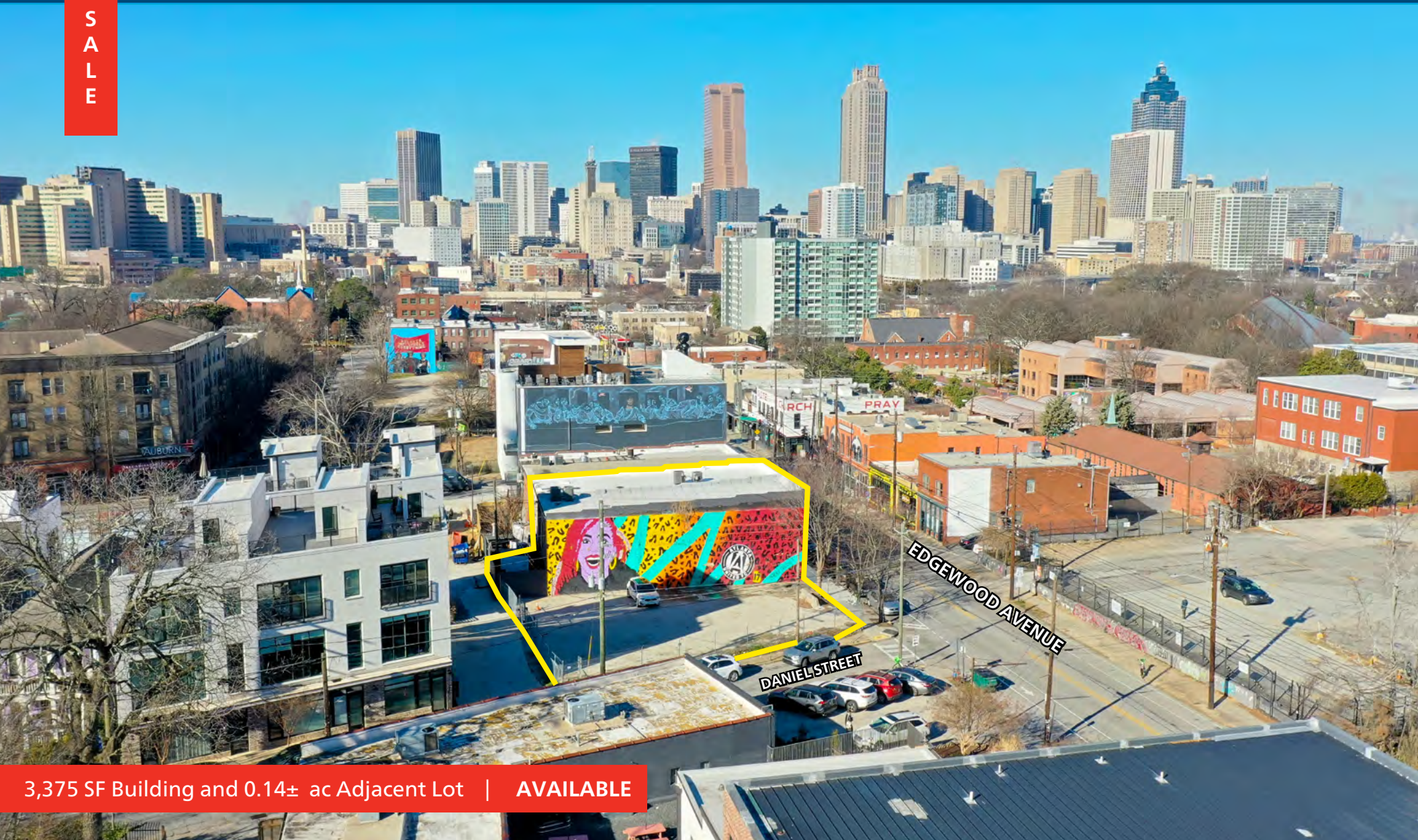


FOR  
SALE

# 489-491 EDGEWOOD AVENUE

Atlanta, GA 30312 - MLK Jr Landmark District



3,375 SF Building and 0.14± ac Adjacent Lot | AVAILABLE

BRYAN DAVIS

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Ackerman Retail  
A DIVISION OF ACKERMAN & CO



