



— FOR SALE & LEASE —
1ST GENERATION RESTAURANT | EDGEWOOD AVENUE
ABUNDANT STREET LEVEL AND ROOFTOP PATIO SPACE

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property.

This Offering Memorandum 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 purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers or tenants.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum 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/Seller/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser's or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner/Seller/Landlord. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller/Landlord. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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CONTACT INFORMATION

MICHAEL WESS, CCIM
Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x 150

ANDY LUNDSBERG
Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x 107

JAKE STRANGE
Commercial Real Estate Advisor
Jake@BullRealty.com
404-876-1640 x 194

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- Current structure undergoing complete overhaul and expansion with Q1 2026 delivery
- New structure totaling $\pm 5,074$ SF could house a different concept on each level (from a single operator)
- Space A (ground floor): $\pm 2,959$ SF plus ± 335 SF of enclosed patio ($\pm 3,294$ total leasable SF)
- Space B (second floor): $\pm 1,165$ SF plus ± 615 SF of covered rooftop patio ($\pm 1,165$ total leasable SF)
- Ceiling heights on new structure will range from 11 to 15 FT
- 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)

SALE PRICE | \$2,250,000

LEASE RATE | CONTACT BROKER

WALK SCORE



Walker's Paradise
94

BIKE SCORE



Very Bikeable
81

TRANSIT SCORE



Excellent Transit
72



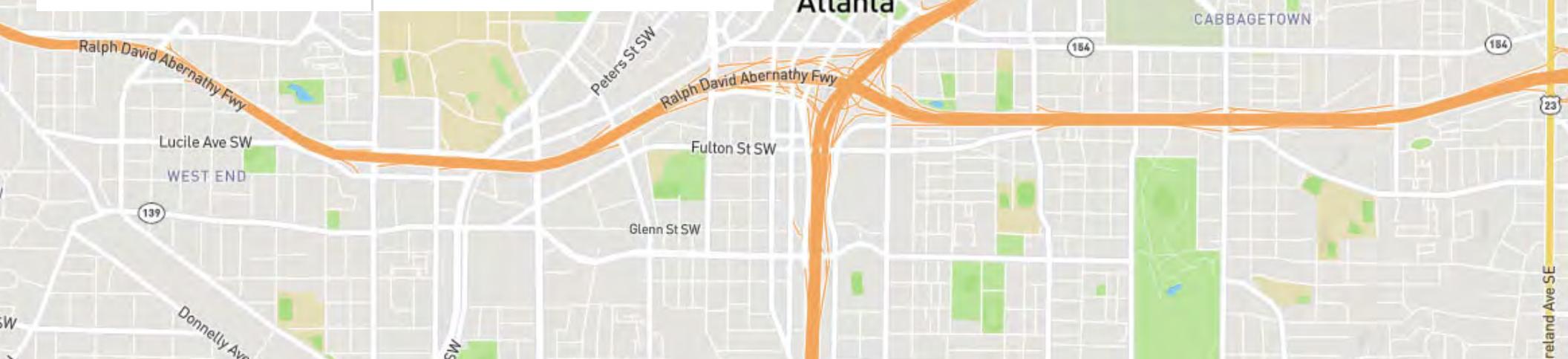
PROPERTY INFORMATION

OVERVIEW

ADDRESS	377 Edgewood Ave SE Atlanta, GA 30312
COUNTY	Fulton
YEAR DELIVERED	2026
TOTAL BUILDING SF	$\pm 5,074$ SF
TOTAL ENCLOSED & COVERED PATIO	± 950 SF
SPACE A (GROUND FLOOR)	$\pm 2,959$ SF plus ± 335 SF enclosed patio ($\pm 3,294$ total leasable SF)
SPACE B (SECOND FLOOR)	$\pm 1,165$ SF Plus ± 615 SF Covered Patio ($\pm 1,165$ total leasable SF)

