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*Exclusively listed by Bull Realty, Inc.*

# 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.



# THE OFFERING







## HIGHLIGHTS

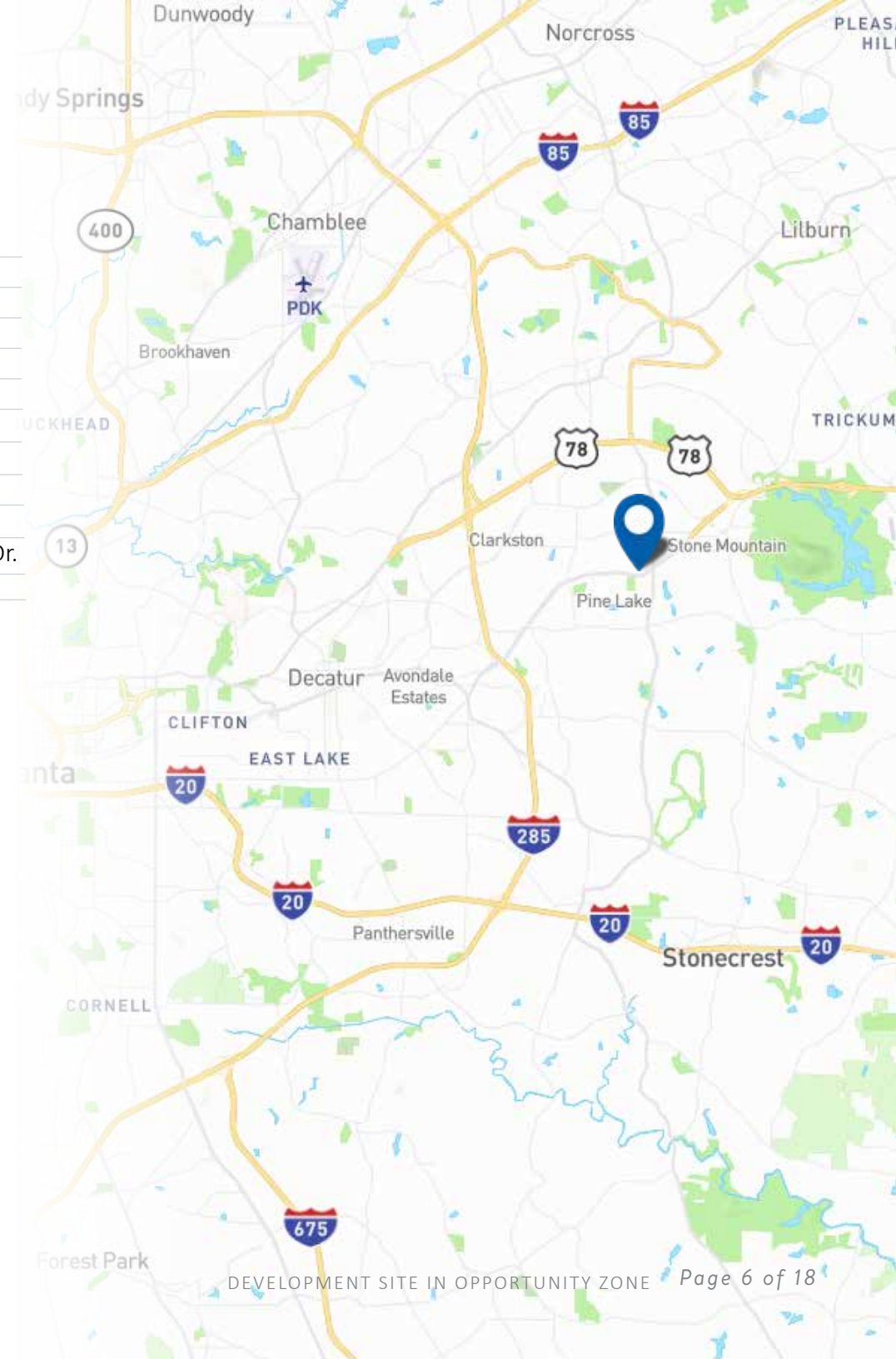
- Large, divisible development site along dense retail corridor available for sale or groundlease
- Located between I-285 and Stone Mountain in an opportunity zone
- Between 2 and 8 acres available with access to signalized intersection at Tires Plus/View Lounge and ingress/egress directly onto parcel from Memorial Drive
- Fantastic visibility and pylon signage available
- Strong traffic counts of 38,000 vehicles per day on Memorial Drive and 24,630 on North Hairston Road
- Zoned DeKalb County C-2 allowing for Grocers, QSRs/Restaurants, Gas Stations and many other uses
- Full list of permitted uses found here: <http://ow.ly/tpXx30oiCY1>



