enduring legacy. Not only does the Martin Luther King Jr. National Historic Site engage visitors with an interactive center that explores King’s extensive legacy, in Sweet Auburn, you can even tour King’s birth home, as well as Ebenezer Baptist Church; the burial sites of King and his wife, Coretta Scott King; and the International Walk of Fame - an interactive memorial made of shoe prints from influential civil rights activists.

Designated a National Historic Landmark in 1976, Sweet Auburn is experiencing a major upswing, investing in connectivity-boosting initiatives like the Atlanta Streetcar, which runs from the King Center to downtown’s Centennial Olympic Park. The annual Sweet Auburn Festival celebrates the past and the future of this neighborhood, attracting thousands of visitors annually. And the Sweet Auburn Curb Market has become a fun anchor for the neighborhood, providing a bustling and varied lunch option for nearby workers. Originally opened in 1918 and filled with a rich history of its own, the market has something for every palate, offering fresh produce, meats, and dairy from local and organic farms, as well as the wares of artisan shops and eateries.



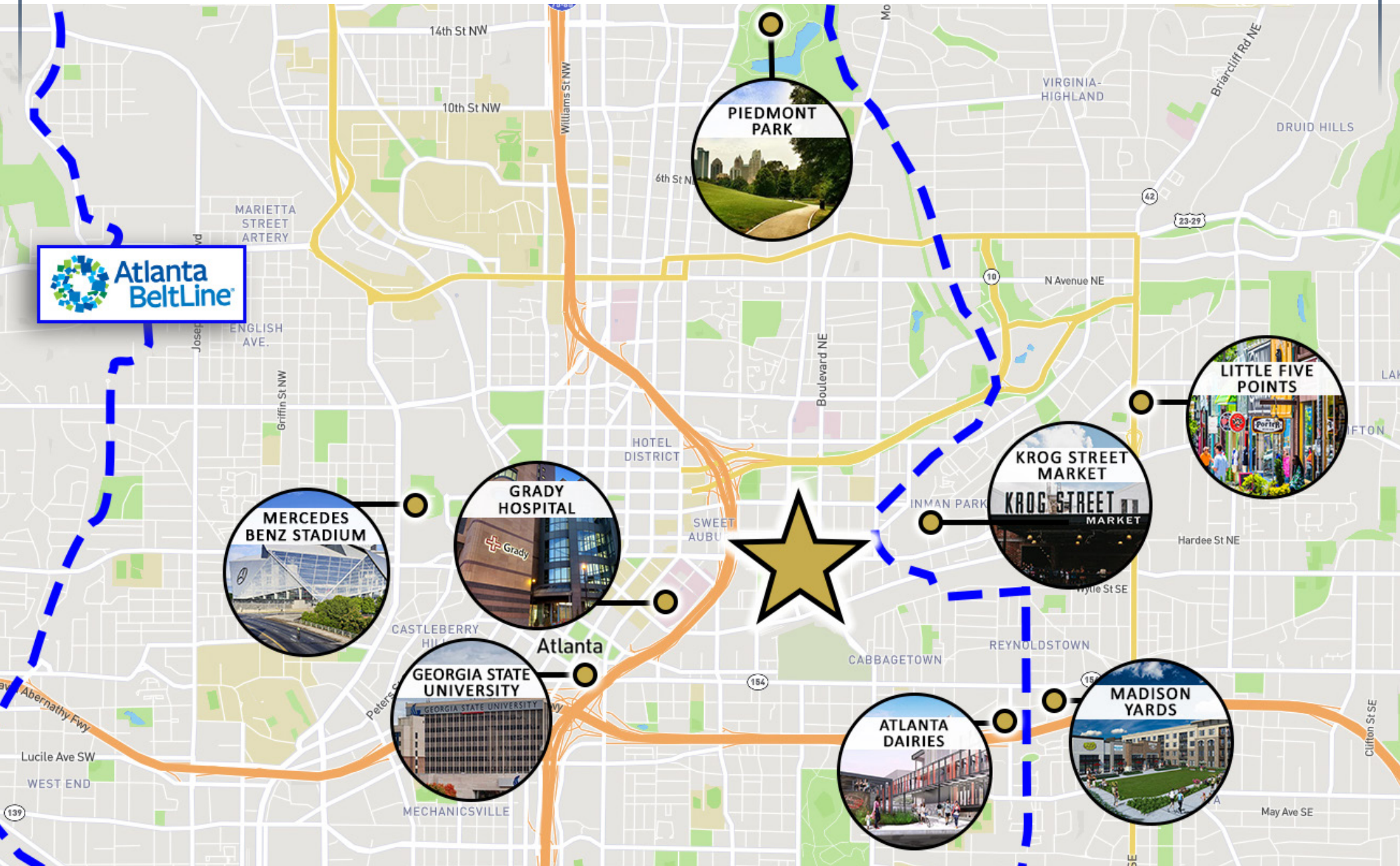


# IN THE AREA





# IN THE AREA



# IN THE AREA

## KROG STREET MARKET

Krog Street Market is a 9-acre mixed-use development in Atlanta located along the Beltline trail at Edgewood Avenue in Inman Park. Since its opening in 2014 the complex has centered on a 12,000 SF west coast-style market with restaurants and includes approximately 300 apartments.



## ATLANTA BELTLINE

The Atlanta Beltline is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.



## MADISON YARDS

Madison Yards is an 17-acre mixed-use development designed to serve as a turnkey lifestyle community for its residents as well as functions as a destination for visitors. With the Atlanta Beltline Eastside Trail just around the corner, the assorted retail and dining establishments are easily accessible by foot, bike or scooter. Additionally, the accessibility provided by the Beltline has proven to further connect the communities of East Atlanta Village, Ponce City Market & Krog Street Market.