ZONING

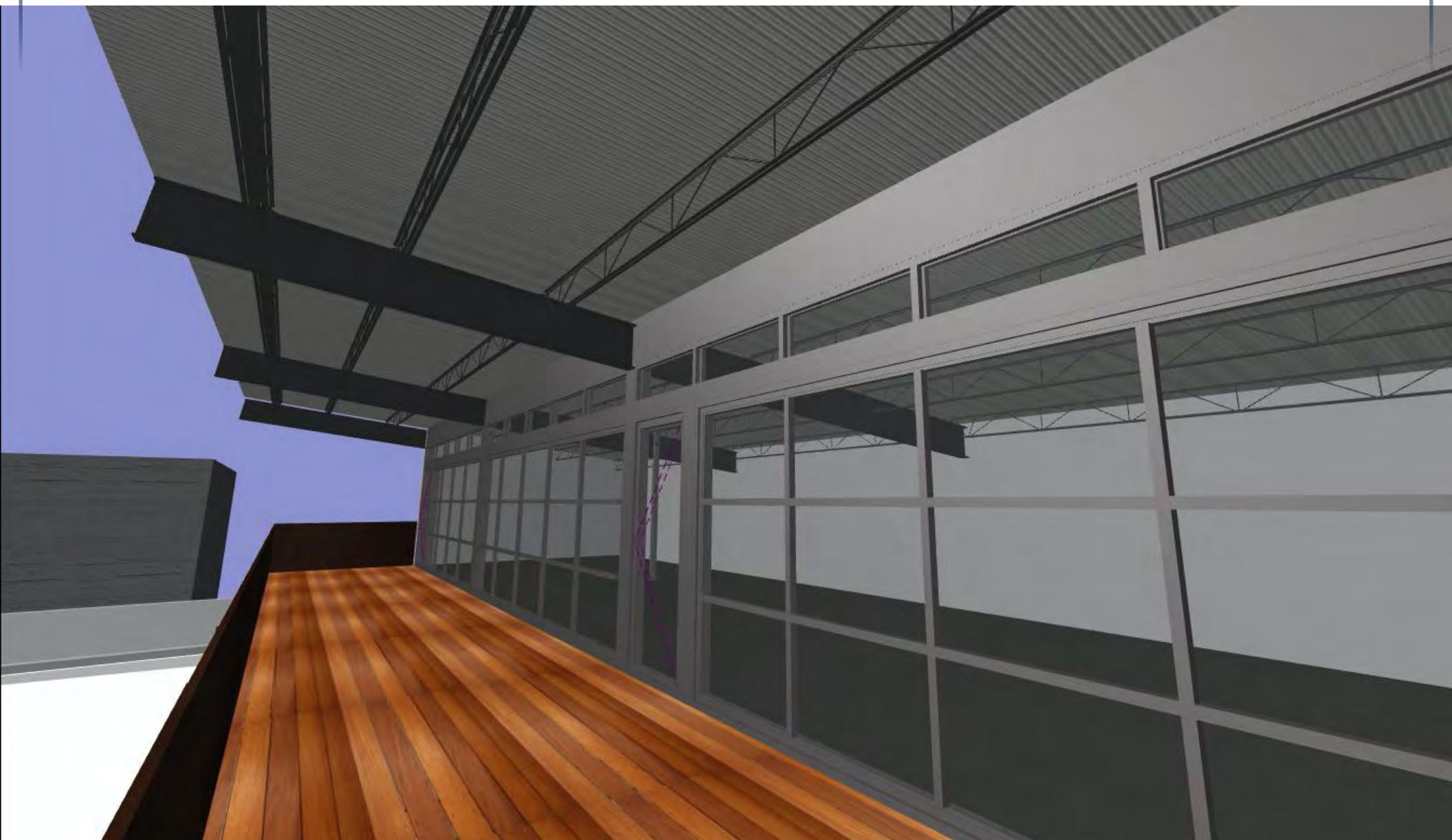
HC-20C SA4 -
Historic & Cultural Zoning,
Martin Luther King Jr. Landmark
District, SubArea 4



