

SEMBLER EDGEWOOD RETAIL DISTRICT

ATLANTA, GEORGIA

This exciting “in-town” site is located on Moreland Avenue at Caroline Street and has excellent access to Interstate 20, Freedom Parkway and DeKalb Avenue. This development is situated between the Inman Park and Candler Park MARTA train stations.

The site is surrounded by the East Atlanta, Edgewood, Candler Park and Inman Park neighborhoods - all densely populated yet under-retailed sections of the city. A population of approximately 133,000 with average household incomes of \$58,000 resides within three miles of the development.

This distinctive project allows for anchor tenants and small box tenants as well as local retailers and restaurants, featuring a variety of architecture to suit the diverse tenant mix and compliment the area’s unique history. The center’s “Main Street” element with its blend of local boutiques, friendly eateries and exciting national retailers has become a thriving hub of neighborhood activity for families and singles alike. As a way of blending the old and new environments, an existing historic building has been converted to contemporary residential lofts, thus making the entire project a true live-shop-play community.

POPULATION WITHIN:

3 miles: 132,194

5 miles: 321,928

AVERAGE HOUSEHOLD INCOME:

3 miles: \$57,911

5 miles: \$54,781

TRAFFIC COUNT:

Moreland Avenue - 54,250 ADT

DeKalb Avenue - 16,520 ADT

OPENED:

2005

ANCHORS:

Target, Lowe’s, Best Buy, Bed Bath & Beyond,
Barnes & Noble, Kroger, Ross Dress for Less, Office Depot

CONTACT:

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PROPERTY PHOTO

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SITE OVERVIEW



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AREA MAP