

EASTSIDE BELTLINE

ADAPTIVE REUSE OPPORTUNITY

Direct Eastside Beltline Frontage | $\pm 5,370$ SF

Restaurant, Bar & Entertainment Potential

116 Krog Street NE, Atlanta, GA 30307



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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116 KROG ST



PROPERTY SUMMARY

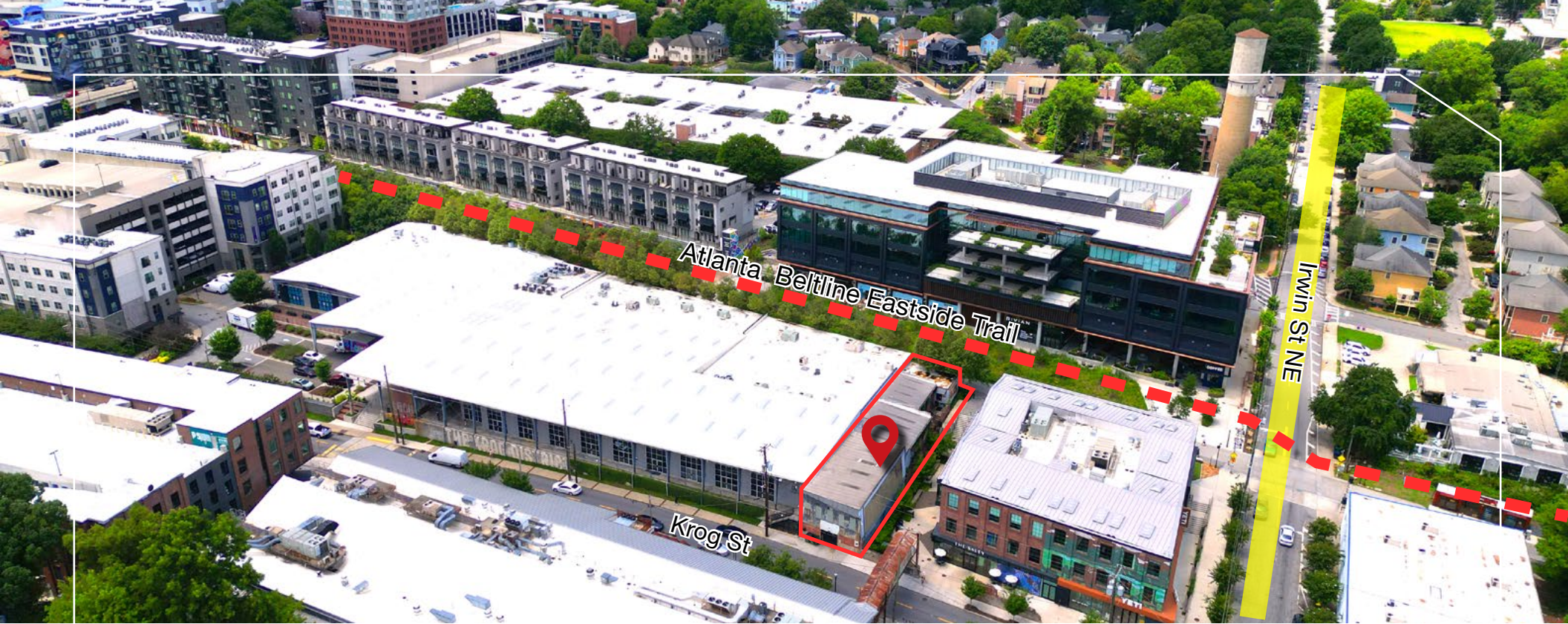
Bull Realty is pleased to present 116 Krog Street, a rare adaptive reuse opportunity positioned directly on Atlanta's renowned Eastside Trail. Encompassing approximately ±5,370 square feet, the property offers an exceptional opportunity for a restaurant, bar, entertainment venue, brewery, experiential retail concept, or creative hospitality user seeking one of the most visible and highly trafficked locations in the city.