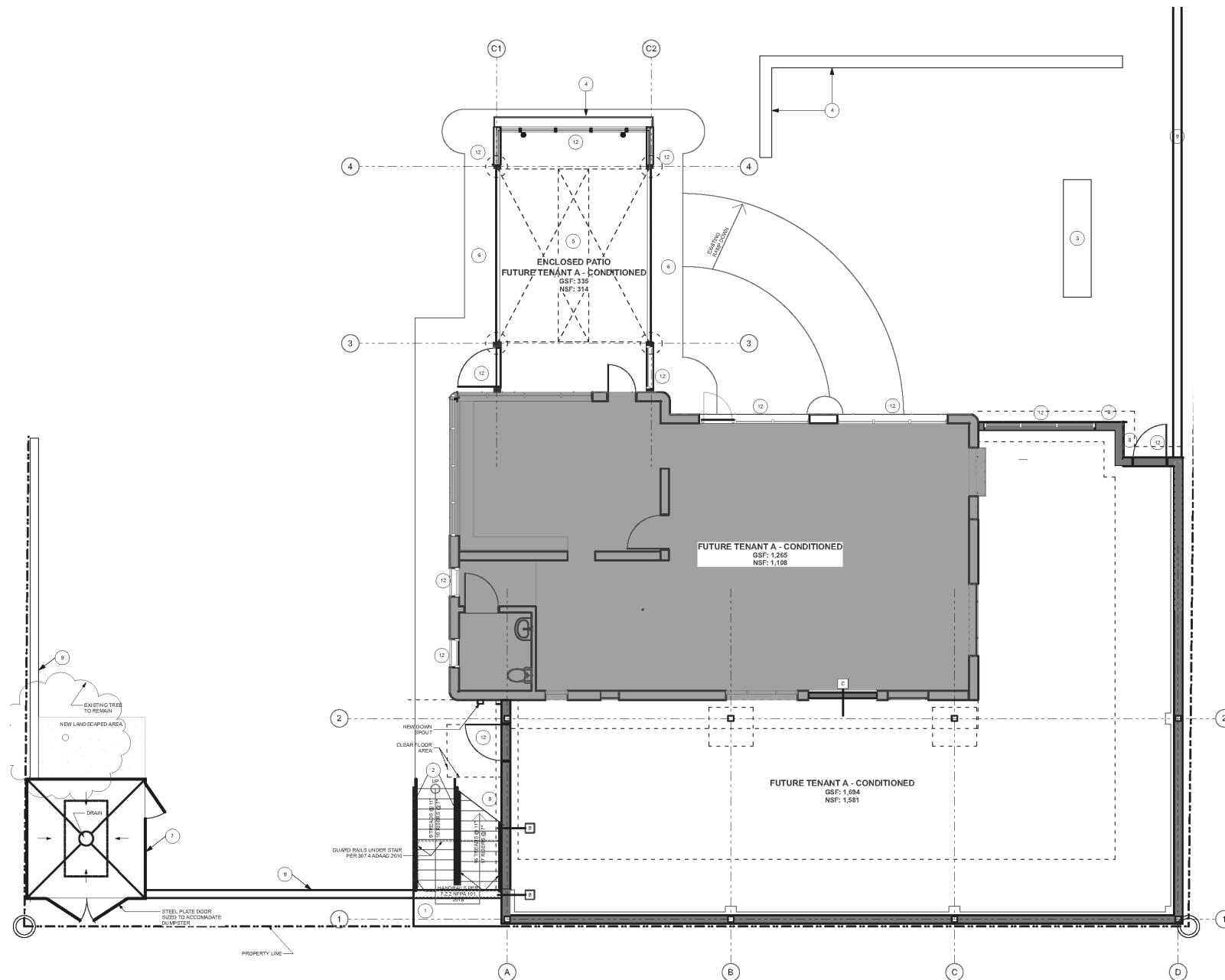
RENDERINGS



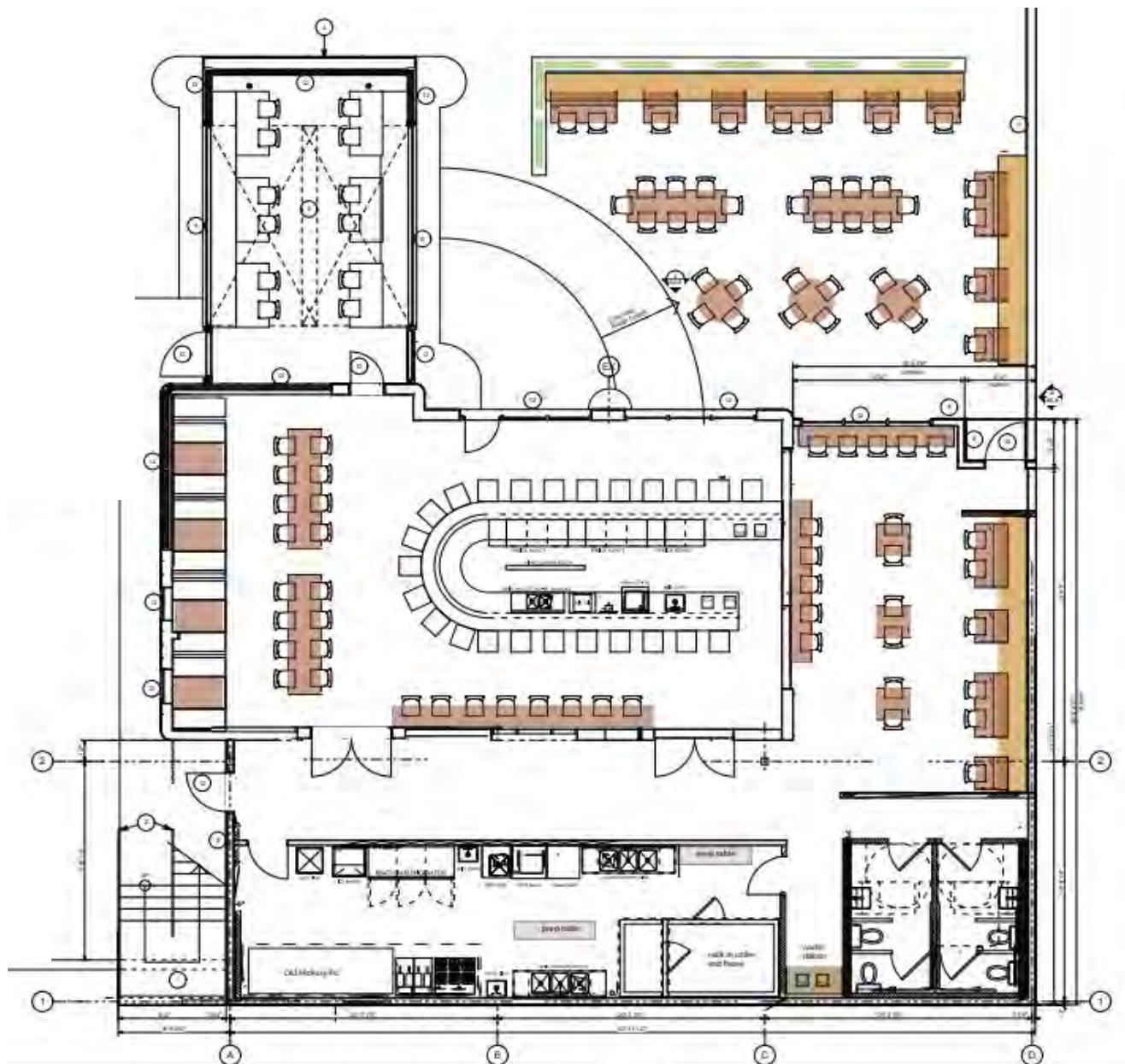
RENDERINGS



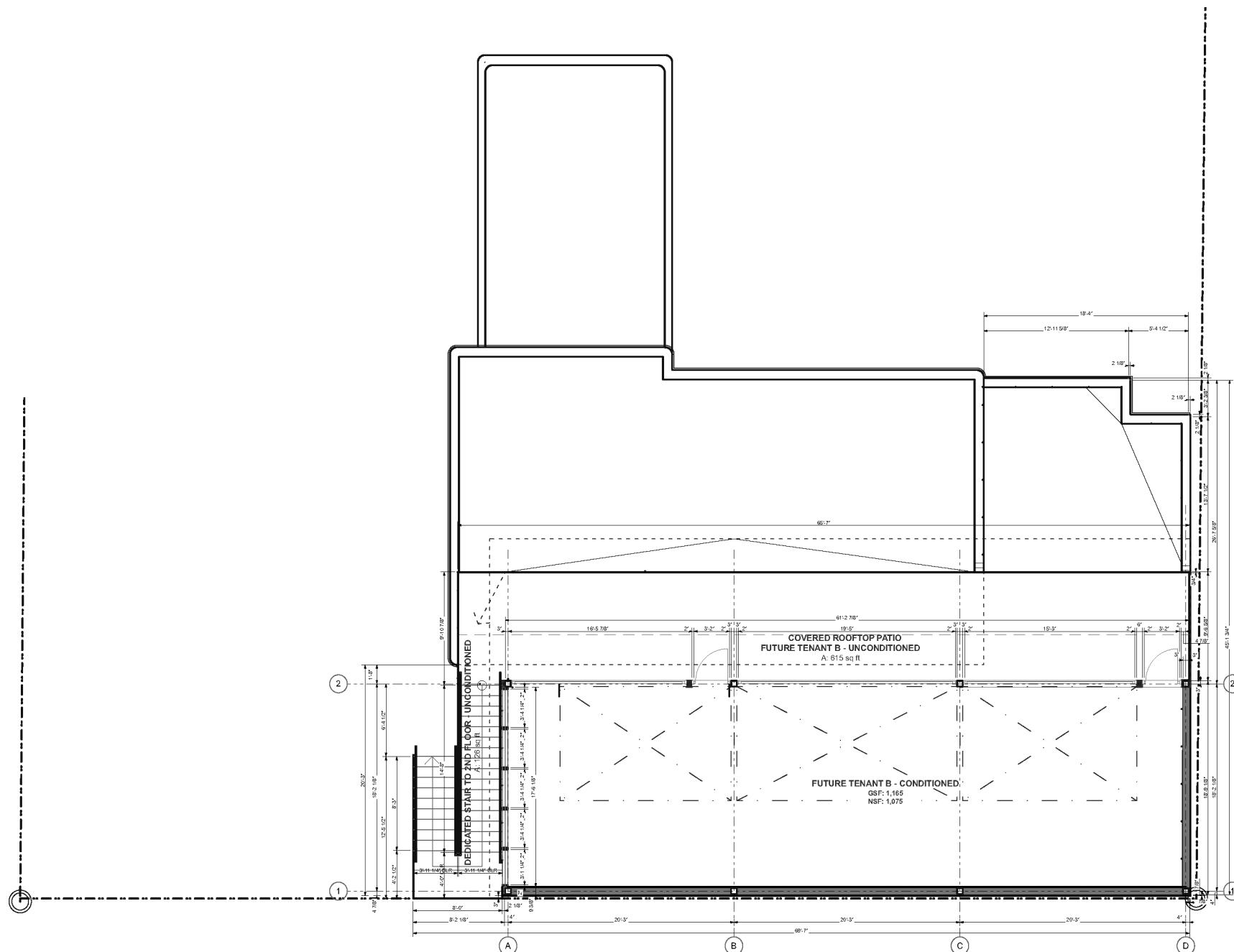
GROUND LEVEL FLOOR PLAN



