

The Indie



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 half a mile from 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. The building's striking design was inspired to resemble a landmark streetcar depot and 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 square foot.
- Street parking is also available.
- 91 residential condos occupy the 12 upper floors of and are 85% leased).



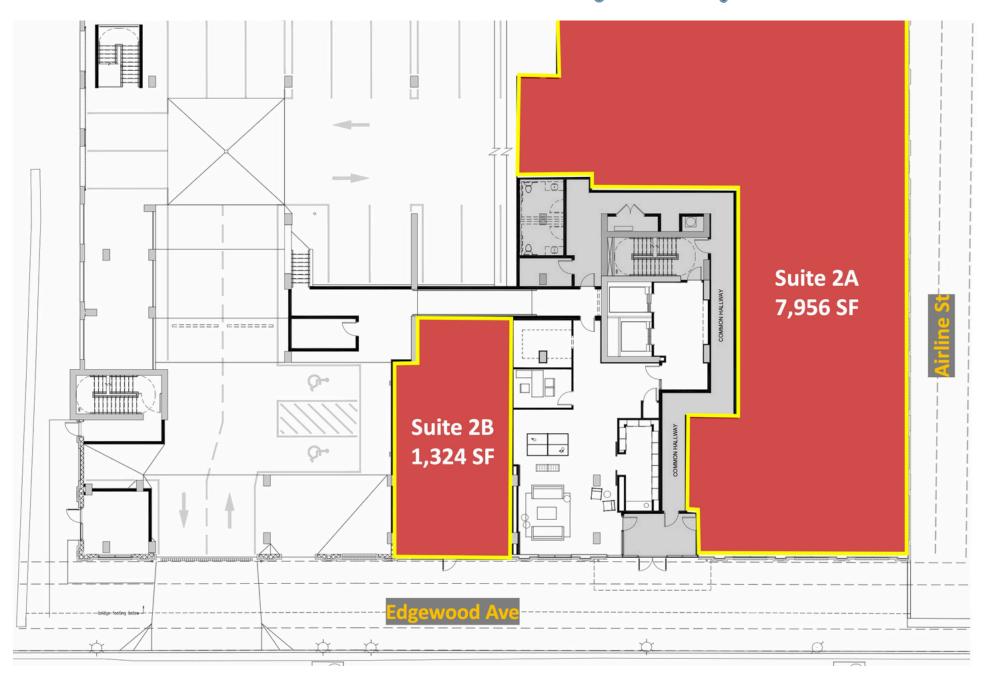
Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however, we cannot guarantee the accuracy of it. You should conduct anindependent investigation of the shopping center to verify all information in determining the suitability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

Ground Floor Plan - Airline St



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First Floor Plan - Edgewood Ave



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	Aerial &	Der	iogra	phice	5
	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	BENGJERRY (old (old
			LADYBIRD GROVE AND MESS HALL		delbar 120 110
	Highland Ave NE		AND MESS HALL	-	
PEACH CODDLER FACTORY	hn Lewis Freedom Pkwy NE	West State		Krog St	reet Market Superica
MOES PHER		d T. Howard Middl umber of students:		POOD&COLTORE	
hungry-af	Irwin St NE	The Indie		Fred S MEAT E BREAD TT 州 国	Dave C Dumpling
	Hope Hill Elementary School Number of beds: 389			SALTY	MAKIMONO
GeorgiaState University Number of students:	Auburn Ave NE			BREWDOG	LLISTRET JUNITOS
35,000	Edgev	wood Ave Se			BACY MARGYS BEST WILLY'S
	Applement D Real	Thumbs up	OVPD	🔊 Nina &	Rafi
	CAPÉ CIRCA	insomnia cookies		(F) HAWK	ERS FIVE GUYS
Grady Memorial Hospital Number of beds: 989	Tin & Teathers	COOKIES	CHIRI	NEA	CIRCLE Store
por all	r St. SE		MCCRAY'S TAVERN	SOUTH Publix	
Chick gue,&			SHAKE SHACK	TSUNA	Jeria Mi Salata
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