**PRICE \$500,000/ACRE**

# PROPERTY INFORMATION

ADDRESS	5870, 5908, 5944 Memorial Drive Stone Mountain, GA 30083
COUNTY	DeKalb
ZONING	C-1
PROPOSED USES	Grocer, QSR/Restaurant, Gas Station, Medical
PARCEL ID	18-071-02-026, 18-071-02-005, 18-071-02-008
SITE SIZE	2 - 8 acres
UTILITIES	All on-site
TRAFFIC COUNTS	38,000 vehicles per day on Memorial Dr.
SALES PRICE	\$500,000/acre





# OPPORTUNITY ZONE MAP

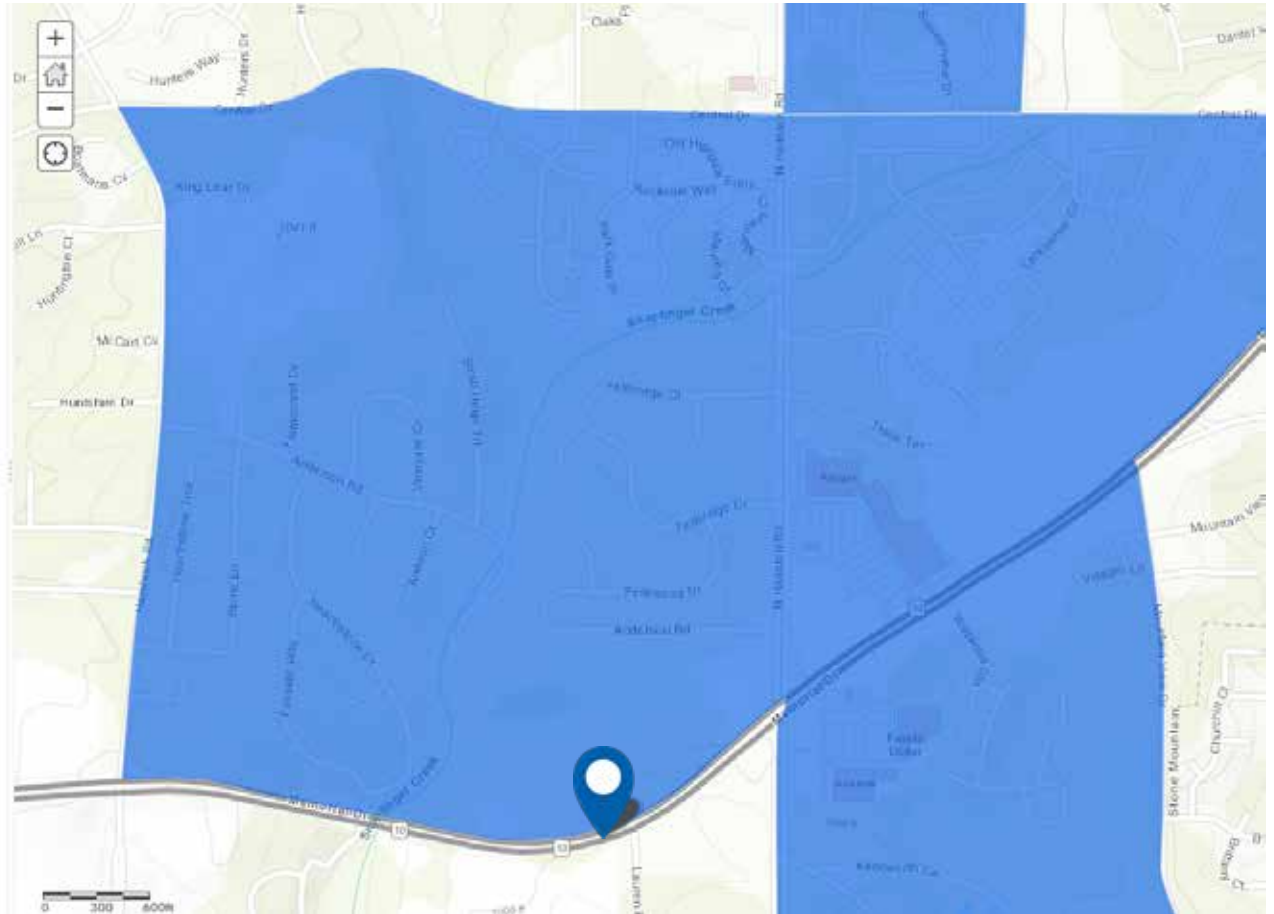
## OPPORTUNITY ZONE INVESTMENT OVERVIEW

Qualified Opportunity Zone (QOZ) Investment:  