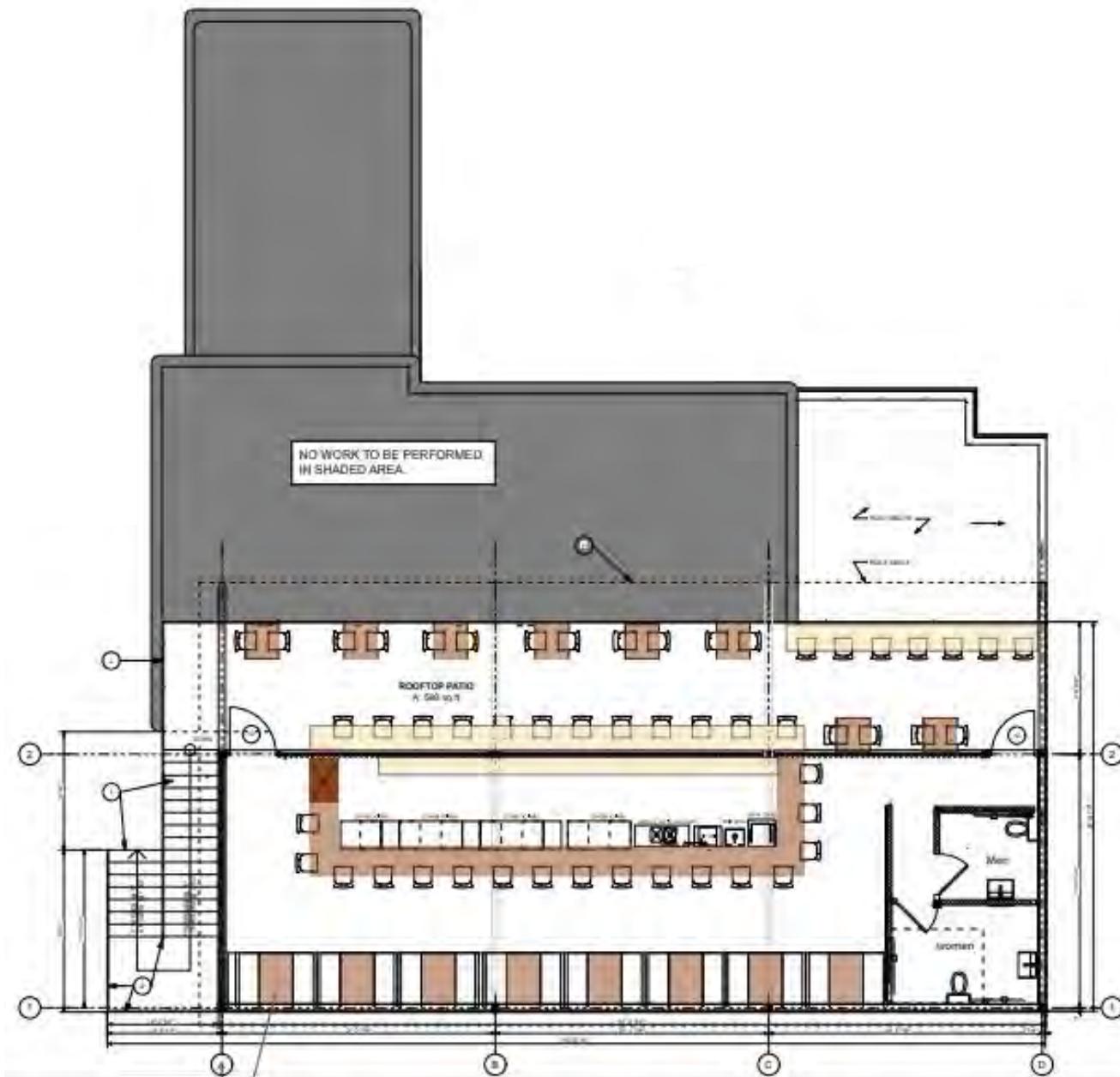
GROUND FLOOR PROPOSED RESTAURANT LAYOUT



SECOND LEVEL FLOOR PLAN



SECOND LEVEL PROPOSED ROOFTOP BAR LAYOUT



AERIALS



AERIALS



ABOUT THE AREA