Located within the heart of the Krog District, the property benefits from unparalleled pedestrian activity generated by the Krog Street Market, Inman Park, Old Fourth Ward, and the surrounding mixed-use developments that have transformed the area into one of Atlanta's premier entertainment destinations. The building's character-rich architecture, flexible layout, and adaptive reuse design create an authentic environment that is increasingly difficult to replicate in today's development landscape.

With direct frontage, strong surrounding demographics, and immediate access to some of Atlanta's most successful restaurants, bars, and entertainment concepts, 116 Krog Street presents a unique opportunity to acquire a trophy location in one of the Southeast's most dynamic urban corridors.

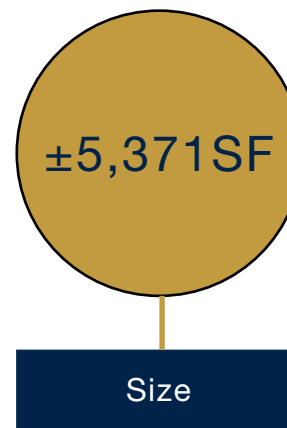
HIGHLIGHTS:

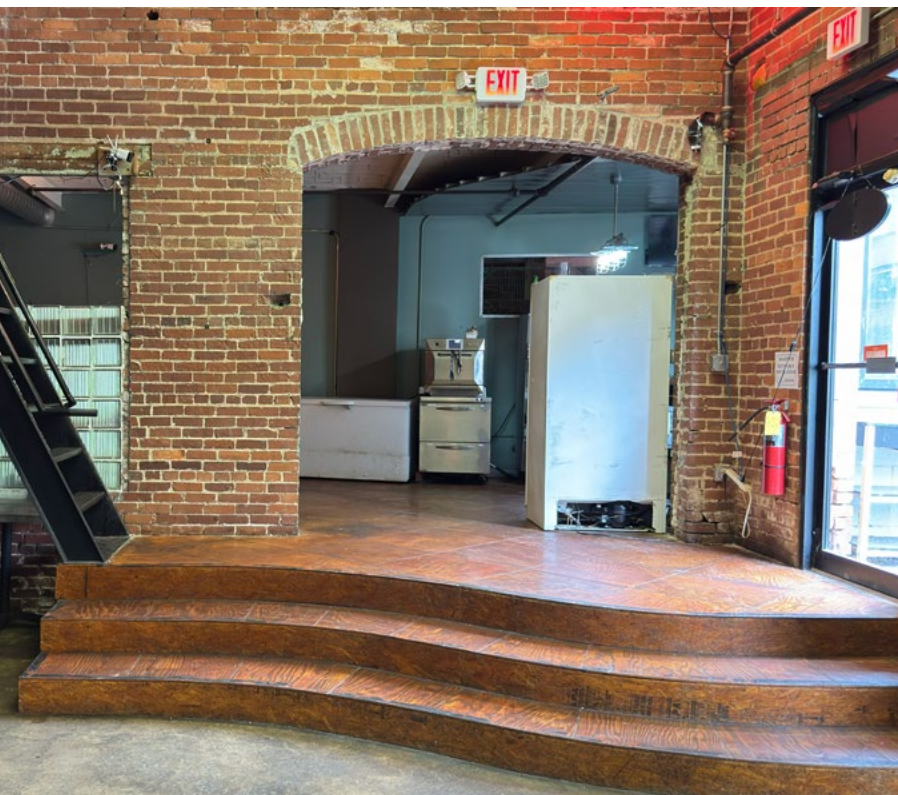
- ±5,370 SF adaptive reuse building on the Eastside Beltline Trail
- Ideal for restaurant, bar, brewery, entertainment, hospitality, or experiential retail
- Prime Beltline Eastside Trail frontage with millions of annual pedestrians and cyclists
- In the heart of the Krog District between Inman Park and Old Fourth Ward
- Surrounded by premier dining, retail, office, and residential destinations
- Walkable to Krog Street Market, Ponce City Market, and Beltline Eastside trail attractions
- Authentic architecture character difficult to replicable with new construction
- Highly visible along one of Atlanta's premier commercial corridors
- Dense residential, daytime employment, and tourism demographics
- Rare Eastside Beltline Trail-front investment with long-term appreciation potential
- Located within one of the Southeast's premier live-work-play destinations
- Drive-in loading door with on-site parking access from Krog Street
- Adjacent to institutionally owned Krog District ownership with assemblage potential



