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There's a reason this neighborhood goes by two names: Old Fourth Ward and Edgewood.

Home to Martin Luther King Jr.'s birthplace, this neighborhood pays homage to its historic roots. Stroll the streets and take in the culture, stories, and magic.

And home to unique bars and music venues, this same area also shines at night. From cocktails and DJs setting mellow vibes, to tacos and old school arcade games, to magnetic dance floors (including one in a deli), the neighborhood lights up with a different kind of magic after five.

Whether you call it Old Fourth Ward or Edgewood, this neighborhood pairs old and new, and has a little bit of magic for everyone.



Meet the Old Fourth Ward local

Brittany is 28, works in marketing, and loves being outdoors. Once 5 o'clock hits, she and her dog can't get enough of the Atlanta BeltLine. After working up an appetite, Brittany likes to meet her boyfriend for dinner at one of the many great restaurants in the neighborhood. On Saturdays they might catch some live music.

Brittany is Old Fourth Ward.

Fast Facts

- Spends most of her monthly salary on rent
- Supports environmental groups
- Shops and banks online



By The Numbers

VISITORS PER YEAR

862,300

TRAFFIC

**70% local
30% visitor**

AVERAGE HH INCOME

\$85,438

WALK SCORE

89

POPULATION DENSITY

8,222

MEDIAN AGE

33

UNIQUE STOREFRONTS

12

TOTAL GLA

**94,683
square feet**



Case Study

We're proud to collaborate with brands and businesses in neighborhoods and markets across the country. Read the following case study to learn more about one of our partners.

The Slutty Vegan was named from a unique aha! moment by Pinky Cole in her Atlanta apartment in 2018. She found herself craving vegan junk food - and didn't know where to go. That experience - and the name - stuck with her. She opened the plant-based burger concept first as a food truck; then came the storefront in Atlanta's historic Westview neighborhood. Today, The Slutty Vegan is one of the darlings of plant-based American food and beverage concepts preparing for rapid expansion - Cole reports that 13 new locations are slated to open by 2021.

When speaking about The Slutty Vegan, Cole calls it the ultimate euphoric experience that's debunking myths about vegan food. "It doesn't have to be dead to taste good," she says before explaining that vegan food often gets a bad rap for being bland and/or expensive. Part of the Slutty Vegan's work is reimagining vegan and plant-based food and making it an experience. "We make you feel comfortable and uncomfortable all at the same time," she notes.

There's no doubt about it - The Slutty Vegan is more than a restaurant. It's also sparking a new food movement for Atlanta's African-American community. "I cannot tell you what it's like to see African Americans in the Westend standing in line for vegan food," she notes. "We are bringing people together in the name of food. And that's nothing you'll see - it's something you'll feel."

The Slutty Vegan's customer service success has a lot to do with community - not only the community you feel when you walk in the door, but also what they've been able to do by being a part of the historic Westview neighborhood in Atlanta. "Westview was a ghost town before we got here, and now we're outgrowing this location really quickly," she shares. "We're excited at what's happened in the community because of The Slutty Vegan."

Expansion plans include more locations in urban communities similar to Westview.

How's the recent success feel? "It feels really good," she says. "Because this is bigger than food; this is a movement."

Pinky Cole

Owner, Slutty Vegan

Asana Partners Retail Partner





OUR LOCATION

Modern living with a historic nod at every turn, Old Fourth Ward is truly a blend of old and new. Find some of Atlanta's most kitschy bars, restaurants, and coffee shops, all in a walkable setting.