EDGEGOOD 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.

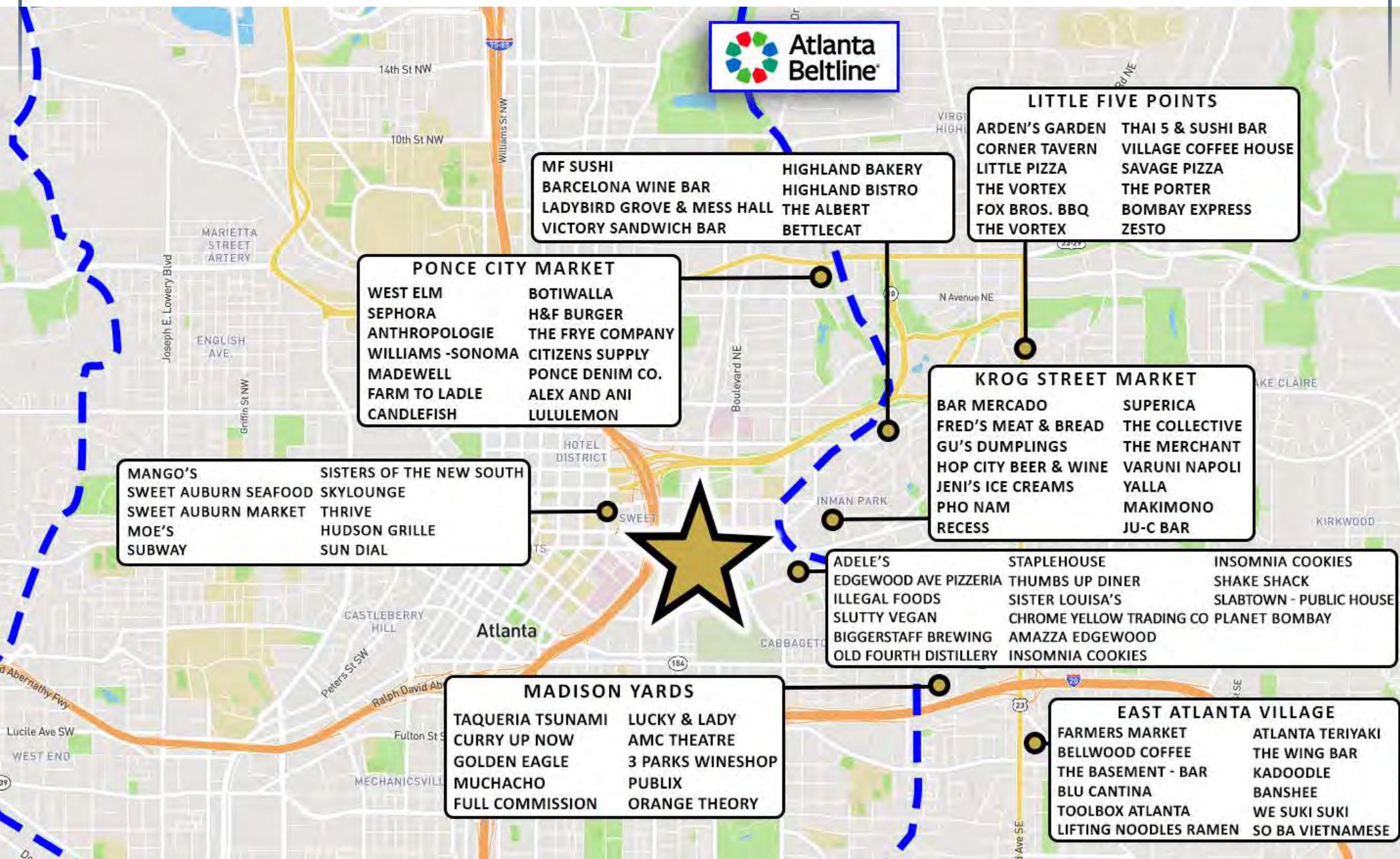
SWEET AUBURN

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.