## GEORGIA STATE UNIVERSITY

With 7 campuses in metro-Atlanta, the university provides its world-class faculty and 53,000+ students with unsurpassed connections to the opportunities available in one of the 21st century's great global cities. A national leader in graduating students from diverse backgrounds, Georgia State provides a rich experience with award-winning housing, hundreds of student clubs and organizations, and one of the most diverse student bodies in the country.





# IN THE AREA

## LITTLE FIVE POINTS

Little Five Points is one of Atlanta's hippest neighborhoods. Shoppers head to Moreland Avenue's indie stores for offbeat vintage clothing, vinyl and cool gifts, while young locals hang out at the dive bars, burger joints and Ethiopian and vegan eateries that line the surrounding streets. The Variety Playhouse, a live music venue in a converted 1940s cinema, hosts an eclectic range of local and national acts.



## PIEDMONT PARK

Piedmont Park is a 211-acre park located in Midtown. It draws more than 3 million annual visitors who enjoy the park's many amenities including fitness areas, walking trails, dog parks, farmer's markets and green spaces. The park also hosts many annual events and music festivals that bring visitors from all over the country.



## ATLANTA DAIRIES

Developed by Paces Properties, Atlanta Dairies is an urban renewal project focused on the adaptive re-use of a former food & dairy cooperative. With rich historic roots in Reynoldstown, Atlanta Dairies serves the modern needs of today's residents while preserving its proud legacy. Connected by green space, the complex currently offers a carefully-curated mix of shops, dining and entertainment venues.



## GRADY HOSPITAL

Grady's mission is to improve the health of the community by providing quality, comprehensive healthcare in a compassionate, culturally competent, ethical and fiscally responsible manner. Grady maintains its commitment to the underserved of Fulton and DeKalb counties, while also providing care for residents of metro Atlanta and Georgia. Grady leads through its clinical excellence, innovative research and progressive medical education and training.



