



THE INDIE

628 Edgewood Ave, Atlanta, GA 30312



The Indie



The building's striking design was inspired to resemble a landmark streetcar depot and it ties the new development to the historical significance of the Old Fourth Ward neighborhood.

The property features:

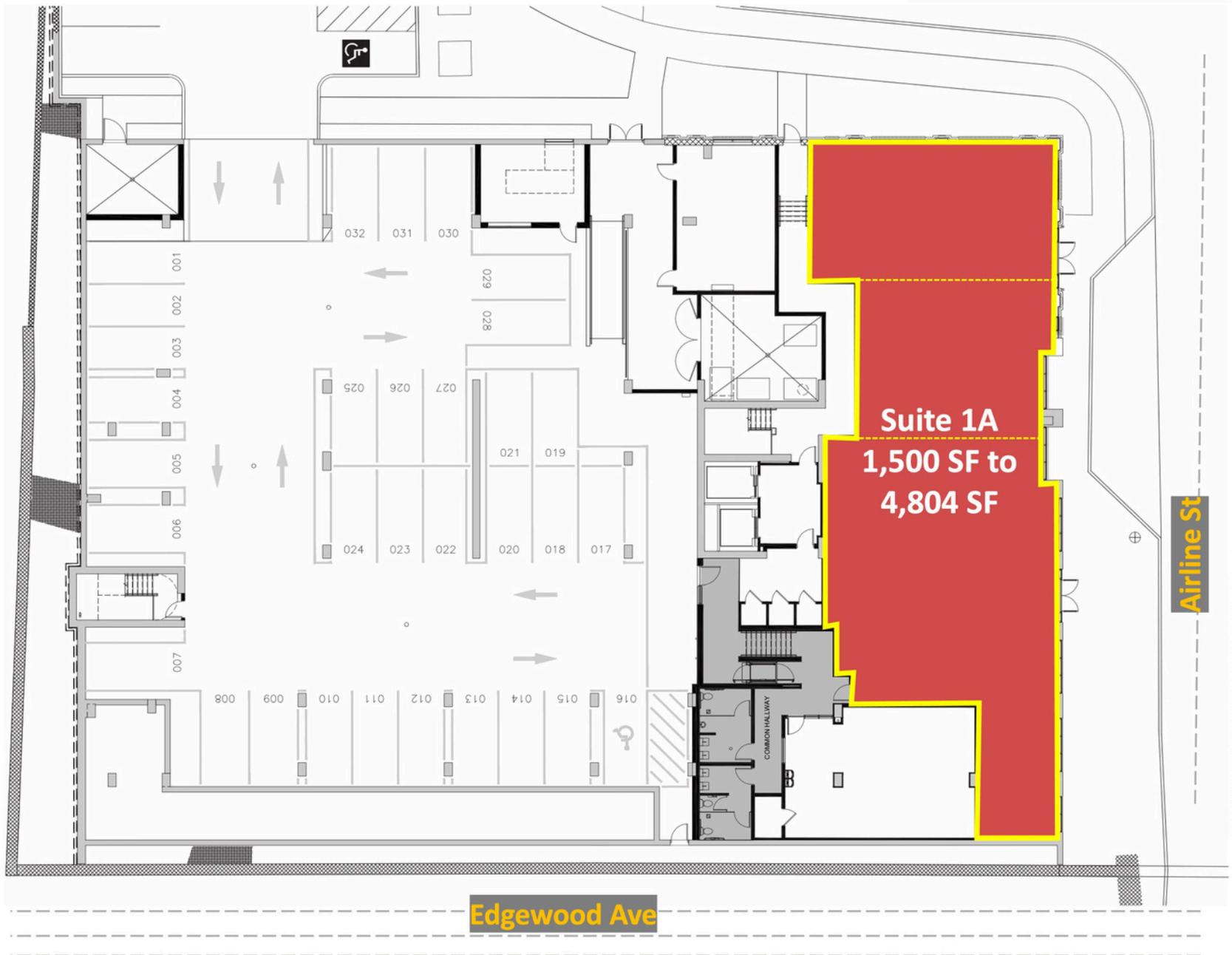
- 14,084 SF of retail space for lease.
- Covered, on-site deck parking is available with retail parking assigned 3 spaces per 1,000 square feet.
- Street parking is also available.
- 91 residential condos occupy the upper floors and are 85% leased).

The Indie is a boutique mixed-use development on Edgewood Avenue in Atlanta's Old Fourth Ward district, only half a block from the Atlanta Beltline's Eastside Trail and close to the Inman Park and Sweet Auburn districts.