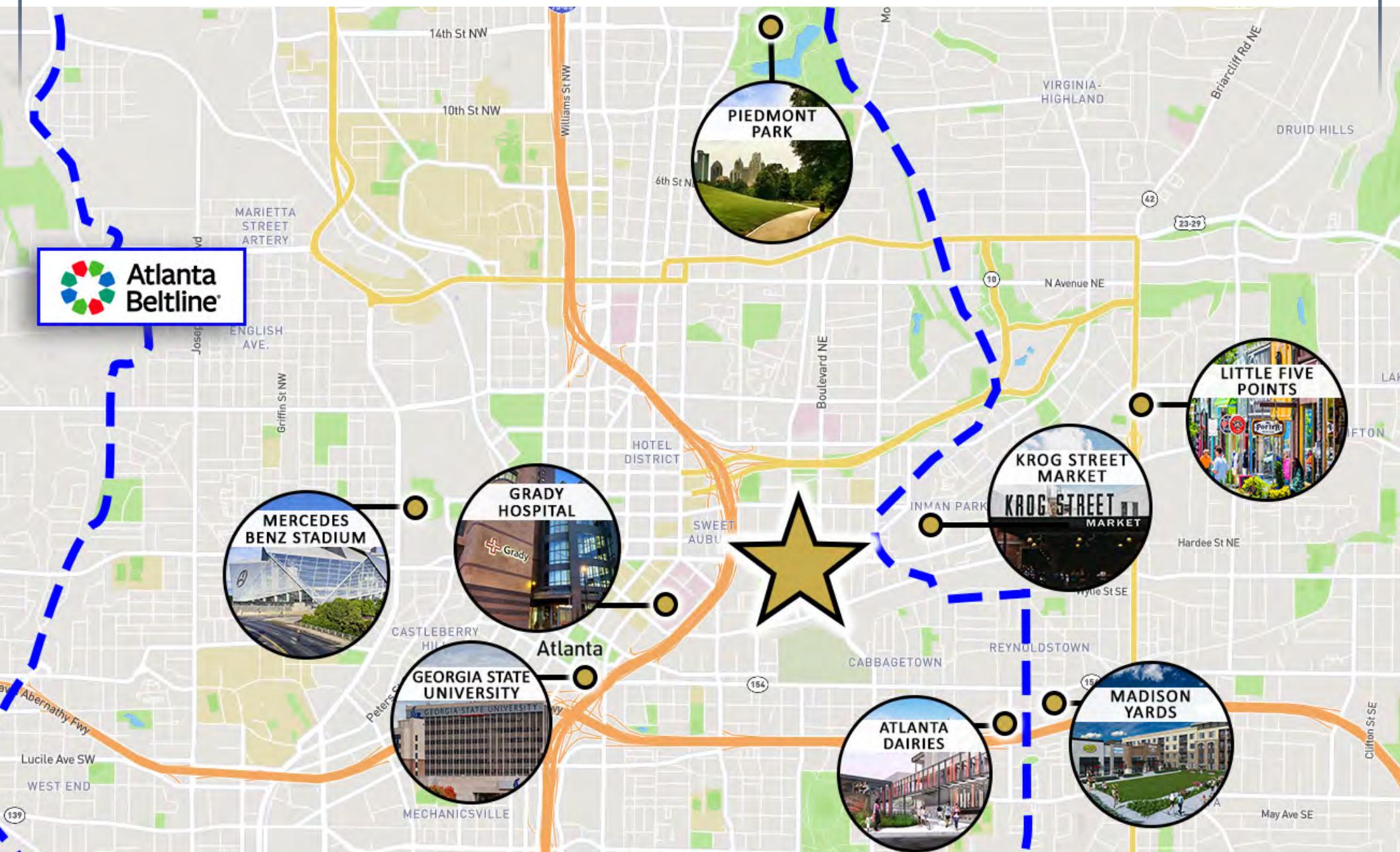
Designated a National Historic Landmark in 1976, Sweet Auburn is experiencing a major upswing, investing in connectivity-boosting initiatives like the Atlanta Streetcar, which runs from the King Center to downtown's Centennial Olympic Park. The annual Sweet Auburn Festival celebrates the past and the 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