# AREA DEVELOPMENTS

## ASANA PARTNERS EDGEWOOD

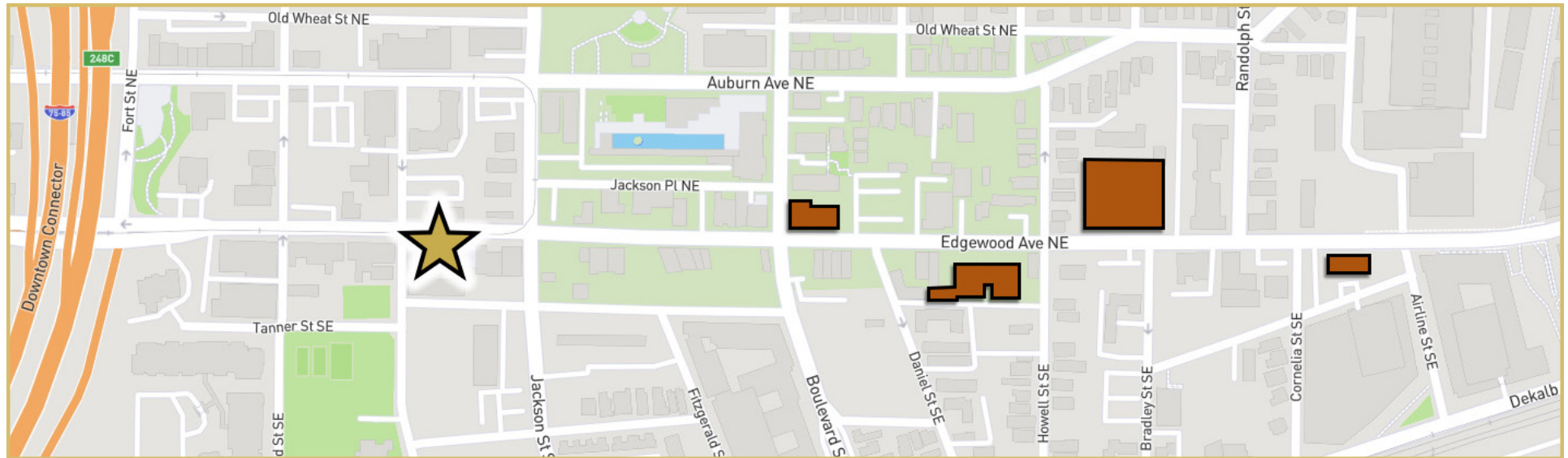
Charlotte, N.C. - based Asana Partners purchased a strip of industrial property on Edgewood Avenue SE in May of 2018 for roughly \$3.1 million. The roughly 28,000 SF property is a collection of buildings next to the Staplehouse restaurant and a block from the Beltline's Eastside Trail. The 4,530 SF building at 525 Edgewood Ave has been transformed by Nashville-based Red Pebbles Hospitality to Adele's - an Italian inspired modern American restaurant. The 5,800 SF building at 537 Edgewood Ave has also seen great change over the last few years with the opening of Biggerstaff Brewing Company. Asana's plans for the 6,591 SF building at 521 Edgewood Ave as well as the new occupant have not been made public as of yet.

Purchased by Asana Partners in September of 2019 for \$5.6 million, 619 Edgewood Avenue SE sits directly adjacent to the Beltline's Eastside Trail. The 16,400 SF mid-rise building located on this property was developed over 20 years prior to this recent purchase. A total of seven tenants currently occupy the space, including nation-wide retailers such as Insomnia Cookies and Farmer's Insurance. Across Edgewood Avenue, Asana ownership continues with 476 Edgewood Avenue SE - home to Atlanta's renowned Slutty Vegan eatery, decade-long tenant Edgewood Pizzeria and as of recent years, Handlebar ATL. The 0.24-acre corner lot is located at the heavily trafficked intersection Edgewood Ave and Boulevard SE.

In 2019, Asana and local leasing partner, Capital Real Estate Group, announced their plans for a creative office development on Edgewood Avenue in the Old Fourth Ward. Asana purchased the 1.7-acre former Coca-Cola bottling plant for \$12 million. Located at 560 Edgewood Avenue, the re-development of this facility will create 57,000 SF of Class A+ office space.

Just beyond the Beltline's Eastside Trail, construction is underway for one of Asana's most recent projects, Krog District. After purchasing the popular food hall, Krog Street Market, and adjacent Atlanta Stove Works for \$45.8 million in April of 2018, Asana has been working to combine these popular sites, alongside new mixed-use construction, to create the Krog District. As a result of this project, the Eastside Beltline Trail will become more easily accessible and a more fluid connection between Inman Park and SPX Alley will be established. The new mixed-use construction within the existing property layout will provide an additional 59,000 SF of office/retail space in the form of two mid-rise buildings. This expansion project is set to open this summer, the summer of 2022.

