

# THE PENMAN

680 Hamilton Ave SE, Atlanta, GA 30312

Mixed-use development located in the charming neighborhood of Grant Park and adjacent to the Southside Beltline Trail.

ESTD 2020

**BRIDGER**  
PROPERTIES





# THE PENMAN

A 215,000 square foot mixed-use development located in the charming neighborhood of Grant Park and adjacent to the Southside Beltline Trail that provides interconnectivity to several surrounding neighborhoods. The goal of The Penman is to serve the needs and desires of the neighbors in Boulevard Heights, Grant Park, Ormewood Park, Chosewood Park, Peoplestown and the daily visitors on the Westside Beltline Trail. Since 1929, The Penman was a collection of industrial style buildings formerly home to the Commercial Acetylene Company, a maker of commercial acetylene gas, which was used in the early 1900's as a source of fuel for both lamps and welding torches.

Today, the vintage buildings are being refurbished back to life in over 6,000 square feet of bright and modern retail and dining concepts, along with a large gathering area to invite the visitors of the Beltline trail into the project experience. Combining the convenient location off the Atlanta Beltline with the warmth and hospitality of a familiar family-friendly neighborhood establishment, The Penman seeks to create a neighborhood experience that is destination worthy.





# A mixed-use development in Atlanta's Boulevard Heights neighborhood on the Southside BeltLine Trail.

## Heights neighborhood on the Southside BeltLine Trail.

Situated along the former Atlanta and West Point rail line, now formally known as the Atlanta Beltline, this 6 acre property contains structures dating back to 1930 and will consist of five mid-rise apartment buildings containing 265 units and over 6,000 square feet of retail.



Over 6,000 square feet of retail, restaurant and entertainment space featuring unique, historical charm.

Large outdoor area with ample seating and green space.

Potential for open-air liquor license allowing the sale of to-go drinks into the outdoor space.

Highly curated mix of destination style shopping, dining and entertainment, that highlights both local and regional talent.