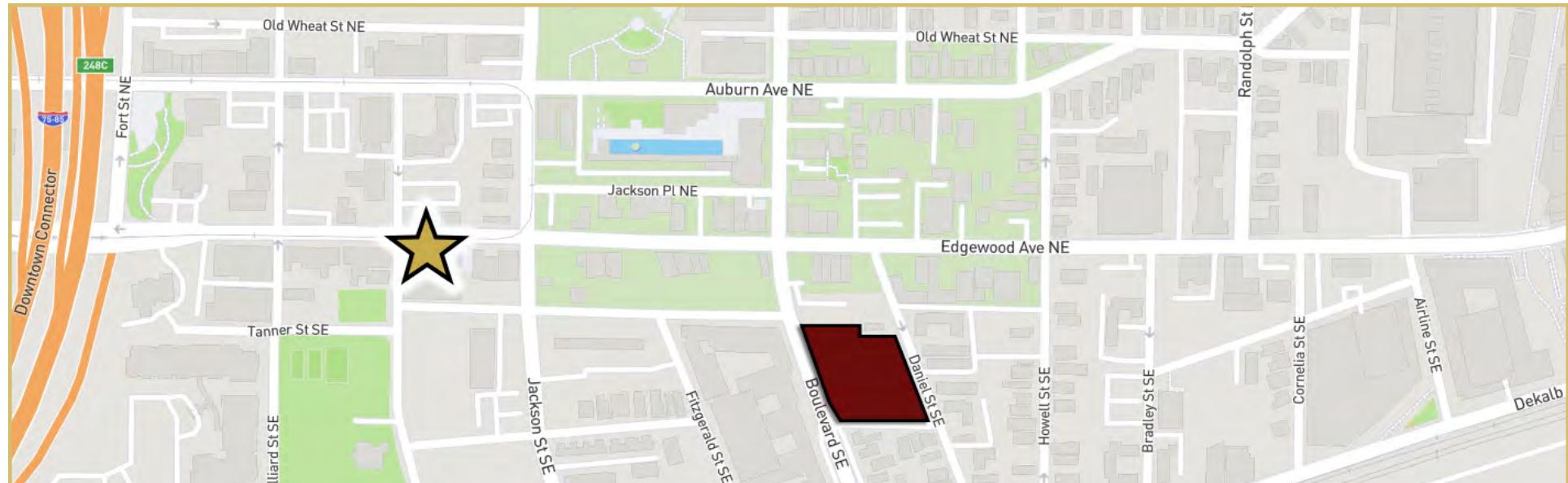
The \$80 million mixed-use community, "Waldo's Old Fourth Ward," promises residences, retail, office space and a hotel sited on the neighborhood's Boulevard corridor, just south of Edgewood Avenue.

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.

Tentatively 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.