*\* [Source](#), [Source](#), [Source](#), [Source](#)*





# AREA DEVELOPMENTS

## WALDO'S OLD FOURTH WARD

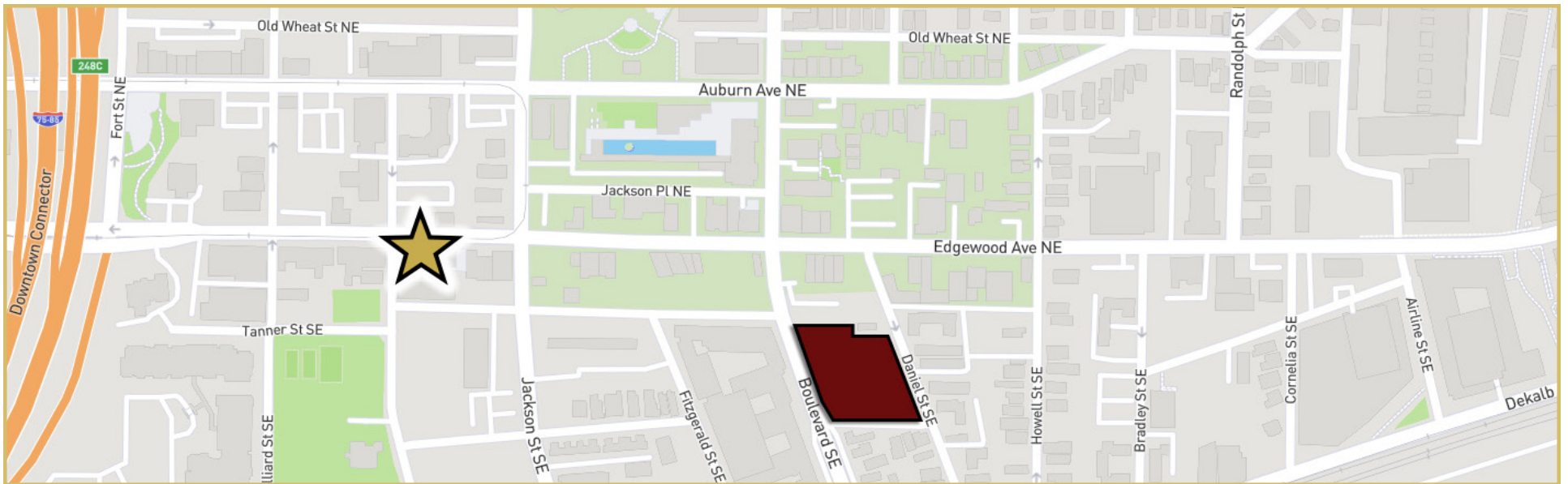
The \$80 million mixed-use community, “Waldo’s Old Fourth Ward,” promises residences, retail, office space and a hotel sited on the neighborhood’s Boulevard corridor, just south of Edgewood Avenue.

Waldo’s, projected to span some 200,000 square feet, is slated to feature an 80-key hotel, 10 townhomes and about 10,000 square feet of restaurants and retail near the popular neighborhood bar strip.

Tenatively set to debut in the 1st quarter of 2023, the development is also expected to feature 10,000 square feet of restaurants and retail, 146 hotel rooms—up from the 125-key boutique lodge announced this past summer—and three stories of residences, all near the corner of Edgewood Avenue and Boulevard.

Less than a mile from the Beltline’s Eastside Trail, the 1.5-acre site is poised to stand relatively tall over Edgewood Avenue’s bustling restaurant and bar strip.

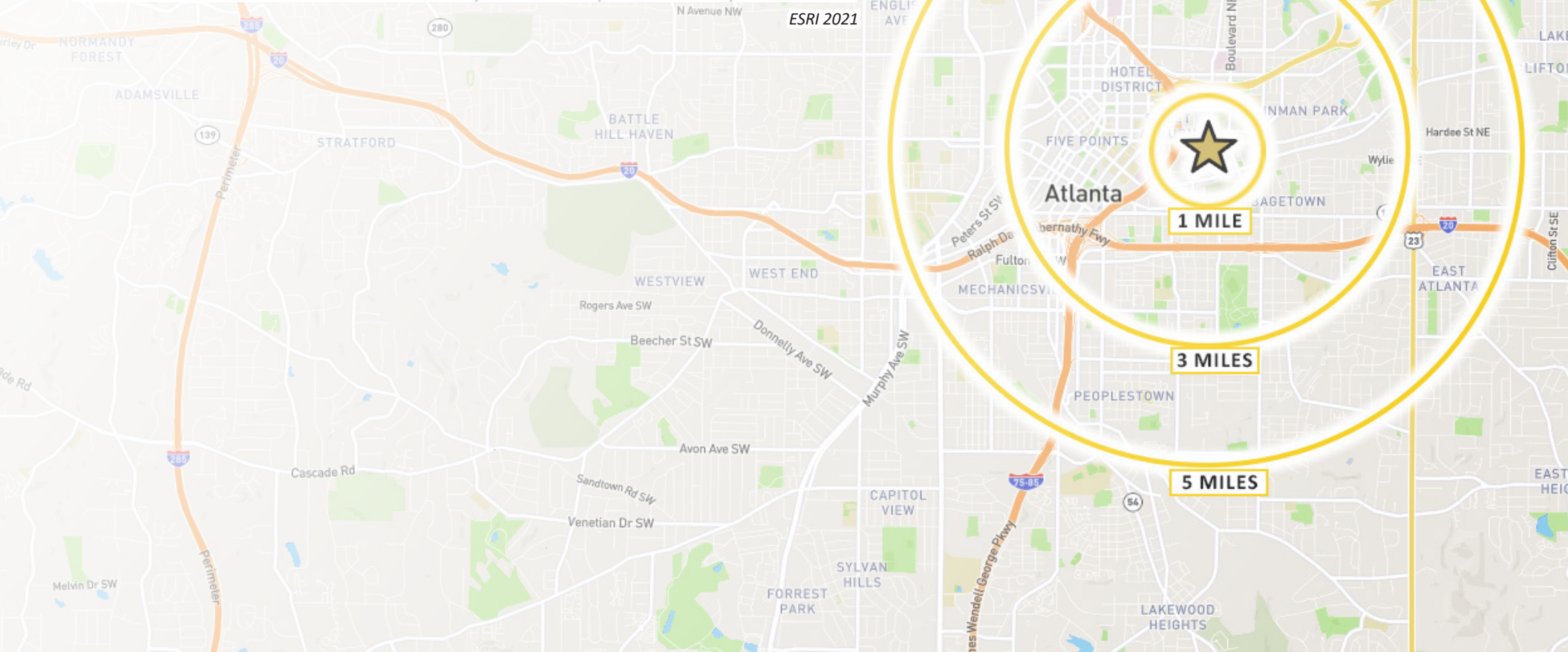
[\\* Source: Curbed Atlanta](#)