# 489-491 EDGEWOOD AVENUE

Atlanta, GA 30312 - MLK Jr Landmark District



## PROPERTY HIGHLIGHTS

- 3,375 SF building and 0.146 acre adjacent development lot
- Edgewood Avenue is one of Atlanta's most vibrant restaurant & nightlife areas
- Two story building offers fully built-out office space, also suitable for retail, medical, or service users.
- Fully paved corner lot for off-street parking, pocket green space, or potential development
- Close to the Atlanta Beltline and Downtown Atlanta
- Directly adjacent to Waldo Old Fourth Ward mixed-use development featuring hotel, office, retail & restaurant
- Nearly 1,500 multi-family units in the immediate area
- Zoned HC-20C-SA4 Historic & Cultural Zoning, MLK Jr Landmark District, SubArea 4
- Located in a Qualified Opportunity Zone

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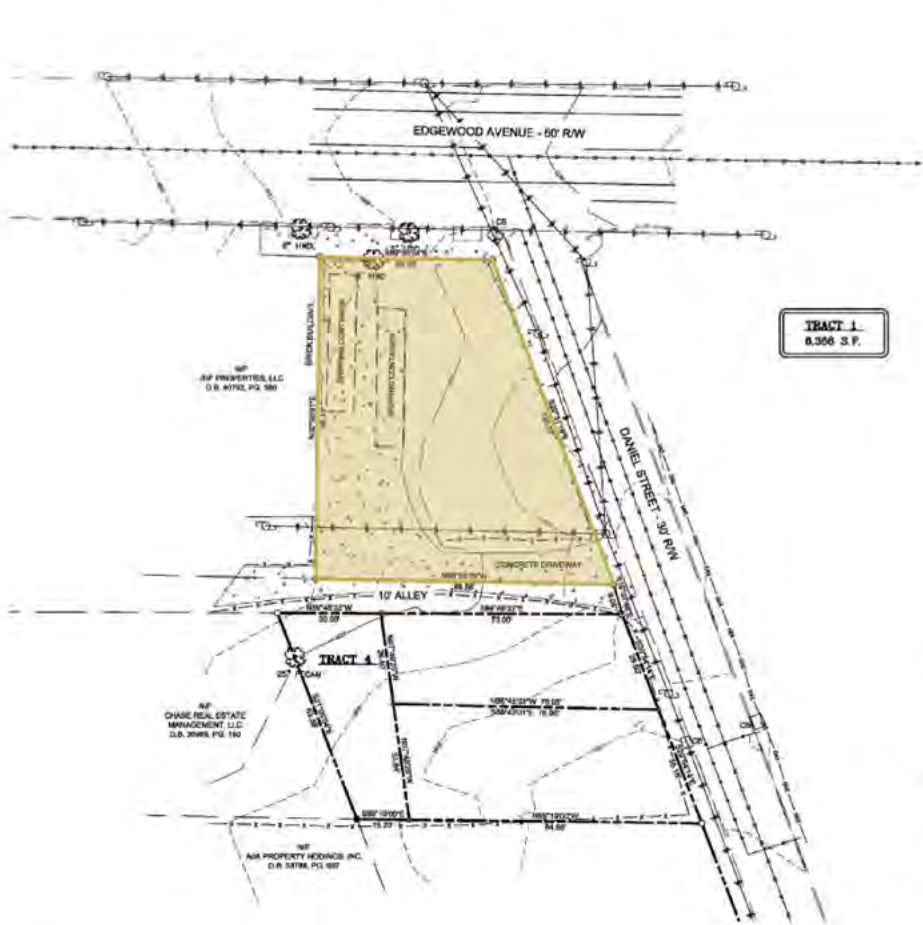
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## SURVEY



### LEGEND

- CALCULATED POINT
- POINT ON FOUND
- POINT ON PLACED
- 1/4" IRREGULAR
- RIGHT OF WAY
- PROPERTY LINE
- RIGHT OF WAY
- NOW OR FORMERLY
- MAINLINE LINE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- JUNCTION BOX
- SPRINGGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- LAND LOT LINE
- BOUNDARY LINE
- GAS LINE
- UNDERGROUND POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER METER
- WATER TAP
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEANOUT
- LIGHT POLE
- POWER POLE
- GUY ANCHOR
- CRITICAL ROOT ZONE
- CONCRETE