# Site Plan

A  
1,525 SF

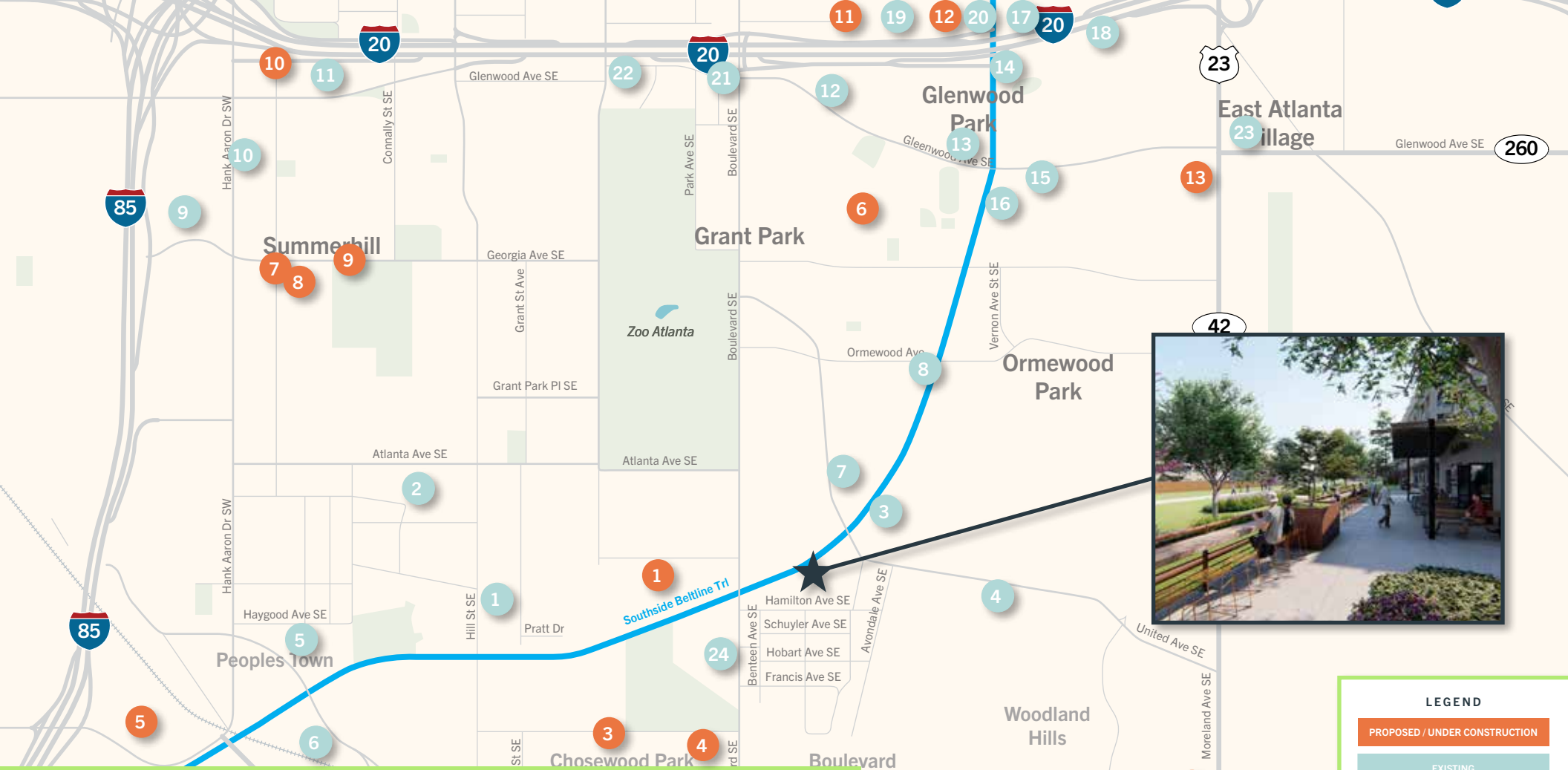
B  
500 SF

C  
2,590 SF

D  
1,647 SF

E  
3,267 SF





**LEGEND**

PROPOSED / UNDER CONSTRUCTION

EXISTING

# Multi-family Developments

1	<b>1015 Boulevard SE</b> 323 Multifamily Residential Units
2	<b>1007 Boulevard SE</b> 14 Townhomes for Sale
3	<b>505 Englewood Ave SE</b> 382 Multifamily Apartments
4	<b>1335 Boulevard SE</b> 398 For-Sale Condominiums and Townhomes
5	<b>99 University Ave SW</b> 400 Multifamily Apartments
6	<b>841 Killian St SE</b> 194 Multifamily Apartments
7	<b>Alexan Summerhill</b> 315 Apartments
8	<b>Summerhill Apartments Phase II</b> 520 Multifamily Apartments

9	<b>Niche Apartments</b> 40 Apartments
10	<b>450 Hank Aaron Dr SW</b> 249 Apartments
11	<b>Madison Reynoldstown</b> 116 Apartments
12	<b>982 Memorial Dr SE</b> 205 Apartments Units
13	<b>The Lodge Apartments</b> 42 Apartments
14	<b>Halidom</b> 90 Apartments
1	<b>Pratt Stacks by The Providence Group</b> 150 Condominiums
2	<b>222 Tuskegee St SE</b> 99 Multifamily Apartments

3	<b>Trestletree South</b> 188 Multifamily Apartments
4	<b>1050 Villa Ct SE</b> 112 Multifamily Units
5	<b>The Maverick</b> 320 Multifamily Apartments
6	<b>1265 Lakewood Ave SE</b> 160 Unit Senior Housing
7	<b>The Burnett</b> 54 Multifamily Condominiums
8	<b>Trestletree North</b> 188 Multifamily Apartments
9	<b>Aspen Heights Atlanta</b> 221 Rooms/676 Beds - Student Housing
10	<b>565 Hank Aaron Dr SW</b> 306 Apartments

