

THE KROG DISTRICT

ESTD 2020

BRIDGER
PROPERTIES





THE

KROG DISTRICT

EST. HISTORIC  ATLANTA 1889

The Krog District is a mixed-use collection of landmark properties and gathering spaces adjacent to the BeltLine Eastside Trail, a completed three-mile segment of the planned 22-mile pedestrian greenway that runs through Atlanta's Inman Park and Old Fourth Ward.

Including Krog Street Market, Atlanta Stove Works, and SPX Alley, the comprehensive redevelopment and adaptive re-use project adds more dynamic retail and creative office space to the area, while restoring and enhancing the existing properties.

Already a thriving area, The Krog District boasts exceptional dining and retail options in one of the city's hottest historic neighborhoods. The redevelopment's well-crafted, intentional merchandising mix complements and elevates the neighborhood, creating an 18-hour destination for locals and visitors.



134,772 SF
F&B DRIVEN RETAIL

5.7 Acres
FULLY ACTIVATED

#3
FOOD HALL IN THE USA²

46,183 SF
CLASS A CREATIVE OFFICE

1.4 Million
ANNUAL VISITORS

3 Restaurants
MICHELIN GUIDE RECOGNIZED

534
CONTROLLED PARKING SPACES

800+ ft
BELTLINE FRONTAGE¹

3 Chefs
JAMES BEARD NOMINATED

1. *Most Heavily Accessed Corridor Along The Entire Beltline (2.5MM Annual Visitors)*

2. *USA TODAY 10BEST's Readers' Choice Awards - Best Food Hall*



*Within One Mile Radius
of The Krog District:*

34,716

POPULATION

(+63% since 2021)

6.3%

PROJECTED POPULATION GROWTH

(2025-2030)