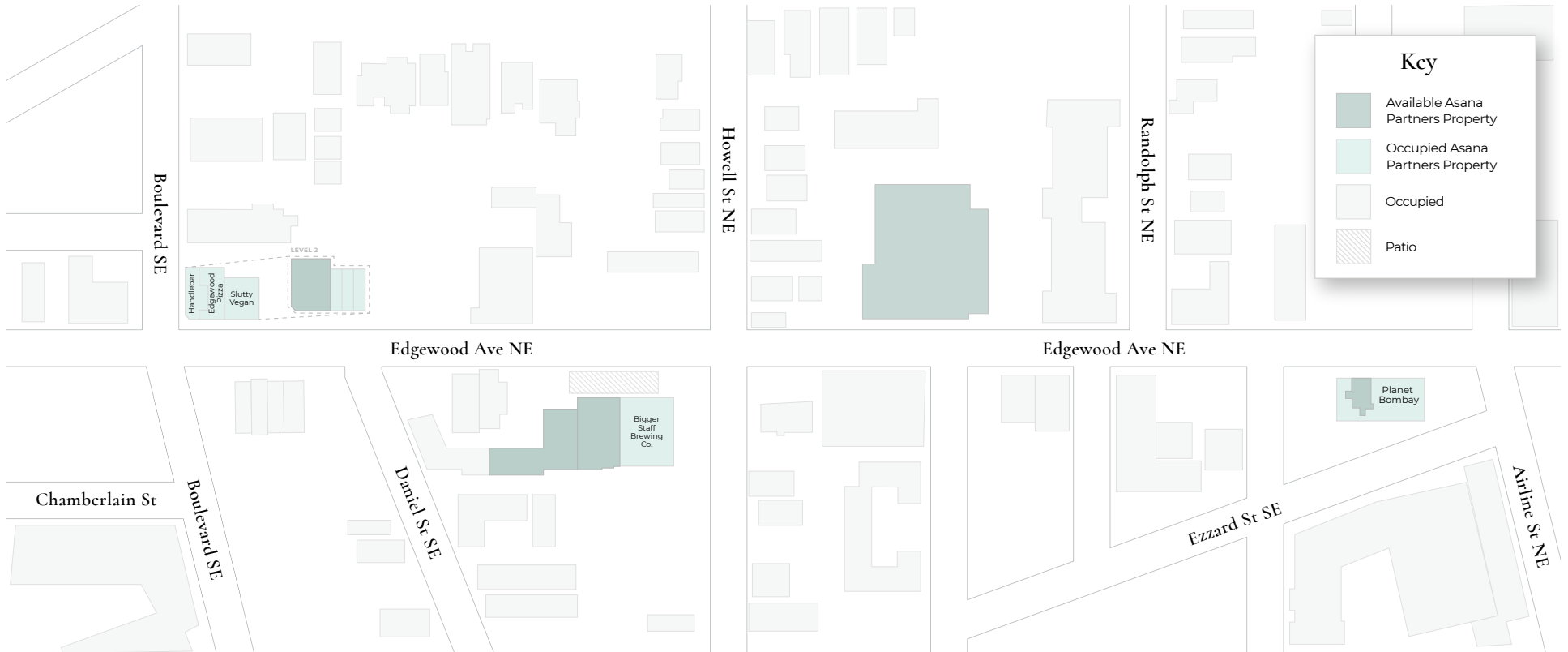




The Neighborhood



Our Properties





Our Buildings



476 Edgewood Ave

Unit 480 – 4,591 SF



476 Edgewood Ave Site Plan – Level 2

 AVAILABLE

BOULEVARD NE

UNIT 480
4,591 SF

EDGEWOOD AVE NE



521-537 Edgewood Ave

Unit 1 - 6,591 SF

Unit 2 - 4,341 SF



521-537 Edgewood Ave



521-537 Edgewood Ave Site Plan



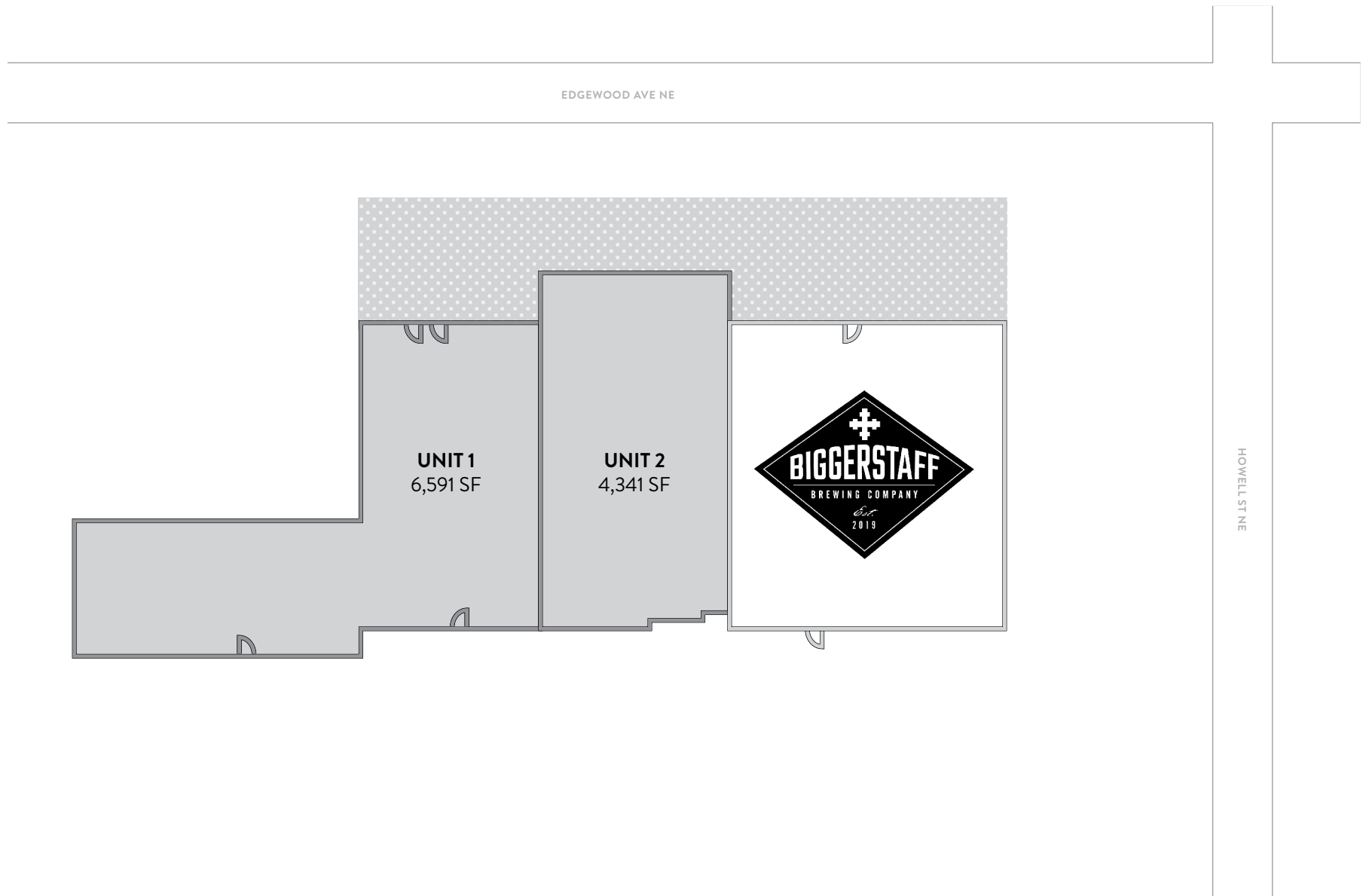
AVAILABLE



LEASED



PATIO





560 Edgewood Ave

Ground Level
Unit 101 - 29,650 SF

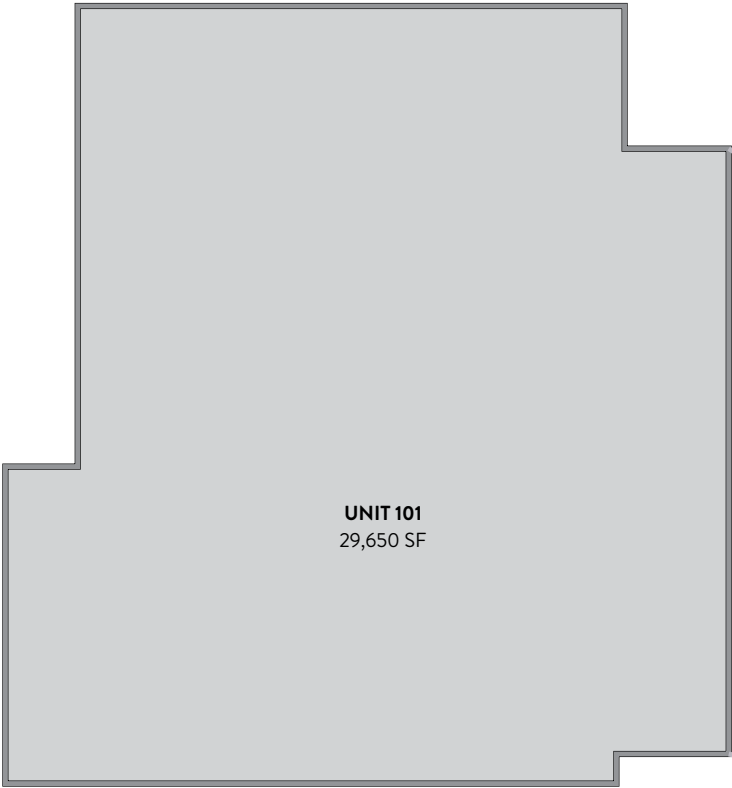
Level 2
Unit 201 - 18,656 SF



561 Edgewood Ave Site Plan

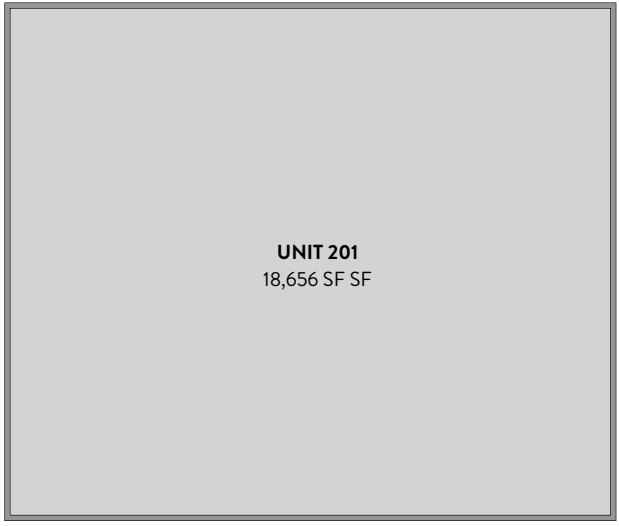
 AVAILABLE

GROUND LEVEL



UNIT 101
29,650 SF

LEVEL 2



UNIT 201
18,656 SF

