

Dixieland Bottling Company Sale or Lease

125 Edgewood Avenue Northeast, Atlanta, GA 30303



DANNY GLUSMAN

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Property Description

From the first Coca-Cola bottling plant in Georgia to a beloved student hub, 125 Edgewood Avenue has always been a place where people gather. Built in 1891, the iconic Dixie Bottling Company building is now ready for its next chapter, perfectly positioned to benefit from the incredible momentum of a rejuvenated downtown.

The area's transformation is fueled by Georgia State University's \$80 million renovation of Hurt Park, made possible by a historic grant from the esteemed Robert W. Woodruff Foundation. This infusion of capital ensures a vibrant, pedestrian-focused greenspace that will become the social heart of the GSU campus.

The building features a commercial kitchen and an expansive, open floor plan, offering an ideal canvas for a unique restaurant, creative venue, or bustling coffee shop. Secure a prominent location at the heart of this revitalization and become part of a story backed by one of Georgia's most important philanthropic institutions.

OFFERING SUMMARY: FOR SALE OR LEASE

Sale Price:	\$2,990,000
Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	6,933 SF
Lot Size:	0.25 Acres
Building Size:	6,933 SF

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Offering:

Widespread Commercial Group is proud to present the opportunity to purchase or lease 125 Edgewood Avenue, a ±6,933 SF historic gem located in the heart of Downtown Atlanta. Originally constructed in 1891 by Joel Hurt and Samuel Inman in what was then known as “Shermantown,” this distinctive property has been placed on the National Register of Historic Places. Notably, it served as one of Coca-Cola’s earliest bottling operations beginning in 1900, marking its place in Atlanta’s storied commercial history. Over the past 130 years, 125 Edgewood has been home to a variety of uses — from pharmacies and a dry goods store to a flag and bunting shop, appliance retailer, and radio service business. Since 1966, it has served as the GSU Baptist Union, continuing its legacy of community-centered use.

With its character-rich architecture and unbeatable location, 125 Edgewood Avenue offers a rare opportunity for adaptive reuse. The existing zoning allows for creative office, institutional, restaurant, bar, coffee shop, entertainment venue, or retail uses — making it ideal for tenants seeking a distinctive space that blends history with urban energy.

Situated in the core of Downtown Atlanta, the property is just steps from Georgia State University, Underground Atlanta, and Grady Hospital. Its walkable location, historic ambiance, and flexible layout make it an exceptional fit for a restaurant, bar, event space, café, or student-oriented concept looking to tap into the vibrancy of the surrounding community.

Investment & Leasing Highlights

1. Own or Lease a Piece of Atlanta History: Listed on the National Register of Historic Places and featured on the Sweet Auburn Freedom Walk, 125 Edgewood is a landmark that draws attention for its rich history and striking architecture.
2. Flexible Zoning for Endless Possibilities: Zoned SPI-1 SA1 (Downtown Core), the property can support restaurants, bars, coffee shops, offices, retail, museums, or institutional uses, giving tenants and owners maximum creative freedom.
3. Prime Downtown Location: Steps from Georgia State University, the Atlanta Streetcar, Grady Hospital, and within walking distance of MARTA and Downtown’s commercial core, the property offers high visibility and strong foot traffic.
4. Unique Architecture + Existing Commercial Kitchen:
One of the last relatively untouched Victorian structures downtown, the building offers rare historic charm. An existing commercial kitchen adds immediate value for restaurant, café, or event-space concepts, making adaptive reuse easier than ever.