76%

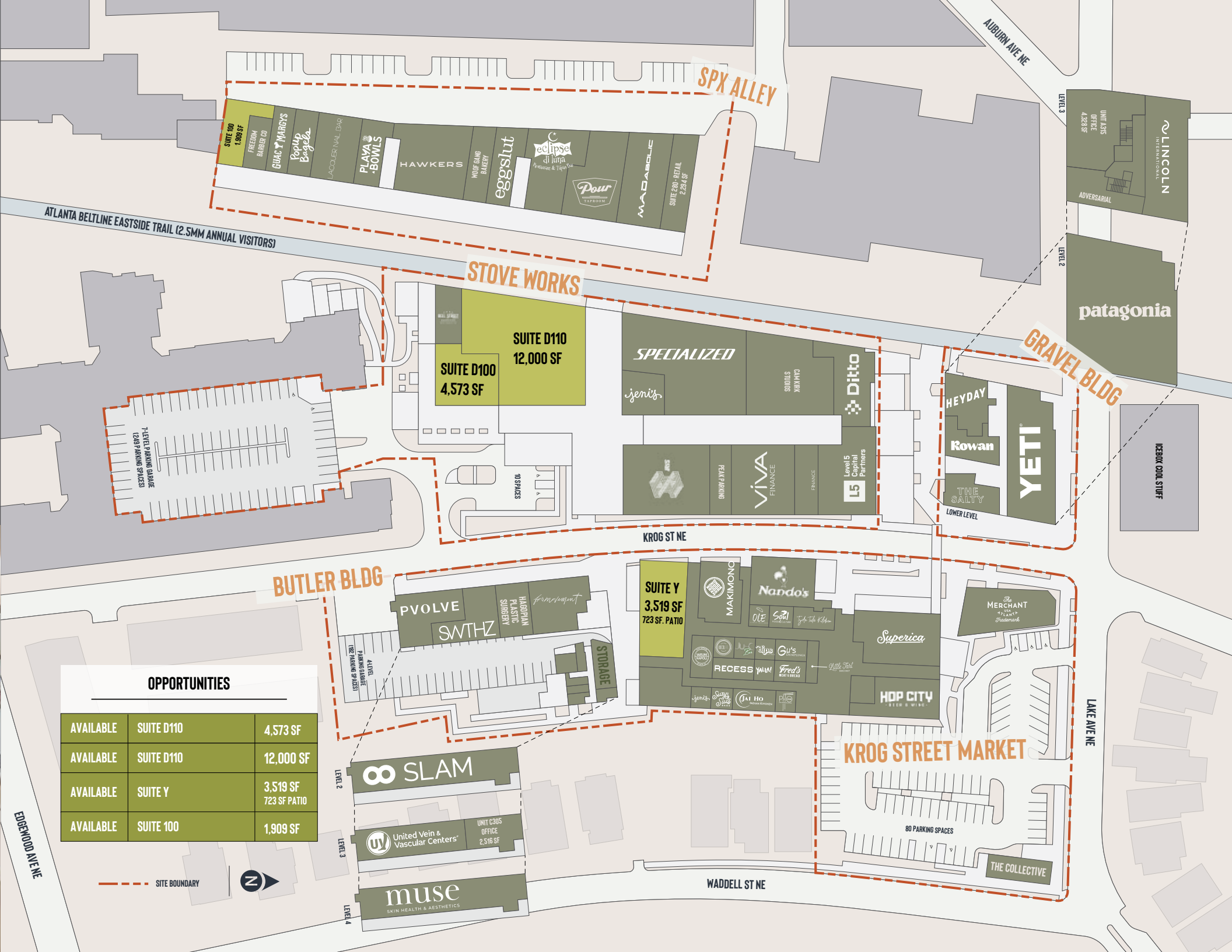
BACHELORS DEGREE OR HIGHER

33

MEDIAN AGE

\$142,298

AVERAGE HHI



OPPORTUNITIES

AVAILABLE	SUITE D110	4,573 SF
AVAILABLE	SUITE D110	12,000 SF
AVAILABLE	SUITE Y	3,519 SF 723 SF PATIO
AVAILABLE	SUITE 100	1,909 SF

--- SITE BOUNDARY



EDGEMOOD AVENUE

LEVEL 2

LEVEL 3

LEVEL 4

LEVEL 3

LEVEL 2

SPX ALLEY

STOVE WORKS

GRAVEL BLDG

KROG ST NE

BUTLER BLDG

KROG STREET MARKET

WADDELL ST NE

LANE AVENUE

AUBURN AVE NE

ATLANTA BELTLINE EASTSIDE TRAIL (2.5MM ANNUAL VISITORS)

7-LEVEL PARKING GARAGE
(2487 PARKING SPACES)

80 PARKING SPACES

SUITE 100
1,909 SF
FREEDOM BARBERS CO
GUAC & MARGY'S
PopUp Bagels
LACQUER VAL BAR
PLAVA B-BOWLS
HAWKER U
MOJO CHINO BAKERY
eggslut
eclipse di luna
Pour TAVERN
MADABLIC
SUITE 200 - RETAIL
2,284 SF

SUITE D110
12,000 SF
SUITE D100
4,573 SF

SPECIALIZED
jenis
CAMARQUE STUDIOS
DITTO
VIVA FINANCE
PEANUT PARKING
FINANCE
Level 15
Capital Partners

HEYDAY
Rowan
THE SALTY
LOWER LEVEL
YETI

UNIT LARS
OFFICE
4,328 SF
ADVERSARIAL
LINCOLN INTERNATIONAL

patagonia

ICEBOX COOL STUFF

PVOLVE
SWTHZ
ALTERNATIVE PARKING GARAGE
(287 PARKING SPACES)
STORAGE
HAPPY HANDBAGS
HASTIC SURFERS
firmament

SUITE Y
3,519 SF
723 SF PATIO
MAKIMONO
Nando's
OLE Soul
Superica
RECESS YAKA!
Fred's MEAT & BREAD
HOP CITY BEER & WINE
The MERCHANT

SLAM

United Vein & Vascular Centers
UNIT C305
OFFICE
2,516 SF

muse
SKIN HEALTH & AESTHETICS

THE COLLECTIVE





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