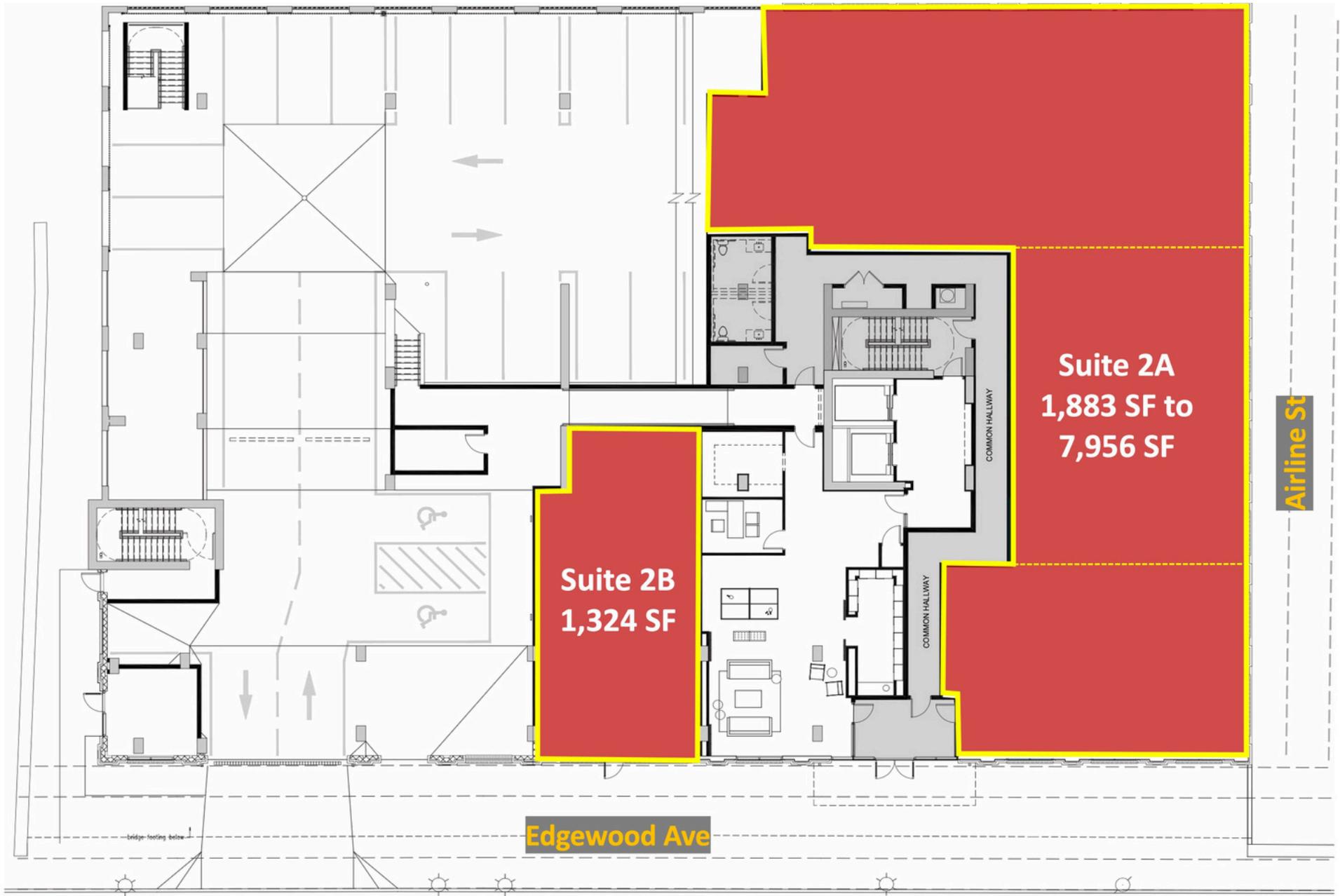
The Indie is close Krog Street Market and is close to other local restaurants, independent galleries, boutiques, and fitness studios. The Indie is located in a truly walkable neighborhood that has a 93 Walk Score and a 91 Bike Score.



Ground Floor Plan - Airline St



First Floor Plan - Edgewood Ave



Aerial & Demographics

2025 Demographics	1 Mile	3 Miles	5 Miles
Population	36,997	197,164	396,109
Households	18,046	94,672	185,169
Average HH Income	\$149,692	\$144,609	\$138,259
Daytime Population	19,098	316,095	536,442
	5 Min	10 Min	15 Min
Drivetime Population	34,800	178,176	459,467



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however, we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

The Brokers



Megann C. Poe
470-210-6880
Meg@DartRetail.com



Kimberly Dart Heidt
770-356-1976
Kim@DartRetail.com



Penelope Cheroff
404-229-9409
Penelope@CheroffGroup.com

DART
RETAIL ADVISORS
www.DartRetail.com



THE CHEROFF GROUP
www.CheroffGroup.com