PROPERTY SPECS

ADDRESS	116 Krog Street NE, Atlanta GA 30307
COUNTY	Fulton
BUILDING SIZE	±5,371 SF
ZONING	I-2 Heavy Industrial District
PARCEL ID	14-0019-0011-061-9
UTILITIES	All to site
FRONTAGE ROAD	Atlanta Beltline Eastside Trail & Krog Street NE







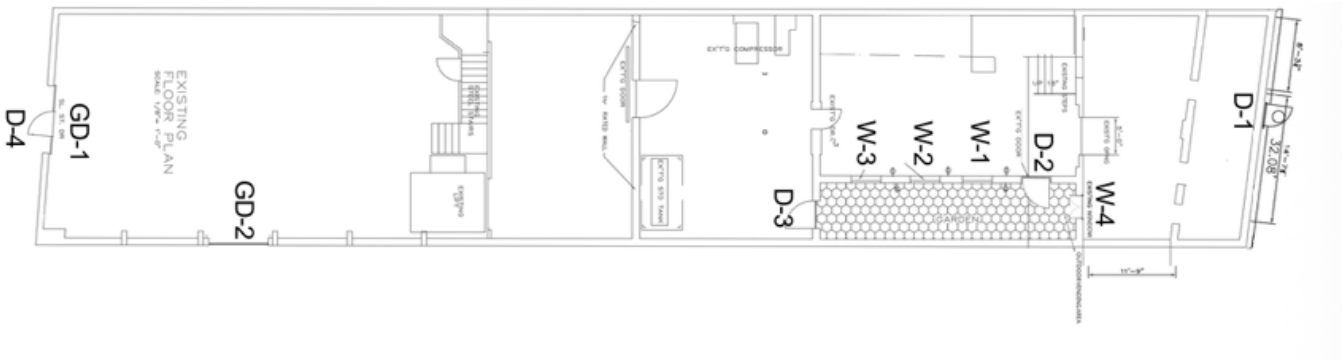


ATLANTA DOWNTOWN



FLOOR PLAN

Atlanta Beltline Eastside Trail



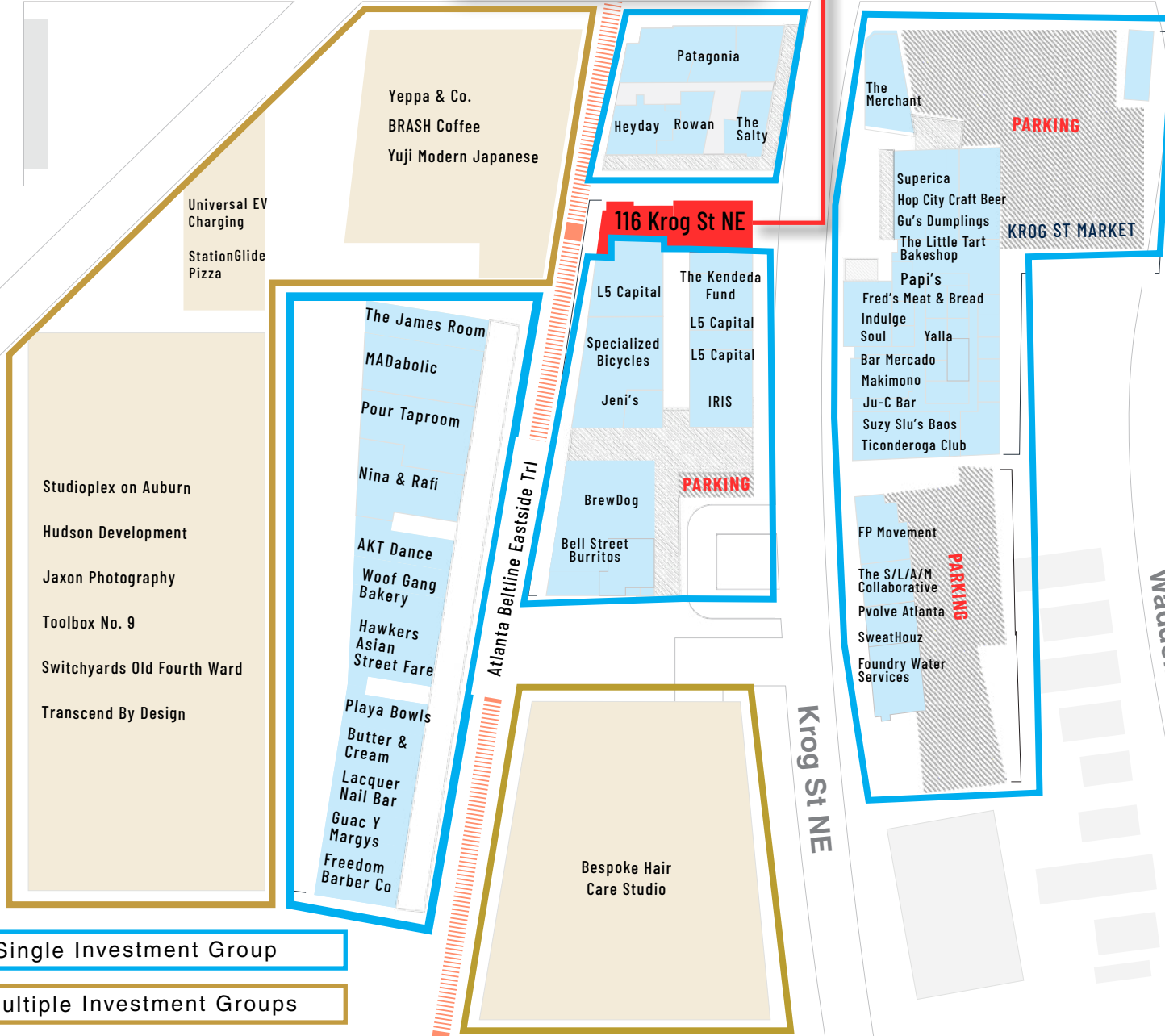
Krog St NE

CONTROLLED MAP

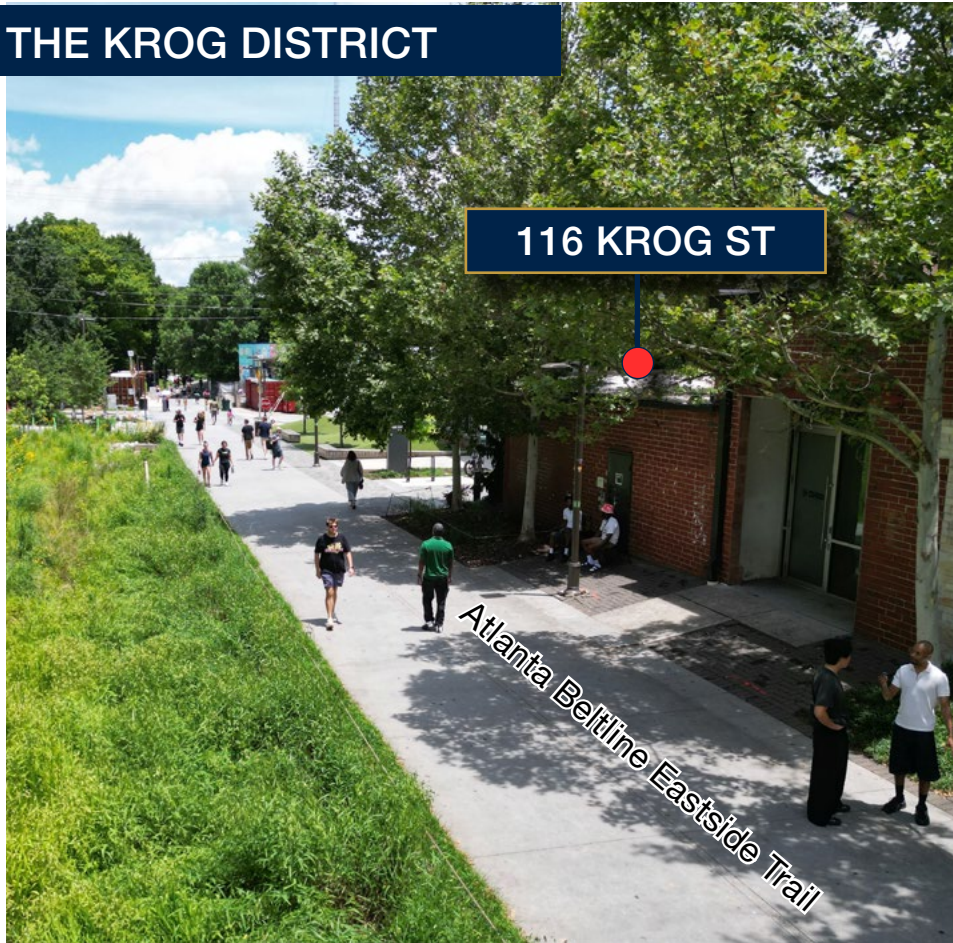


Irwin St NE

Lake Ave NE



THE KROG DISTRICT



116 Krog Street NE Benefits From One of Atlanta's Most Powerful Demand Drivers:

- Direct exposure to the Eastside Beltline Trail and the Krog District. The Atlanta Beltline reports approximately **2.5 million annual visits**, with 60% of visits coming from City of Atlanta locals, creating a steady stream of repeat neighborhood users, destination visitors, walkers, runners, cyclists, and weekend leisure traffic.