### GENERAL NOTES

- 1) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION HEREON IS TO BE EXTENDED TO ANY PERSON OR ENTITY OTHER THAN THOSE SHOWN HEREON.
  - 2) FLOOD ZONING: AS PER OFFICIAL FEMA MAP (FEMA 13693D) UNDEVELOPED. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
  - 3) HANES-RAY COMPANY, INC. AND THE LEAD SURVEYOR WHOSE SEAL IS APPLIED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON.
  - 4) VERTICAL DATUM: NAVD 83. ELEVATIONS SHOWN HEREON ARE FROM PROCEDES OBSERVATIONS AND PROCEDES USING CIPLS.
  - 5) THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON NAD 83 WITH REFERENCE FROM REFERENCE DATUM.
- REMARK: H-2000 844 848701N LOTTERY ENCL. IN LANDMARK DISTRICT, SUBAREA 4  
 FRONT SETBACK: 5' BASED ON COMPATIBILITY RULE  
 SIDE SETBACK: 5' BASED ON COMPATIBILITY RULE  
 REAR SETBACK: 5' BASED ON COMPATIBILITY RULE  
 MAXIMUM BUILDING HEIGHT: BASED ON COMPATIBILITY RULE  
 MINIMUM LOT COVERAGE: 10% BASED ON COMPATIBILITY RULE  
 MINIMUM LOT AREA: 2,100' BASED ON COMPATIBILITY RULE  
 MINIMUM FRONT YIELD: 5' BASED ON COMPATIBILITY RULE
- BLD. AREA WITH THE SETBACKS IS 10,000 SQ. FT.  
 TRACT 1: 8,356 S.F.  
 TRACT 2: 1,000 S.F.  
 TRACT 3: 1,000 S.F.  
 TRACT 4: 1,000 S.F.



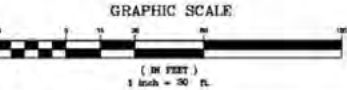
### CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET, AND AN ANGULAR PRECISION OF 30" PER ANGLE POINT AND HAD NOT ADJUSTED.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1/1000" PER 100 FEET.

THE FOLLOWING TYPES OF EQUIPMENT WAS USED TO OBTAIN THE DATA AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN:

TRIMBLE 5600 SERIES TOTAL STATION AND DATA COLLECTOR



BOUNDARY AND TOPOGRAPHIC SURVEY FOR  
**AU1 PROPERTY**  
 LOCATED IN LAND LOT 45, 14TH DISTRICT  
 CITY OF ATLANTA  
 FULTON COUNTY, GEORGIA

DATE: 7 AUGUST 2015		DESIGNED BY: HRC
NO.	DATE	REVISION DESCRIPTION
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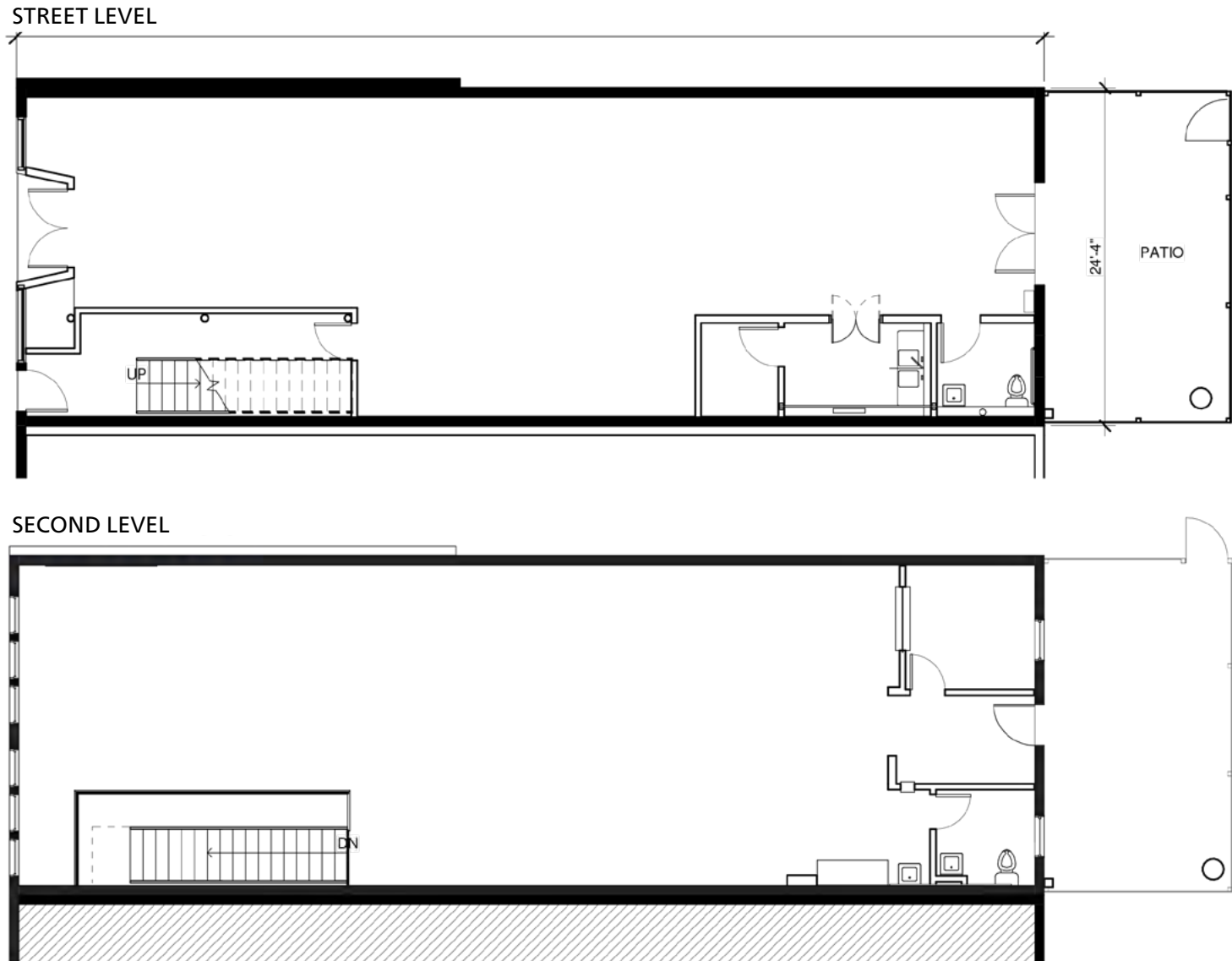
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## FLOOR PLANS