# DEMOGRAPHIC OVERVIEW

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	30,320	200,054	382,231
<b>TOTAL HOUSEHOLDS</b>	14,919	96,449	175,826
<b>AVERAGE HOUSEHOLD INCOME</b>	\$115,563	\$129,244	\$127,784





# ABOUT THE AREA

## ATLANTA

**1 Million**  
RESIDENTS

**1.1%**  
PROJECTED 5-YEAR  
POPULATION GROWTH (2020-2026)

**9TH**  
LARGEST U.S. METRO

**#3**  
BEST CITIES FOR JOBS IN U.S.

**#4**  
FASTEST GROWING  
U.S. METRO (2010-2019)

**#4**  
MKTS WITH HIGHEST GROWTH RATES  
ANTICIPATED BY PROPERTY MANAGERS (2022-2023)



**36,723**  
Daytime Population



**60,382**  
Total Employees



**81%**  
Bachelors Degree or Higher

**47.7%**  
Millennial  
Population

**18.2%**  
Gen X  
Population

**2.6%**  
Unemployment

*(Data based on 1 mile radius)*

### UNDER CONSTRUCTION

**3.0M**  
SF OFFICE

**153K**  
SF RETAIL

**3.1K**  
MULTIFAMILY UNITS

### COMMERCIAL DENSITY

**11.4M**  
TOTAL SF OFFICE

**1.3M**  
TOTAL SF RETAIL

**18.2K**  
TOTAL MULTIFAMILY UNITS

### MAJOR EMPLOYERS

Midtown's pedestrian-oriented, amenity-rich community provides a dynamic environment for some of Atlanta's largest employers and most respected companies. While major corporations call Midtown home, being here provides important advantages for small businesses too.



# BROKER PROFILES



**ANDY LUNDSBERG**

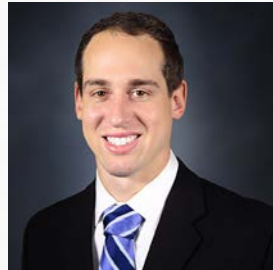
Partner  
Andy@BullRealty.com  
404-876-1640 x 107

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over \$100 million year to date and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

Organizations:  
National Association of Realtors-Georgia  
Atlanta Commercial Board of Realtors  
Young Council of Realtors (YCR)  
Million Dollar Club (2008 - Present)



**MICHAEL WESS, CCIM**

Partner  
MWess@BullRealty.com  
404-876-1640 x 150

Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program, consistently ranked in the top five nationally. While there, Michael also received two additional degrees in finance and international business.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service, and exceptional results. 2018 served as Michael's breakout year, closing 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold approximately \$300 million in over 100 transactions.

The team holds many pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during selling previous attempts.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. An Associate Broker since 2021, Michael is a pinned Designee of the prestigious Certified Commercial Investment Member (CCIM) Institute since 2017 and has been an annual member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.