EDGEWOOD AVE

619 Edgewood Ave



Basement
Unit 5 - 1,366 SF

Ground Level
Unit 110 - 925 SF

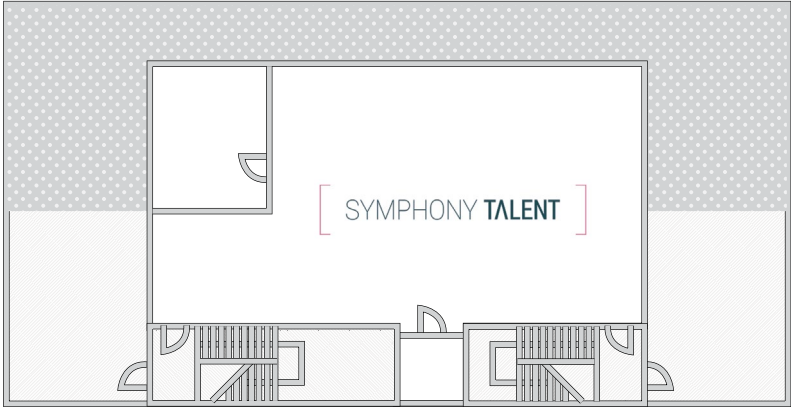


619 Edgewood Ave Site Plan

■ AVAILABLE □ LEASED ■ PATIO

EDGEWOOD AVE

LEVEL 3

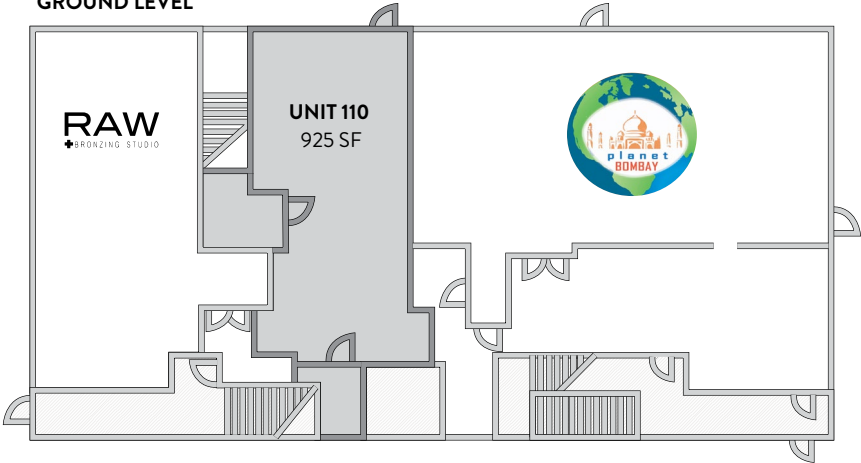


LEVEL 2



EDGEWOOD AVE

GROUND LEVEL



BASEMENT



Meet Asana



We're Asana Partners. We create real estate value by serving as transparent, honest, and accountable agents of change and drivers of innovation.

Here's how we do that:

WE STAY AHEAD OF THE CURVE.

We target dynamic and vibrant growth-oriented U.S. markets that attract people and personalities with high levels of education and household income who crave a high quality, luxury, and early adopter experience.

WE BELIEVE IN PEOPLE.

We build teams of experienced operators and collaborators who make things happen; we're talking people we trust who execute asset-level business plans with accountability, precision, and a spark of ingenuity.

WE ARE LEADERS IN EFFICIENCY AND INNOVATION.

We don't reinvent the wheel; we invest in proven urban retail corridors that would benefit from our unique and innovative spirit and vision. That agile and forward-thinking approach is grounded in some of the industry's most-qualified real estate experience and financial expertise.

GET IN TOUCH

We'd love to hear from you, please reach out to our contacts below.



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