

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%

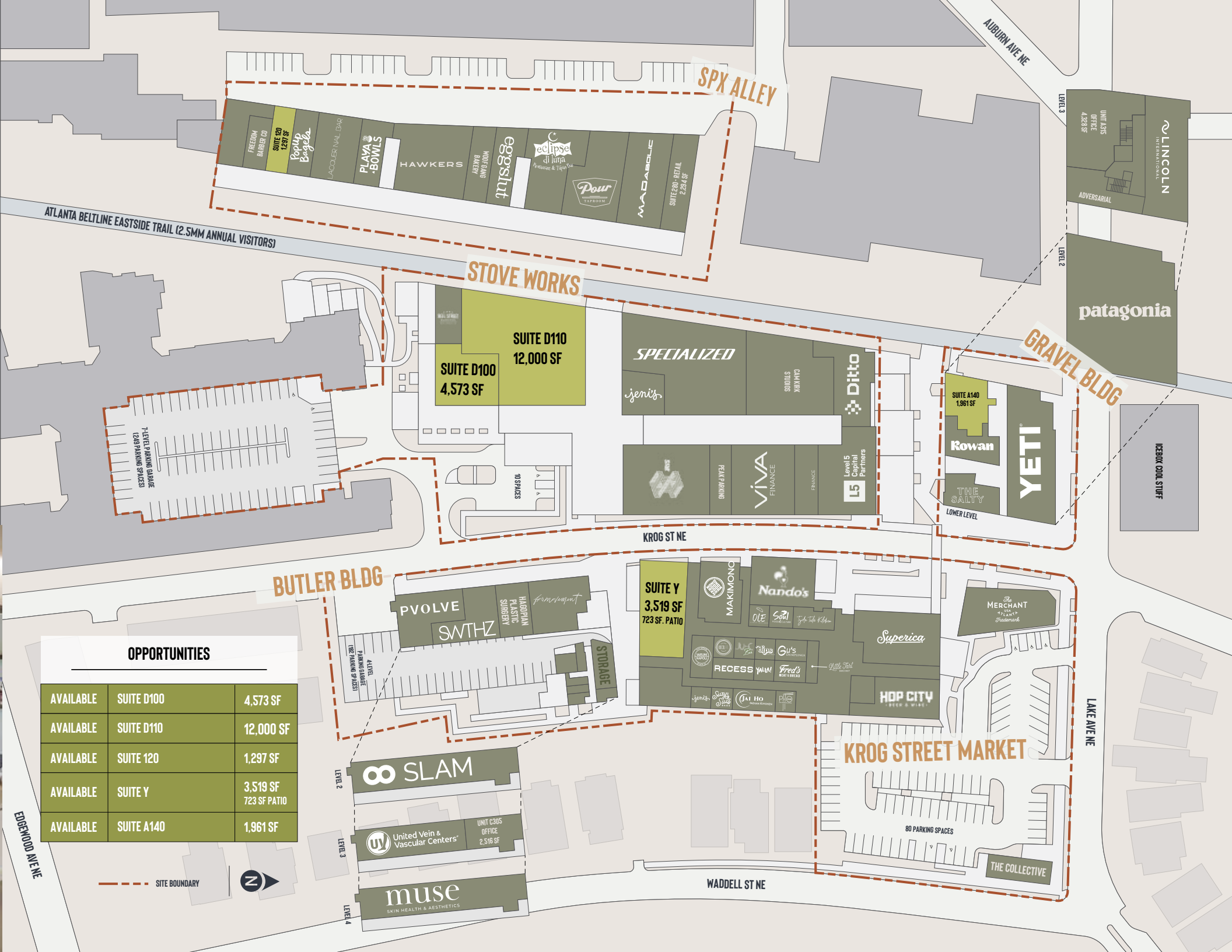
BACHELORS DEGREE OR HIGHER

33

MEDIAN AGE

\$142,298

AVERAGE HH



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
AVAILABLE	SUITE A140	1,961 SF

--- SITE BOUNDARY







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