- The Eastside Trail is the Beltline's most established and commercially activated segment, connecting Inman Park, Old Fourth Ward, Poncey-Highland, Virginia-Highland, Piedmont Park, Krog Street Market, and Ponce City Market. Krog Street Market is positioned just steps from the Eastside Trail and is recognized as a natural stop for BeltLine users walking, biking, and jogging through the corridor.
- For restaurant, bar, brewery, entertainment, hospitality, and experiential retail concepts, this pedestrian exposure may provide greater value than traditional vehicle traffic. The property sits within a proven walkable district where visitors are already arriving with intent to dine, shop, socialize, and spend time. This creates a rare opportunity to capture built-in Beltline demand, nearby destination traffic, and strong local neighborhood visitation in one of Atlanta's most active mixed-use environments.

Walk Time Radius	Daytime Population	Total Businesses	\$ Total Sales	Median Household Income	Avg Annual Retail Spending
1—Mile	37,000	1,482	\$231M	\$123,624	\$41,169
3—Miles	373,000	15,141	\$605M	\$114,609	\$42,113
5—Miles	384,599	34,824	\$8.73B	\$105,152	\$40,532



INSTITUTIONAL INVESTMENT

VALIDATES THE KROG DISTRICT

**\$210
MILLION
ACQUISITION
BY 26TH STREET
PARTNERS**

In one of Atlanta's most notable retail and mixed-use transactions, 26th Street Partners acquired The Krog District for approximately \$210 million, demonstrating strong institutional confidence in the continued growth of the Atlanta Beltline Eastside Trail and the surrounding Krog District.

The acquisition includes Krog Street Market, Atlanta Stove Works, SPX Alley, and the Butler and Gravel Buildings—one of Atlanta's premier adaptive reuse destinations comprising approximately 180,000 SF of retail, restaurant, entertainment, and creative office space.