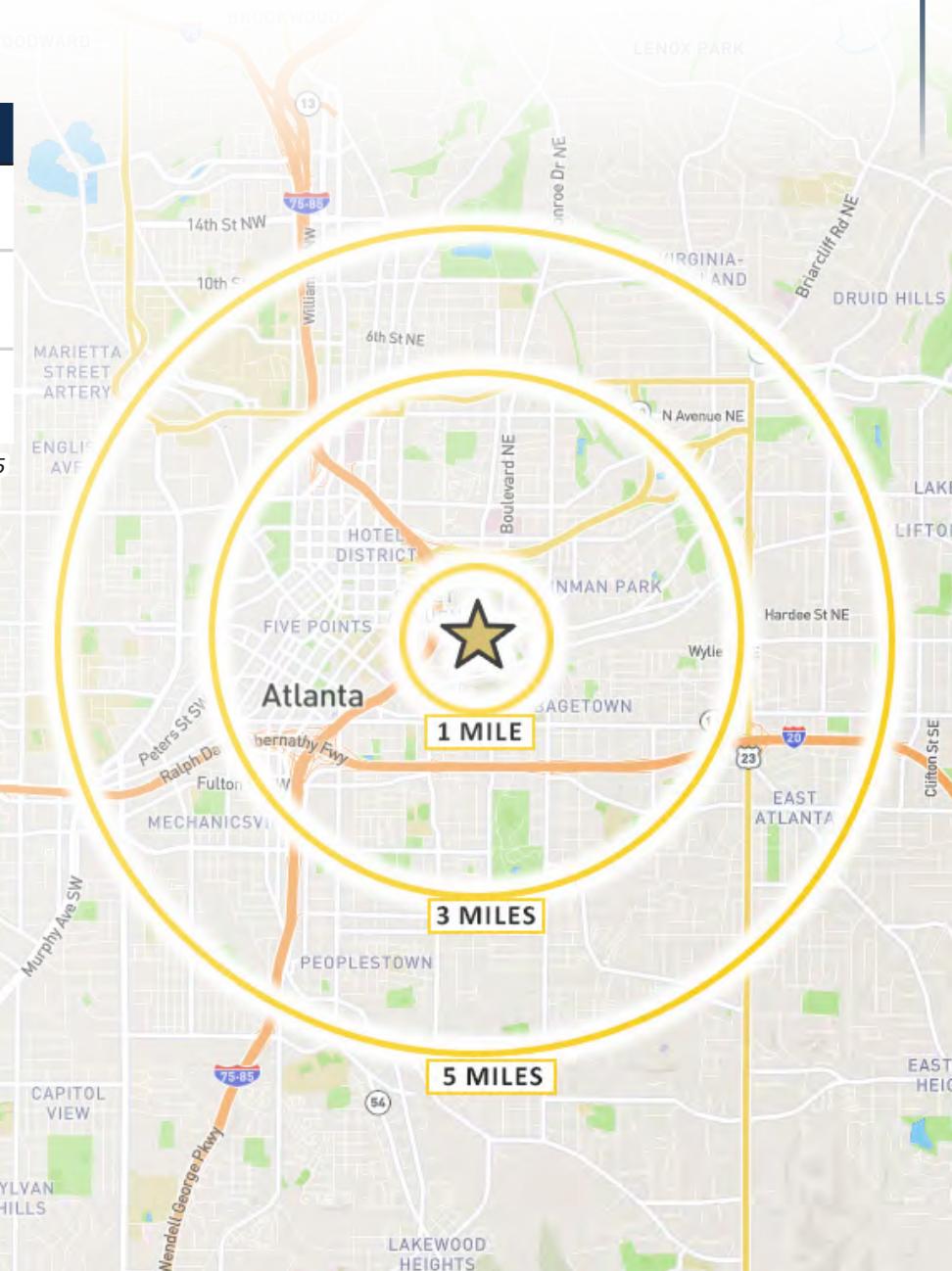
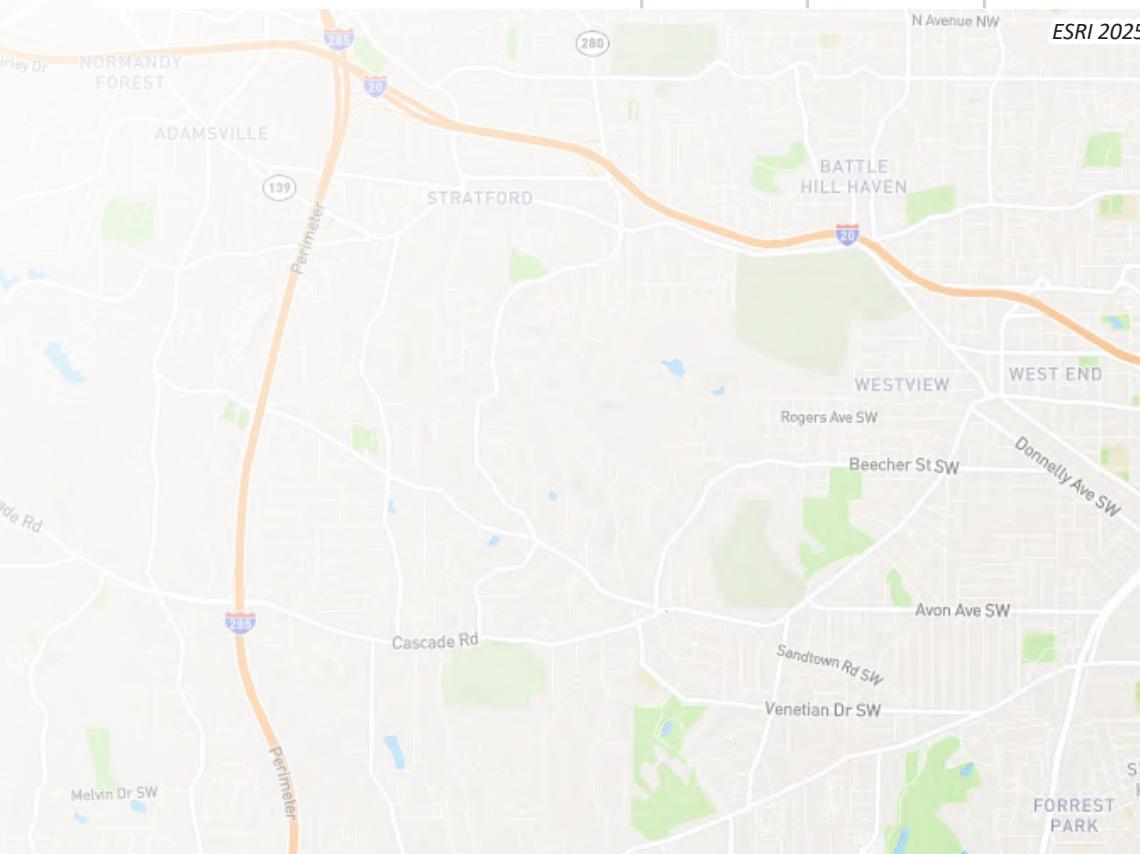
* Source: Curbed Atlanta



DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	32,047	210,667	397,528
TOTAL HOUSEHOLDS	16,430	104,327	186,981
AVERAGE HOUSEHOLD INCOME	\$126,842	\$143,569	\$146,535



ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world's busiest airport, making the city a hub for business and tourism travelers alike.



HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2025

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Fredie Mac 2024

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS

KING & SPALDING



Invesco

Google

 **Coca-Cola**

 **Anthem**



 **accenture**  **Honeywell**



facebook

 **DELTA**



Mercedes-Benz



EY

#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

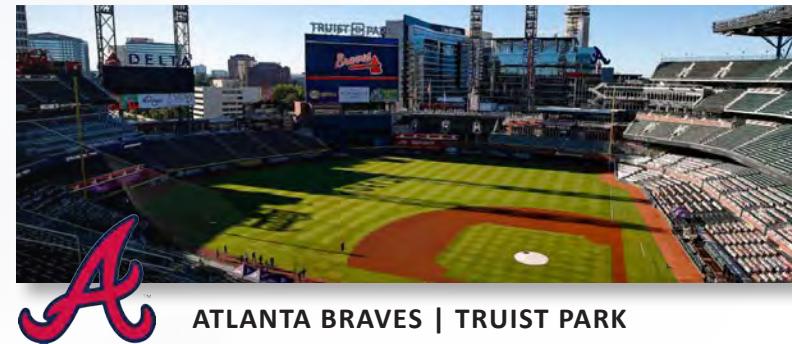
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

Team Profile



MICHAEL WESS, CCIM

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



ANDY LUNDSBERG

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



JAKE STRANGE

Commercial Real Estate Advisor
Jake@BullRealty.com
404-876-1640 x 194



AUBRI FRANKLIN
MARKETING



TORI ROBB
MARKETING



CARLEIGH PALUMBO
MARKETING



MEGAN MURPHY
MARKETING

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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28

YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