A QOZ investment allows for the reduction of deferred gains from the sale or exchange of prior investments. QOZ investments maintained for at least five years by the end of 2026 will qualify for a 10% reduction of deferred capital gains tax liability (for the original capital gain). If the gain has been invested in an opportunity fund for seven years by the end of 2026, the tax liability on the original gain is reduced by 15%.

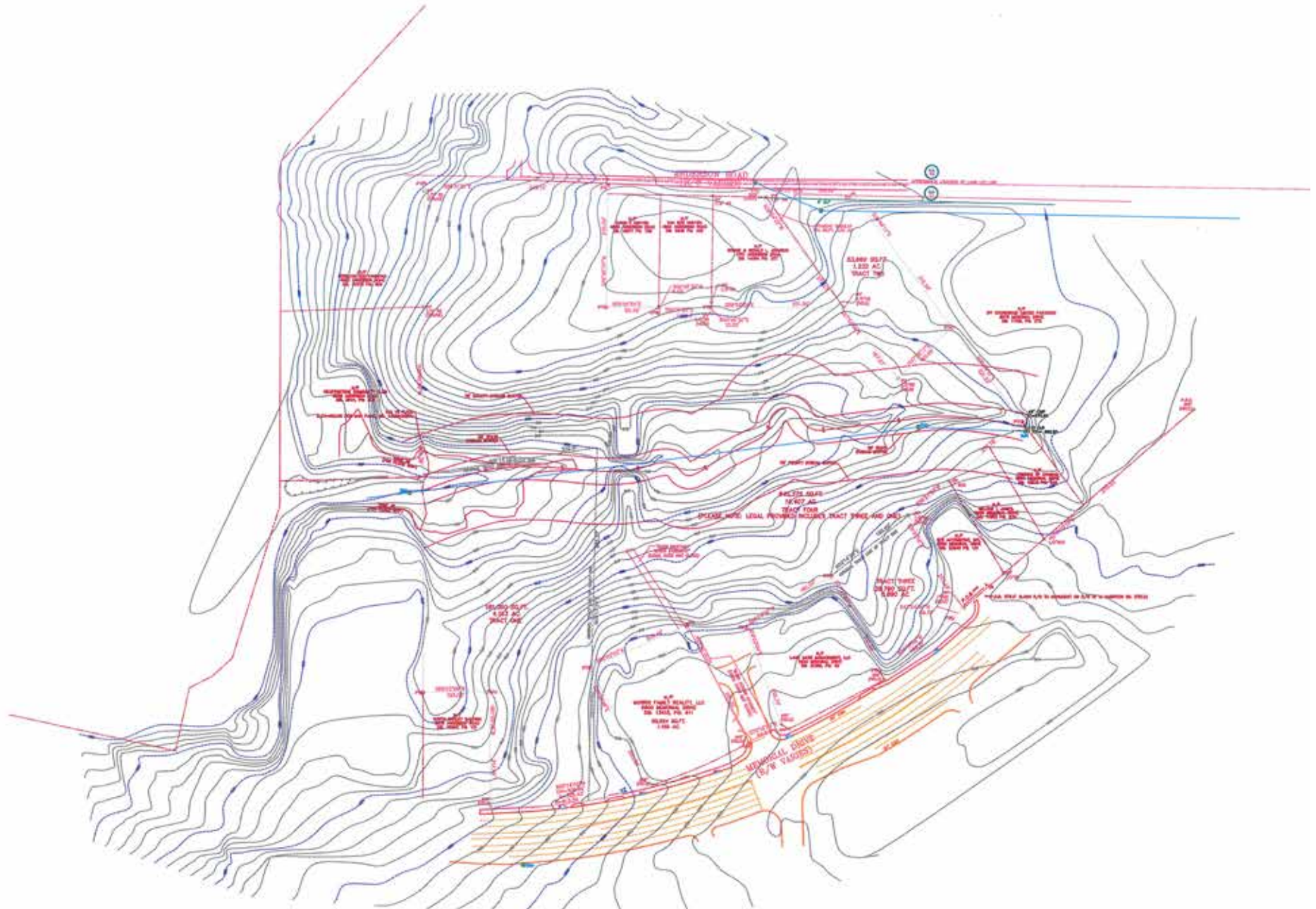
### Learn more here:

