

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

46,183 SF
CLASS A CREATIVE OFFICE

534
CONTROLLED PARKING SPACES

5.7 Acres
FULLY ACTIVATED

1.4 Million
ANNUAL VISITORS

800+ ft
BELTLINE FRONTAGE¹

#3
FOOD HALL IN THE USA²

3 Restaurants
MICHELIN GUIDE RECOGNIZED

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%

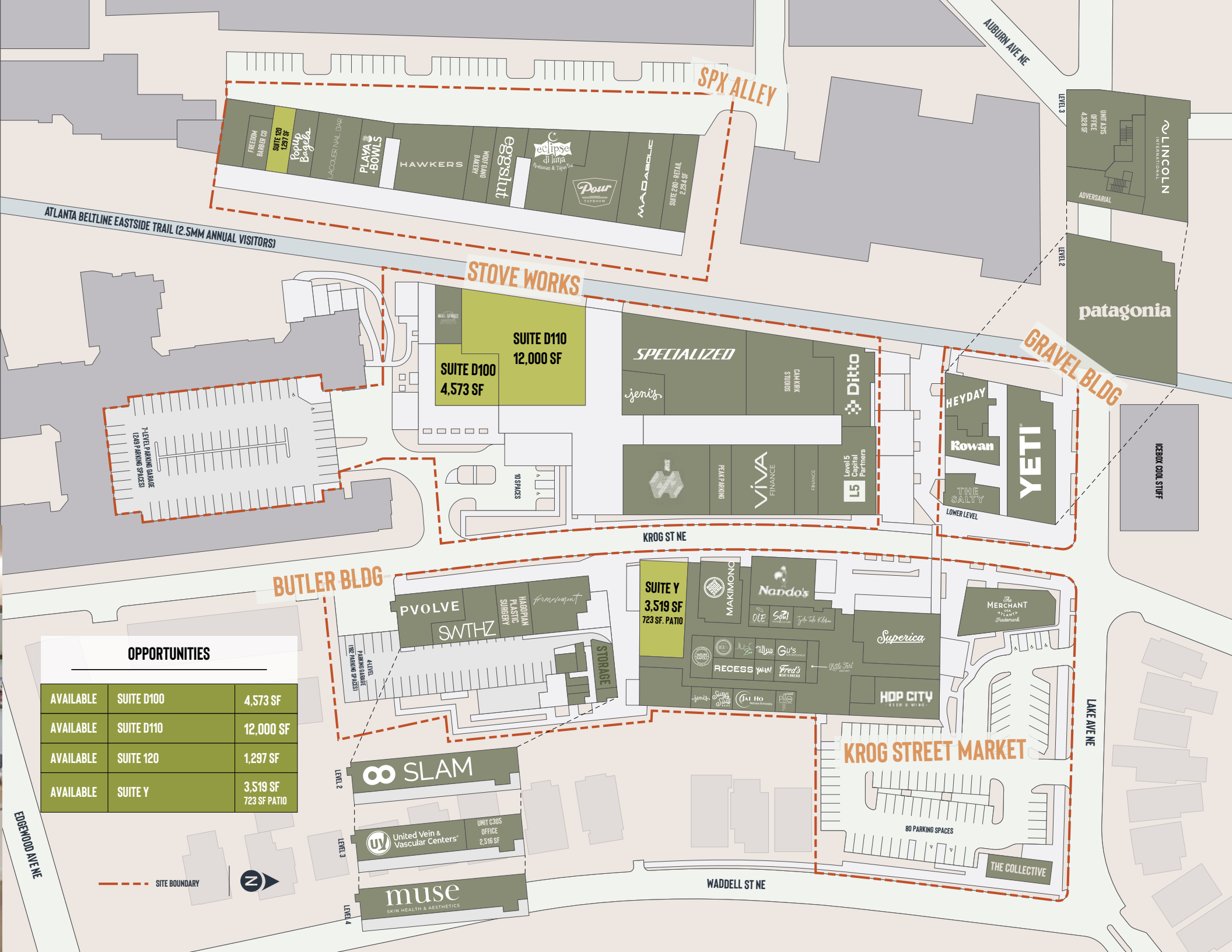
BACHELORS DEGREE OR HIGHER

33

MEDIAN AGE

\$142,298

AVERAGE HH



ATLANTA BELTLINE EASTSIDE TRAIL (2.5MM ANNUAL VISITORS)

SPX ALLEY

STOVE WORKS

GRAVEL BLDG

BUTLER BLDG

KROG STREET MARKET

OPPORTUNITIES

AVAILABLE	SUITE D100	4,573 SF
AVAILABLE	SUITE D110	12,000 SF
AVAILABLE	SUITE 120	1,297 SF
AVAILABLE	SUITE Y	3,519 SF 723 SF PATIO

--- SITE BOUNDARY







SHELBI BODNER

SHELBI.BODNER@BRIDGER-PROPERTIES.COM

770.778.0197

LEXI RITTER

LEXI.RITTER@BRIDGER-PROPERTIES.COM

678.471.6138