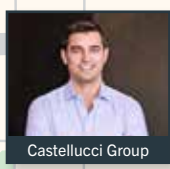
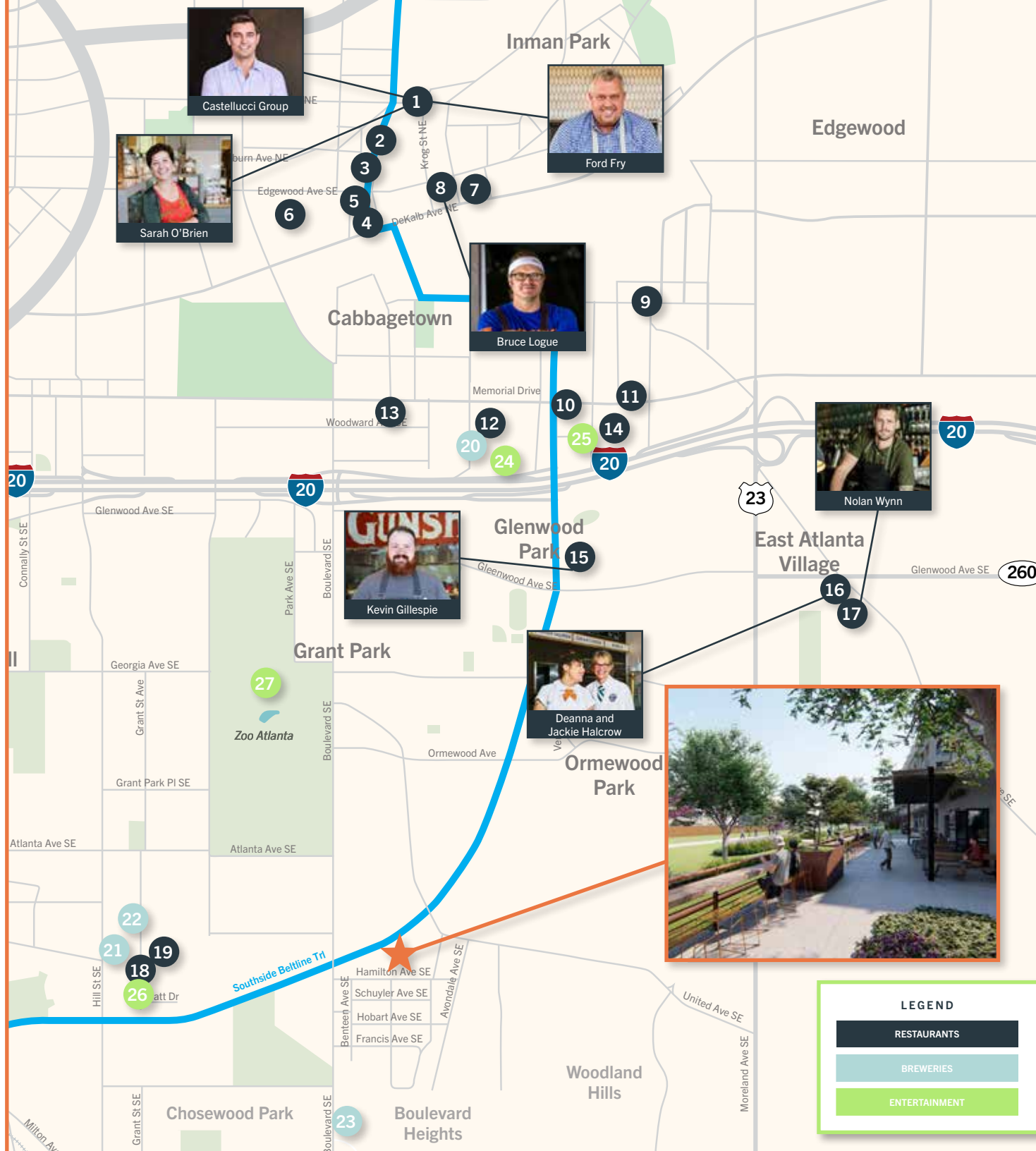
11	<b>Broadstone Summerhill</b> 276 Apartments
12	<b>Link Apartments Glenwood</b> 247 Multifamily Apartments
13	<b>Glenwood at Grant Park</b> 260 Multifamily Apartments
14	<b>Enso Works</b> 325 Multifamily Apartments
15	<b>Glenwood Green</b> 196 Multifamily Apartments
16	<b>915 Glenwood Ave SE</b> 201 Multifamily Apartments
17	<b>Elan Madison Yards</b> 495 Multifamily Apartments
18	<b>Glenwood Park Lofts</b> 236 Multifamily Apartments

19	<b>Alta East + RT Dairies</b> Alta East : Existing: 250 Apartments RT Dairies : Existing: 312 Apartments
20	<b>841 Memorial Dr SE</b> 80 Apartments
21	<b>Oakland Park</b> 81 Apartments
22	<b>Lumen Grant Park</b> 238 Multifamily Apartments
23	<b>1205 Metropolitan Ave SE</b> 120 Multifamily Apartments
24	<b>Skylark</b> 319 Apartments



# Amenities

1	Superica
	Bar Mercado
	Little Tart
	Watchman's
	Ticonderoga Club
	Jeni's Ice Cream
	Fred's Meat & Bread
2	Nina & Rafi
3	Hawkers Asian Street Food
4	Shake Shack
5	Cold Beer
6	Staplehouse
7	Revolution Doughnuts
8	Boccalupo
9	Parkgrounds
10	Muchacho
11	Home Grown
12	Wonderkid
13	Grindhouse Killer Burgers
14	Girl Diver
15	Gunshow
16	Emerald City Bagels
17	Banshee
18	Buteco
19	Patria Cocina
20	Three Taverns Imaginarium
21	Elsewhere Brewing
22	Eventide Brewing
23	Red's Beer Garden
24	The Eastern
25	AMC Theatres
26	Pin & Proper
27	Zoo Atlanta



Castellucci Group



Sarah O'Brien



Ford Fry



Bruce Logue



Nolan Wynn



Kevin Gillespie



Deanna and Jackie Halcrow



**LEGEND**

- RESTAURANTS
- BREWERIES
- ENTERTAINMENT

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**BRIDGER**  
PROPERTIES

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## LEASING CONTACTS

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