- [Qualified Opportunity Funds: The Real Estate Industry Weighs In](#)
- [U.S. Department of the Treasury Releases Proposed Regulations on Opportunity Zones Designed to Incentivize Investment in American Communities](#)
- [U.S. Department of the Treasury: Community Development Financial Institutions Fund \(CDFI\) Opportunity Zones Resources](#)
- [IRS Revenue Procedure - PDF](#)
- [Tax Cuts and Jobs Act - PDF](#)
- [Enterprise Community \(Choosing Opportunity Zones\)](#)
- [Economic Innovation Group \(Unlocking Private Capital\)](#)

\*Disclaimer: Consult tax adviser as it relates to benefits



# TOPOGRAPHY MAP





# TAX MAPS



<b>ADDRESS</b>	5870 Memorial Drive Stone Mountain, GA 30083
<b>ZONING</b>	C-1
<b>PARCEL ID</b>	18-071-02-026
<b>SITE SIZE</b>	4.1 Acres



<b>ADDRESS</b>	5908 Memorial Drive Stone Mountain, GA 30083
<b>ZONING</b>	C-1
<b>PARCEL ID</b>	18-071-02-005
<b>SITE SIZE</b>	3 Acres

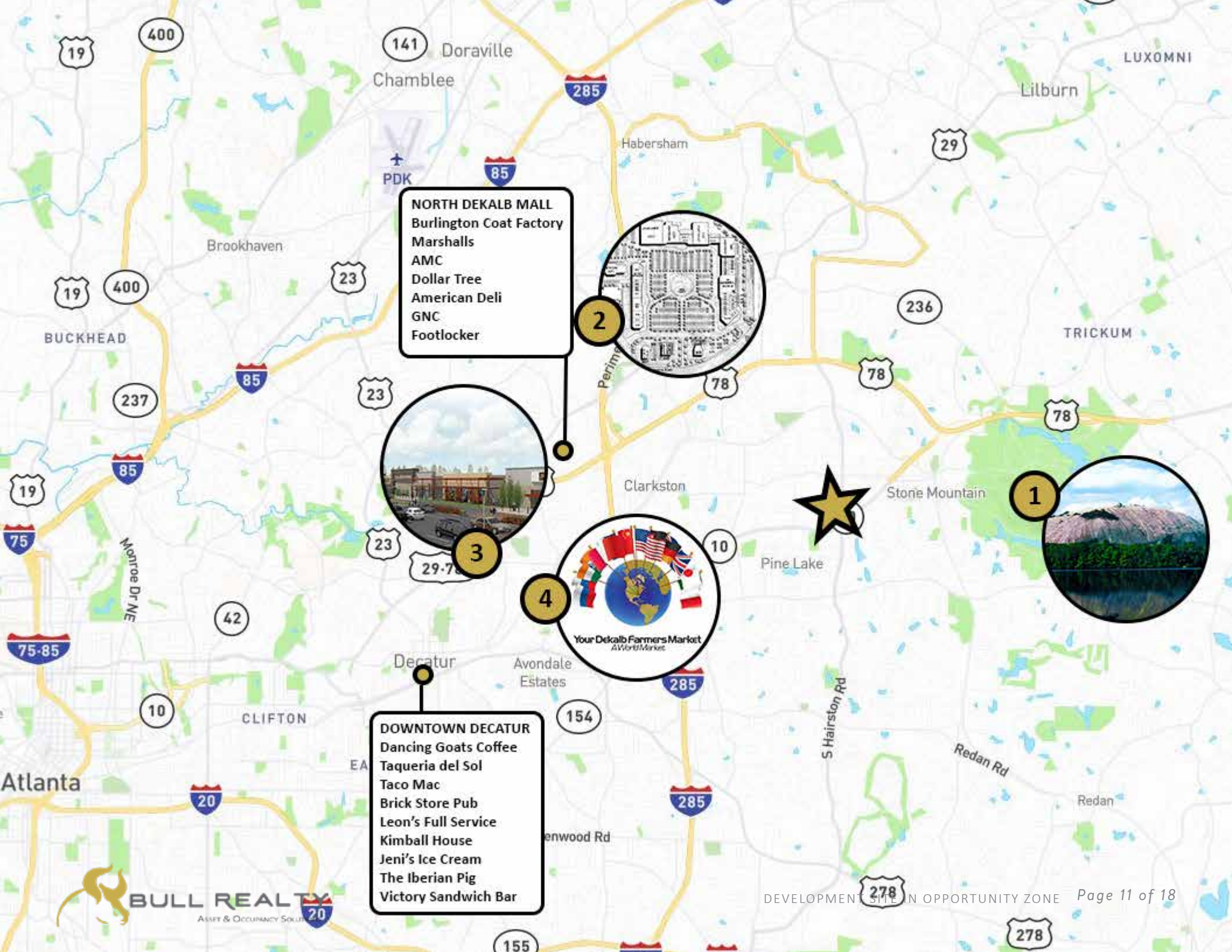


<b>ADDRESS</b>	5944 Memorial Drive Stone Mountain, GA 30083
<b>ZONING</b>	C-1
<b>PARCEL ID</b>	18-071-02-008
<b>SITE SIZE</b>	0.9 Acres

# ABOUT THE AREA







**NORTH DEKALB MALL**  
Burlington Coat Factory  
Marshalls  
AMC  
Dollar Tree  
American Deli  
GNC  
Footlocker



**DOWNTOWN DECATUR**  
Dancing Goats Coffee  
Taqueria del Sol  
Taco Mac  
Brick Store Pub  
Leon's Full Service  
Kimball House  
Jeni's Ice Cream  
The Iberian Pig  
Victory Sandwich Bar

# IN THE AREA

1



## STONE MOUNTAIN PARK

Stone Mountain Park is Georgia's most popular attraction and features a wide variety of family activities located on 3,200 acres of natural beauty with 15 miles of hiking trails. It is the largest piece of exposed granite in the world and attracts over 4 million visitors annually.