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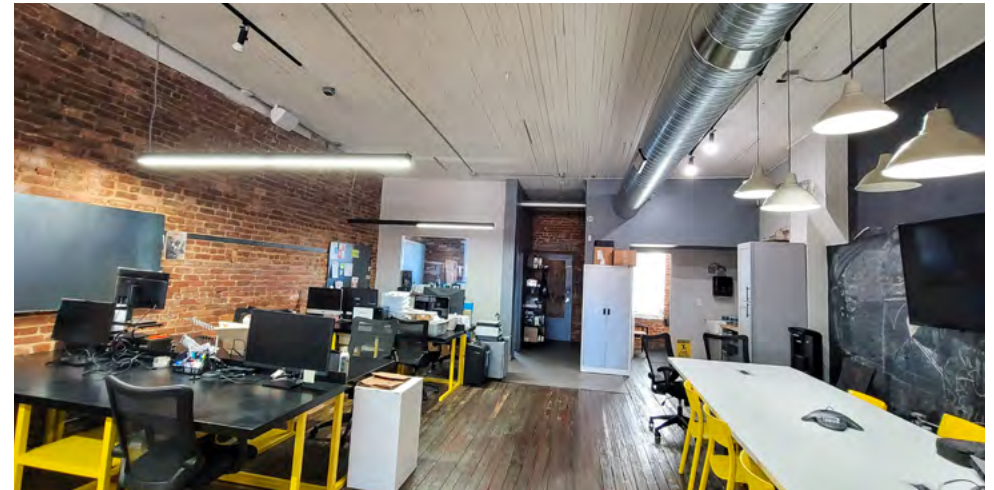
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## PROPERTY IMAGES