WHY THIS MATTERS TO 116 KROG STREET



\$210 MILLION INSTITUTIONAL INVESTMENT validates the long-term strength of the Krog District



DIRECT ADJACENCY to one of Atlanta's premier mixed-use destinations



CONTINUED PRIVATE CAPITAL flowing into the Beltline corridor



INCREASING DEMAND from restaurants, hospitality, experiential retail, and entertainment users



EXCEPTIONAL PEDESTRIAN TRAFFIC generated by one of Atlanta's most active urban neighborhoods



HIGH BARRIERS TO ENTRY due to limited Beltline-front development opportunities



LONG-TERM APPRECIATION supported by continued neighborhood reinvestment and constrained supply



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The \$210 million acquisition of the Krog District is a strong market signal that experienced institutional investors continue to place exceptional value on premier Beltline assets.

Properties immediately surrounding this destination, including 116 Krog Street, stand to benefit from the area's continued investment, visibility, and long-term growth.

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26th Street
Partners

THE
KROG DISTRICT
EST. HISTORIC ATLANTA 1889

Team Profiles

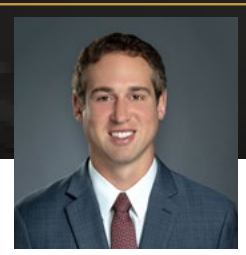


Jake Strange

Commercial Real Estate Advisor
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Jake, an Atlanta native, began his commercial real estate career in 2019 after witnessing the city's rapid growth. Specializing in intown investment sales, he advises clients on acquisitions and dispositions across Metro Atlanta, combining capital markets expertise with a hands-on approach to maximize value. Backed by Bull Realty, Jake is committed to delivering transparent, results-driven brokerage services and building long-term client relationships.

In addition to brokerage, Jake is an active real estate investor and developer, providing him with a unique owner's perspective when advising clients on acquisitions, dispositions, and value-add opportunities. Outside of real estate, he is passionate about wildlife conservation and land stewardship, supporting sustainable forestry, habitat restoration, and responsible land use throughout Georgia and Alabama.



Michael Wess, CCIM

Partner, Bull Realty
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Michael Wess joined Bull Realty in 2016 after graduating with highest honors from the University of Georgia Terry College of Business, where he earned degrees in real estate, finance, and international business. He quickly established himself as a top-performing broker, becoming a Partner in 2018 after closing more than \$25 million in transactions. Since partnering with Andy Lundsberg, the team has completed nearly 250 transactions totaling more than \$500 million and now averages over \$100 million in annual sales.

An Associate Broker and CCIM Institute Designee, Michael is recognized for achieving record-setting sales and successfully closing complex transactions. Outside of real estate, he supports Big Brothers Big Sisters, enjoys endurance challenges, and spends his free time exploring Atlanta with family and friends.



Andy Lundsberg

Partner, Bull Realty
404-876-1640 x 107
Andy@BullRealty.com

Andy Lundsberg has more than 20 years of sales, marketing, and commercial real estate experience, specializing in the acquisition and disposition of multifamily and boutique retail/office properties throughout Metro Atlanta. A consistent top producer at Bull Realty for the past eight years, he closes more than \$100 million in transactions annually and is a perennial member of the Atlanta Commercial Board of Realtors Million Dollar Club.

Before entering commercial real estate, Andy held leadership roles in sales and marketing with Coca-Cola and the healthcare industry.

A graduate with honors from Indiana University Kelley School of Business, he studied abroad and lived in Spain, where he became conversational in Spanish.

His diverse business background and international experience provide clients with strategic insight and a proven track record of delivering exceptional results.

ABOUT BULL REALTY



28
YEARS IN
BUSINESS

LICENSED
IN



8
SOUTHEAST
STATES



ATL
HEADQUARTER

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access, and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com>



OUR MISSION

To provide a company of
advisors known for integrity
and the best disposition
marketing in the nation.