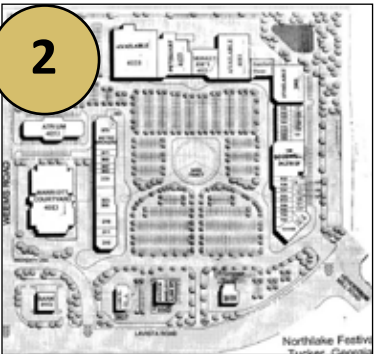
## SUBURBAN PLAZA

The Suburban Plaza redevelopment plan reinvents one of Atlanta's first suburban shopping centers offering 290,000 SF of shopping and dining. It is estimated to generate \$150 to \$250 Million in annual sales and create an estimated 400 to 450 jobs. Major tenants include Walmart, LA Fitness, Starbucks, HomeGoods and Ross.

3



2



## NORTHLAKE TOWER FESTIVAL

Northlake Festival Shopping Center is a 367,000 SF center with a tenant mix consisting of large national retailers and local businesses. Easily spotted by the radio tower that stretches to the sky from the middle of the shopping center, it has become a landmark destination to the community for over 25 years.

## YOUR DEKALB FARMERS MARKET

The market began in 1977 as a small produce stand. Today it is a 140,000 SF warehouse serving over 100,000 customers each week. The market represents 184 countries with more than 450 varieties of domestic and international fruits, vegetables, meats, cheese, wines and more.

4





# DEMOGRAPHICS & TRAFFIC COUNTS (2018 ESRI)

	1 MILE	3 MILES	5 MILES
POPULATION	12,287	90,764	217,700
HOUSEHOLDS	4,780	33,665	83,044
AVG. HH INCOME	\$50,470	\$58,820	\$70,489
ANNUAL POP. GROWTH (2018-2023)	0.3%	0.57%	0.83%



# STONE MOUNTAIN & DEKALB COUNTY



Located on the eastern side of DeKalb County, Stone Mountain is a small city spanning 1.7 square miles. Best known for its proximity to Stone Mountain and Stone Mountain Park, the city's economy benefits greatly from both nationally known attractions. Drawing over 4,000,000 visitors annually, the park sits on 3,200 acres and hosts 15 miles of wooded nature trails, family friendly attractions, seasonal shows and has a variety of dining and retail options.