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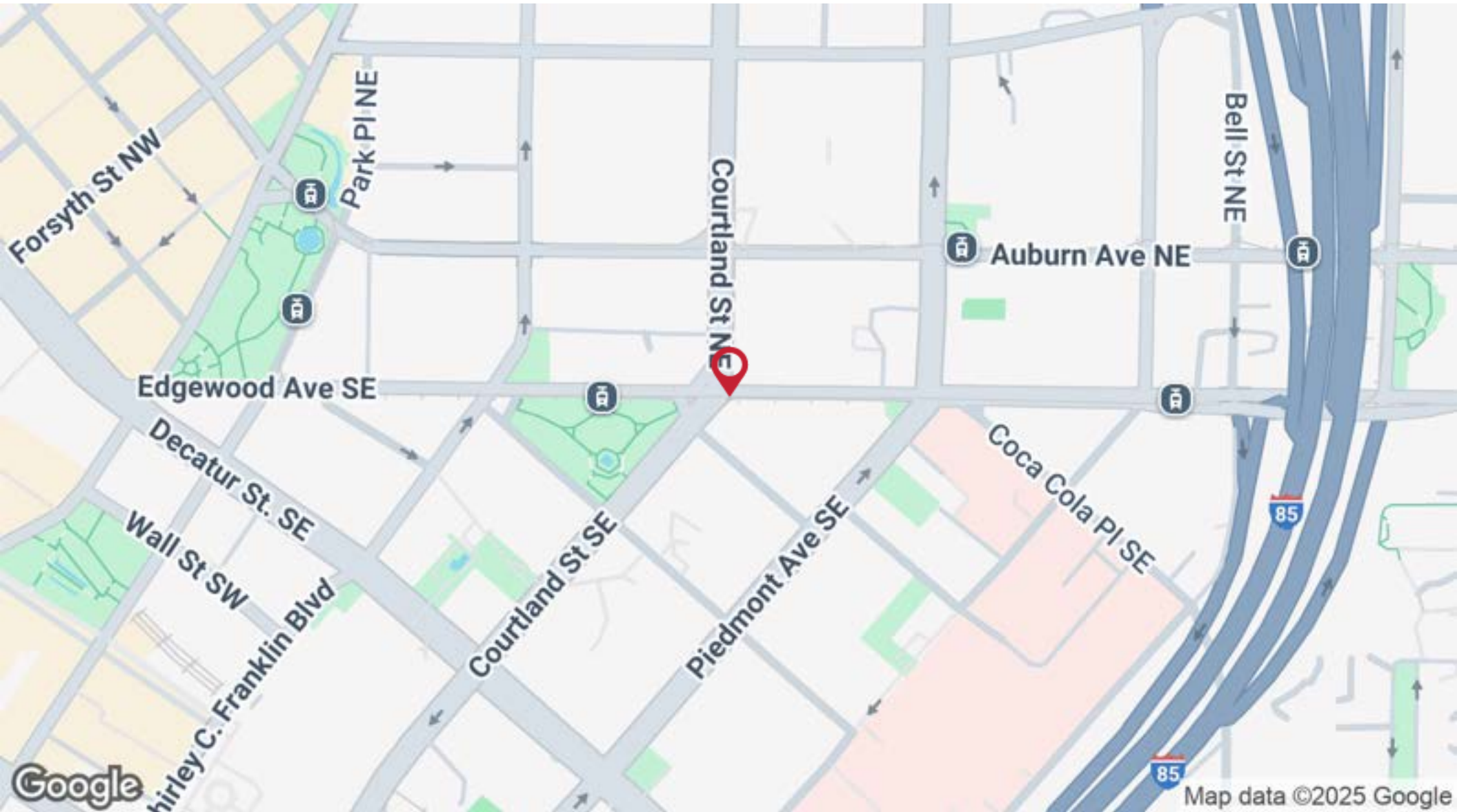
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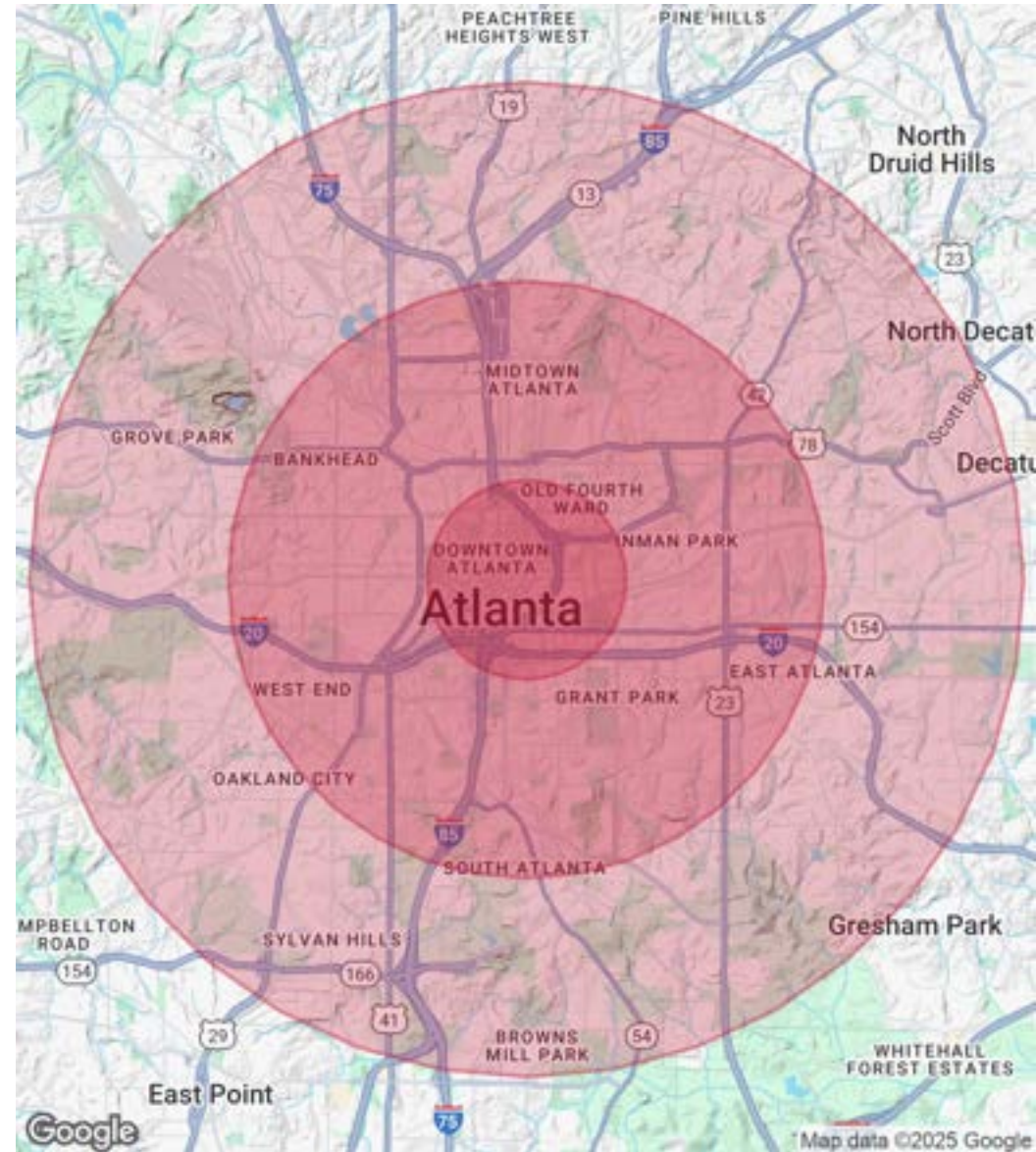
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	27,726	202,391	372,245
Average Age	35	36	37
Average Age (Male)	35	36	36
Average Age (Female)	34	36	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	12,267	97,216	172,589
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$88,309	\$121,909	\$124,090
Average House Value	\$478,311	\$584,657	\$583,033

Demographics data derived from AlphaMap



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