



446 Ralph McGill Blvd NE

Atlanta GA 30312

4,270

SQUARE FEET

C2

ZONING

1

STORY

5

PARKING SPACES

PROPERTY OVERVIEW

Own a Piece of Atlanta's Hottest Intown Submarket

A rare freestanding $\pm$ 4,270 SF commercial building in the heart of the Old Fourth Ward — one of Atlanta's most dynamic, high-demand, and rapidly appreciating neighborhoods. With renovations currently underway, this single-story asset is nearly move-in ready and offers the kind of visibility, flexibility, and location that intown opportunities seldom deliver.

The property sits directly adjacent to BLVDNEXT, the transformative 22-acre redevelopment of the former Atlanta Medical Center. Now underway, this landmark project is bringing approximately 2.6 million square feet of residential space, 120,000 square feet of retail and dining, and 240,000 square feet of office space to the immediate area — a generational wave of investment and foot traffic right at your doorstep.

Beyond BLVDNEXT, the location puts tenants and customers minutes from the neighborhood's marquee draws: the Atlanta BeltLine Eastside Trail, Ponce City Market, Historic Fourth Ward Park, Krog Street Market, and the dining and nightlife corridors along Edgewood and North Highland. With one of Atlanta's hottest neighborhoods for real estate investment for over a decade as its backdrop and easy access to Downtown, Midtown, and major thoroughfares, the property is perfectly positioned for owner-users, investors, or tenants seeking a versatile, high-visibility commercial presence in the heart of Intown Atlanta.

KEY FEATURES

- Built in 1951/ Renovated in 2025
- Zoned C2
- Located in Old Fourth Ward
- Freestanding Building
- Onsite Parking
- Close to Public Transit

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