Atlanta's DeKalb County is located six miles east of downtown. DeKalb County's county seat is the City of Decatur, and it is the third-most-populated county in Metro Atlanta containing roughly 10 percent of the city of Atlanta.

The county includes the cities of Avondale Estates, Brookhaven, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Lithonia, Pine Lake, Stone Mountain and areas of Atlanta. It includes many unique, identifiable communities including Beacon Heights, Candler Park, East Atlanta Village, Druid Hills, Ellenwood, Lynwood Park, Oakhurst, Scottdale, Shermantown, Toco Hills and Tucker.

DeKalb County is international, eclectic and diverse, boasting a selection of exciting attractions, world-class museums, art centers, music venues, universities, original neighborhoods, restaurants and one-of-a-kind shops. DeKalb is only ten miles from Hartsfield-Jackson Atlanta International Airport and is easily accessible by I-85, I-75, I-675, I-285 and MARTA, Atlanta's rapid transit system. It is home to DeKalb Peachtree Airport (PDK), Georgia's second largest airport, Emory University, Centers for Disease Control (CDC) and AT&T. In 2009, DeKalb earned the Atlanta Regional Commission's "Green Communities" designation for its efforts in conserving energy, water and fuel; investing in renewable energy; reducing waste; and protecting and restoring natural resources.

