

FOR
LEASE

DOWNTOWN RETAIL/OFFICE

485 Edgewood Avenue, Atlanta, GA 30312



SPACE AVAILABLE
3,500± SF

PROPERTY HIGHLIGHTS

- Vintage 2-story building
- Suitable for retail, restaurant, or office uses
- Excellent location near the intersection of Edgewood Ave and Boulevard
- Situated in one of the most popular restaurant and nightlife areas of Atlanta
- Close proximity to Atlanta BeltLine trail and Downtown Atlanta



BRYAN DAVIS

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

DOWNTOWN RETAIL/OFFICE

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MARKET BY THE NUMBERS

 **875K+**
VISITORS PER YEAR




 **70**
TRANSIT SCORE

 **95**
WALK SCORE

 **85**
BIKE SCORE

 **41K+**
EMPLOYEES WITHIN 1 MILE

AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
 POPULATION	32,753	200,952	393,359
 HOUSEHOLDS	17,203	98,369	181,617
 AVG HH INCOME	\$122,652	\$129,280	\$131,867



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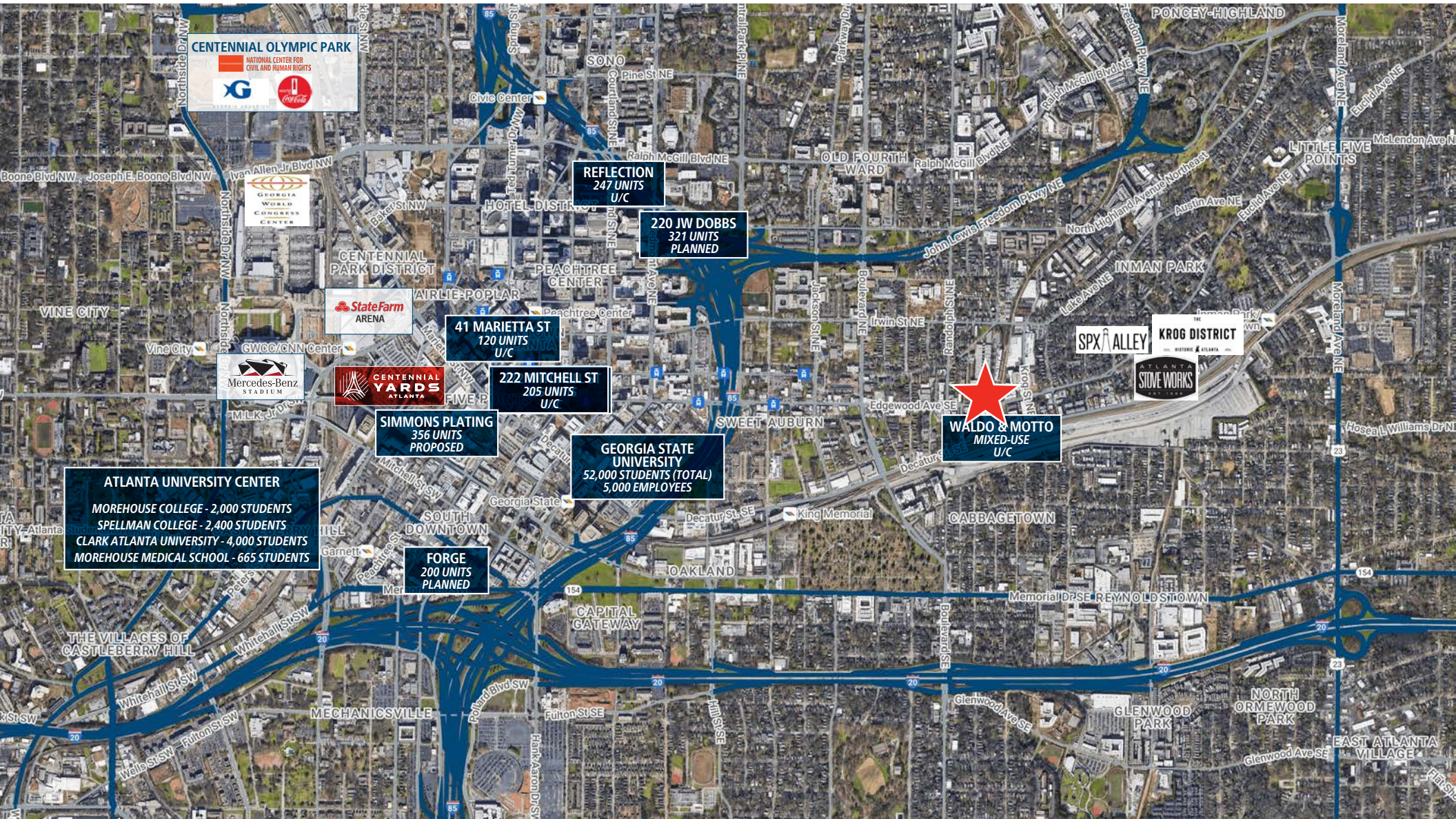
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