### STREET LEVEL



### SECOND LEVEL



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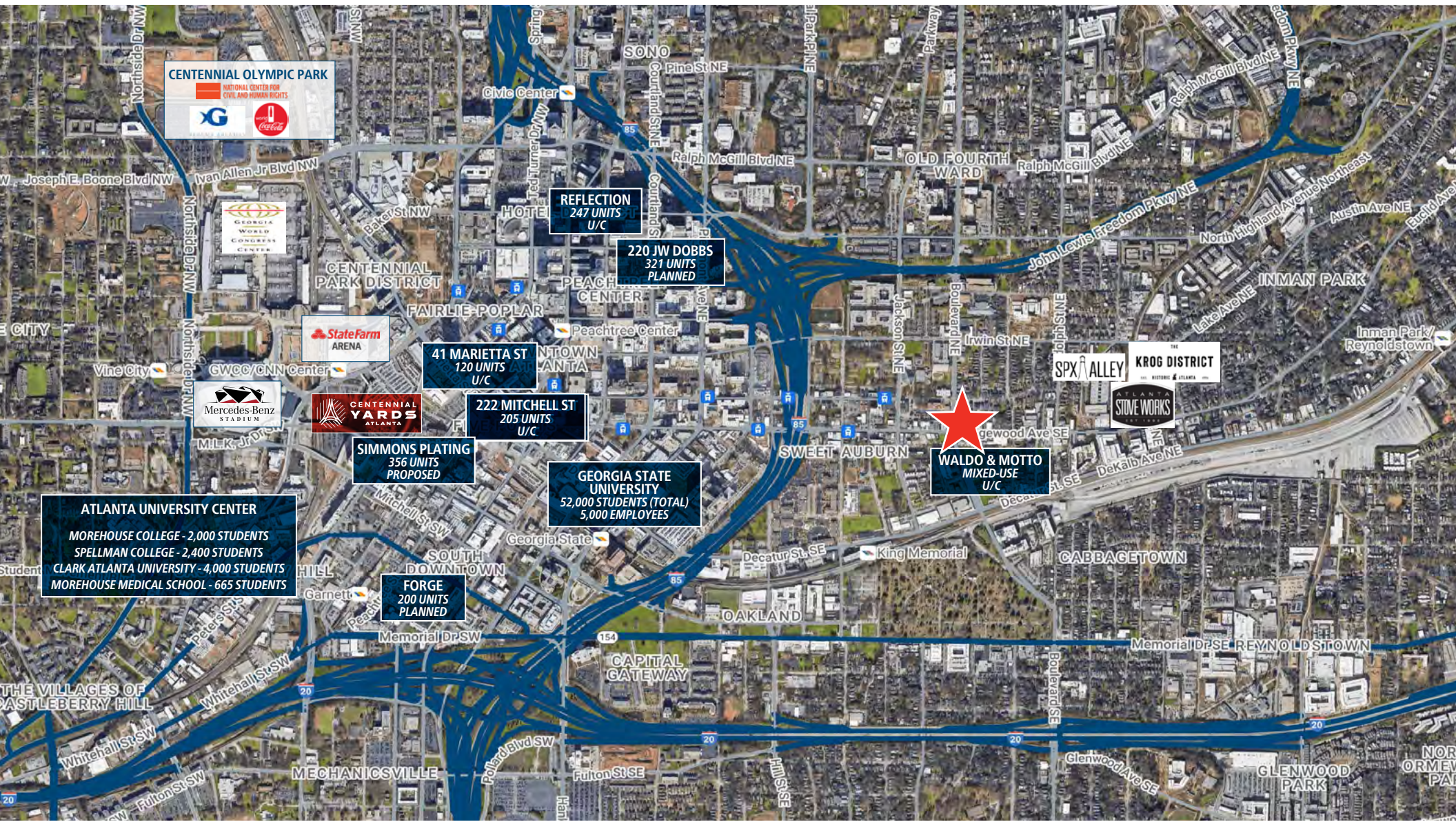
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## EDGEWOOD ACTIVITY

Edgewood Avenue in Atlanta is a vibrant artery undergoing a dynamic transformation. Nestled in the heart of the Old Fourth Ward, it combines historic charm and modern aspirations. The Atlanta BeltLine winds its way through the neighborhood, flanked by towering new apartment buildings and trendy mixed-use developments.

One particularly exciting project is the repurposing of the historic Coca-Cola plant at **560 Edgewood Ave**. This two-story brick behemoth, adorned with its original arched windows, is being transformed into a sleek spec office space. Its industrial heritage is being preserved, while its interiors are being reimaged to accommodate the needs of creative businesses. This adaptive reuse project not only injects new life into a landmark building but also contributes to the neighborhood's evolving identity as a hub for innovation and entrepreneurship.

Further down the avenue, another project is taking shape at **678 Edgewood**. This mixed-use development, featuring a mix of apartments and retail spaces, boasts a striking black-clad exterior that curves gracefully around the BeltLine. Fifteen percent of the rental units will be designated as affordable housing, ensuring that the neighborhood's growth is inclusive and equitable. With its contemporary design and focus on sustainability, 678 Edgewood is a prime example of how Edgewood Avenue is balancing its historic roots with a forward-thinking vision.

As the neighborhood continues to evolve, it's clear that it's destined to become an even more vibrant and dynamic destination in Atlanta.

## MARKET BY THE NUMBERS

 **875K+**  
VISITORS PER YEAR

 **25K+**  
EMPLOYEES WITHIN 1 MILE

 **95**  
WALK SCORE

 **85**  
BIKE SCORE

 **70**  
TRANSIT SCORE

## AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	33,711	200,871	393,204
<b>HOUSEHOLDS</b>	17,555	98,343	181,534
<b>AVG HH INCOME</b>	\$122,731	\$129,430	\$131,899



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