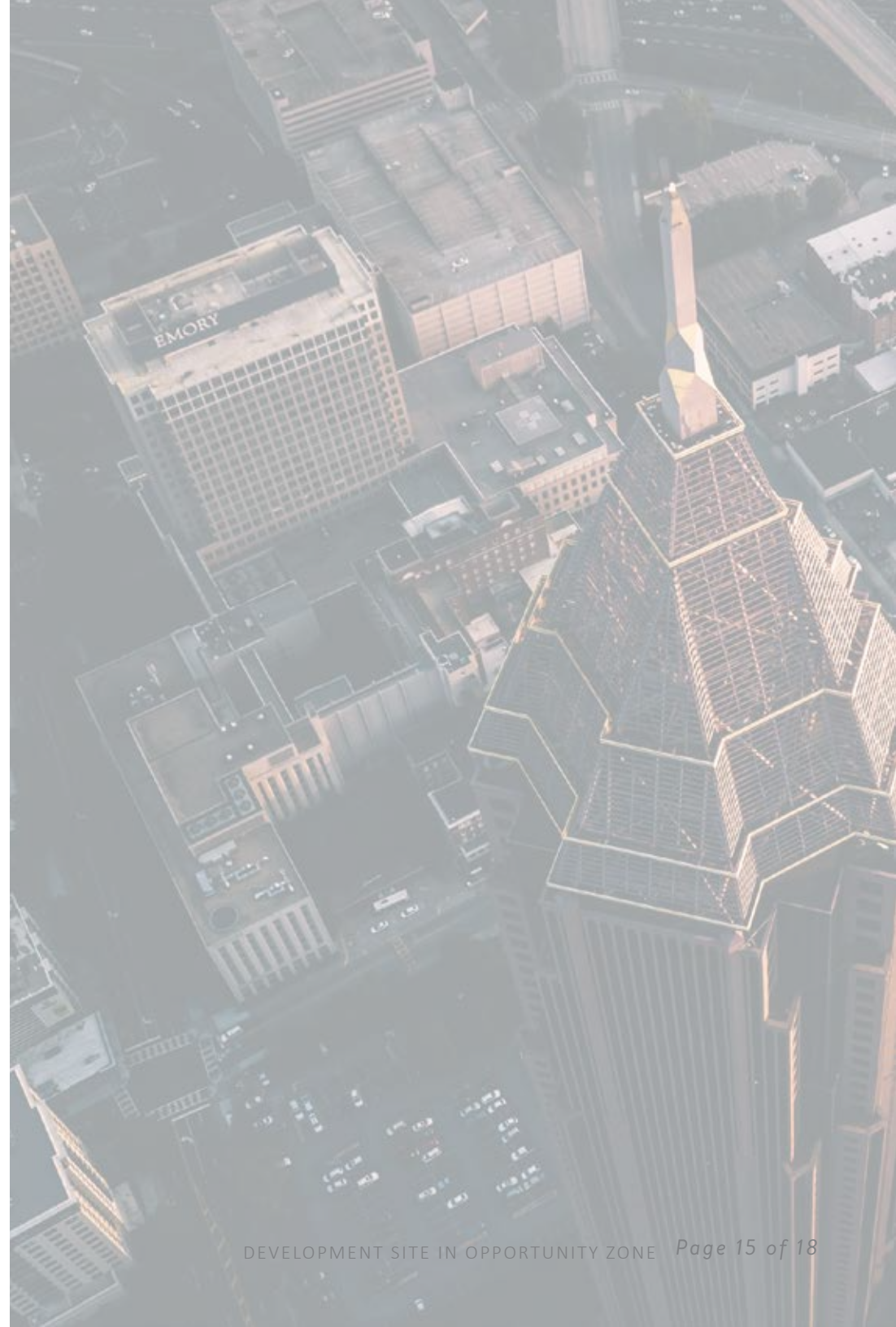


# ATLANTA

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to Atlanta is easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy too.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of the Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.



# ATLANTA

## TOP EMPLOYERS



## EDUCATION



## DEMOGRAPHICS (2018 ESRI)

	1 MILE	3 MILES	5 MILES
POPULATION	18,756	177,875	336,344
HOUSEHOLDS	8,005	79,805	150,152
AVG. HH INCOME	\$63,090	\$79,628	\$85,965
ANNUAL POP. GROWTH (2018-2023)	1.99%	1.81%	1.56%

## MAJOR ATTRACTIONS





# BROKER PROFILE



## ANDY LUNDSBERG

Partner  
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Andy Lundsberg joined Bull Realty with over 10 years of sales, marketing and real estate experience. Within Bull Realty, he specializes in the acquisition and disposition of multifamily and boutique retail/office type properties in-town Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 5 years in a row with sales in excess of \$100 million since 2017, and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

### Organizations:

National Association of Realtors-Georgia  
Atlanta Commercial Board of Realtors  
Young Council of Realtors (YCR)  
Million Dollar Club



## MICHAEL WESS, CCIM

Commercial Real Estate Advisor  
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Michael Wess' passion for the consultation and sale of commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program, consistently ranked in the top five nationally. While there, Michael also received two other degrees in finance and international business and a minor in Spanish while participating on UGA's rugby team and various philanthropic organizations.

Michael joined Bull Realty in 2016 and began building his brokerage practice based on integrity, superior client service, and exceptional results. In 2018 alone, Michael closed 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm. Since 2018, he has recorded five 'highest price ever' record sales.

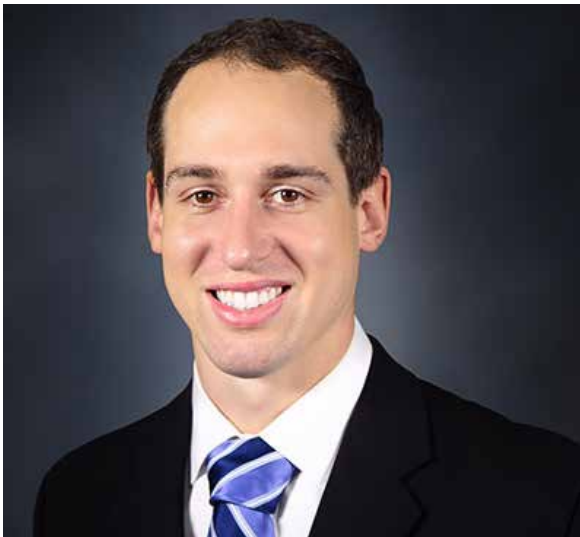
Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. He is a pinned designee of the prestigious Certified Commercial Investment Member (CCIM) Institute, commercial real estate's global standard for professional achievement and is an active member of the Atlanta Commercial Board of Realtors (ACBR).

When not enjoying his career, Michael continues pursuing his passions for athletics and international travel and loves a weekend camping and hiking in the north Georgia mountains. Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.

# TEAM PROFILE



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**Aubri Lienemann**  
Marketing



**Randee Comstock**  
Marketing



**Scott Jackson**  
Analyst