

EDGEWOOD

RETAIL DISTRICT

ATLANTA, GEORGIA



DOWNTOWN
ATLANTA

MID-TOWN
ATLANTA



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44
ACRES

397,380
SF

+40
RETAILERS

39,000+
VEHICLES PASSING
PROPERTY EVERYDAY

OVERVIEW

Edgewood Retail District (the “Property”) is a world-class trophy shopping center asset located in a high-density, urban, in-fill area just over 2 miles east of downtown Atlanta. The Property comprises 397,446 square feet of retail/commercial space and is anchored by several of North America’s most recognized and profitable retailers, including Target, Lowe’s Home Improvement, Kroger Supermarket, Best Buy, Burlington, Marshalls and Ross Dress for Less.

The Property is situated at the intersection of Moreland Avenue NE (34,000+ vehicles per day) and Caroline Street NE. Moreland Avenue is the primary north/south artery in the submarket providing access to the affluent and gentrifying neighborhoods of East Atlanta and Grant Park to the south as well as the established communities of Virginia Highlands, Morningside and Druid Hills to the north.

Edgewood has experienced significant growth rates over the past 10 years. Between 2000 and 2010 growth rates of approximately 47%, 32% and 34% have been realized within 1, 3 and 5 miles respectively.



TRADE AREA

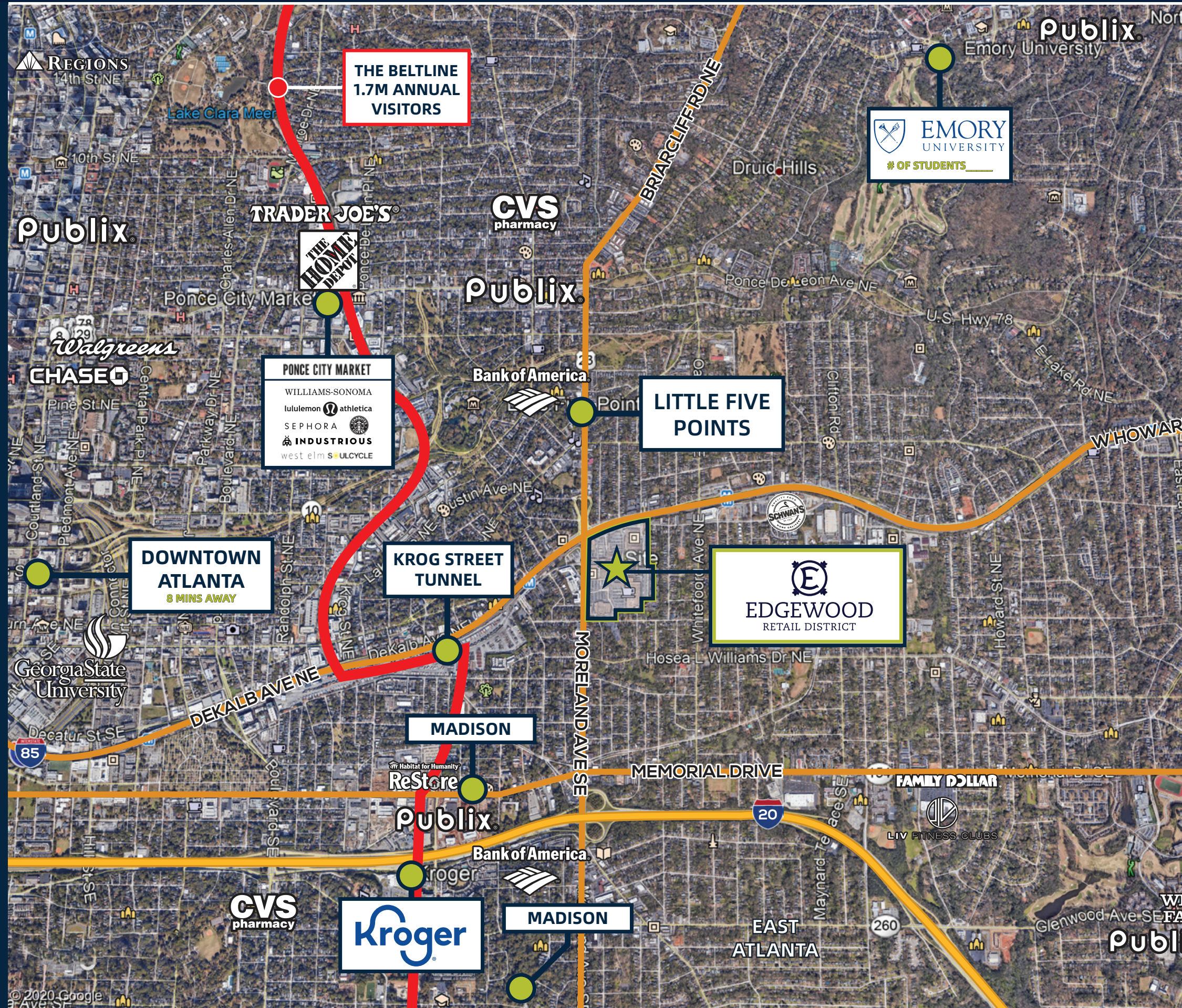
UNIVERSITIES IN THE AREA



CLARK ATLANTA UNIVERSITY

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Total Population	21,340	189,546	411,463
Median Age	37.4	36.0	35.5
Avg. Household Income	\$193,060	\$173,343	\$162,757



HOUSING GROWTH



KROG STREET MARKET

Asana Partners Project. Developed by Paces, acquired by Asana in 2018. Office, Foodhall, experiential retail. 108K SF

AYLA

Ghitis Property owned; Crow developed. Delivered 2015. 222 Units.

HULSEY YARDS

Currently owned by CSX. Planned redevelopment. 70 Acres.

EDGE BELTLINE

The Connor Group owned; North American Properties developed. Delivered 2019. 350 Units, 35K retail.

PLATFORM APARTMENTS

Fairfield Residential Project. Delivered 2018. 325 Units.

LUMEN GRANT PARK

Atlantic Realty Partners Project. Delivered 2018. 238 Units.

MODERA REYNOLDSTOWN

Mill Creek Residential Project. Under Construction. 320 Units.

MADISON REYNOLDSTOWN

Rea Ventures Project. Planned. 116 Units.

MEMORIAL DRIVE

ATLANTA DAIRIES

Paces Properties Project. Delivered 2019. Concert venue, brewery, 312 Units.

HERMITAGE ON MEMORIAL

20 Luxury Townhomes from the \$800ks

THE GEORGE + THE LEONARD

Urban Realty Partners Project. Delivered 2019. 217 Units.

MADISON YARDS AT REYNOLDSTOWN

20 Luxury Townhomes from the \$800ks

GLENWOOD PLACE

Kroger Marketplace

ELAN MADISON YARDS

Greystar Project. Delivered 2019. 495 Units.

MORELAND AVENUE

DEKALB AVENUE

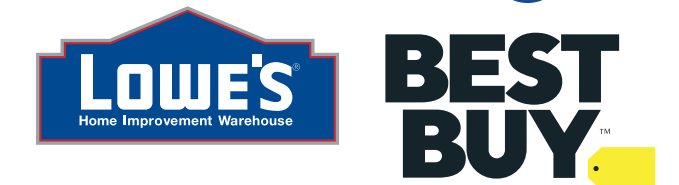


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TENANTS







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