



Offering Memorandum
ATLANTA MSA - FORMER BURGER KING



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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EXECUTIVE SUMMARY

FORMER BURGER KING ON PUBLIX OUTPARCEL | 4,066 SF



THE OFFERING

This vacant, ± 4,066 SF former Burger King restaurant is located on a ± .99-acre pad in Duluth, GA, a NE Atlanta MSA suburb. It is an outparcel to the Publix anchored, Duluth Station Shopping Center and is on a busy retail corridor with over 28K vehicles per day.

The three-mile demographics include a population of over 57,000 and an average household income of over \$92,000. This location is ideal for many retail, QSR, medical and professional uses.

The location is for sale at \$1,675,000 or for lease at \$7,500 per month (\$22.13/SF/Yr) NNN.

PROPERTY HIGHLIGHTS

- ± 4,066 SF former Burger King on ±.99 acres with existing drive-thru and signage on Buford Hwy
- Outparcel to Publix anchored Duluth Station Shopping Center
- Densely populated NE Atlanta MSA with over 57K population and \$92K+ average household income within 3-miles
- Excellent visibility and access to Buford Hwy
- Many national nearby retailers in the trade area with over 28K vehicles per day
- Excellent location for a variety of retail, commercial and professional or professional uses
- Available FOR SALE or FOR LEASE

ASKING PRICE | \$1,675,000
LEASE RATE: \$7,500 per month (\$22.13/SF/Yr NNN)

PROPERTY INFORMATION

FORMER BURGER KING ON PUBLIX OUTPARCEL | 4,066 SF

Property Address:	2770 Buford Hwy, Duluth, GA 30096
County:	Gwinnett
Building Size:	4,066 SF
Site Size:	± 0.99 acres
Zoning:	HC (city of Duluth)
Year Built:	1997
Number Of Stories:	1
Drive Thru:	Yes
Occupancy:	Vacant
Lease Rate:	\$7,500 per month or \$22.13/SF/Yr NNN
Sale Price:	\$1,675,000



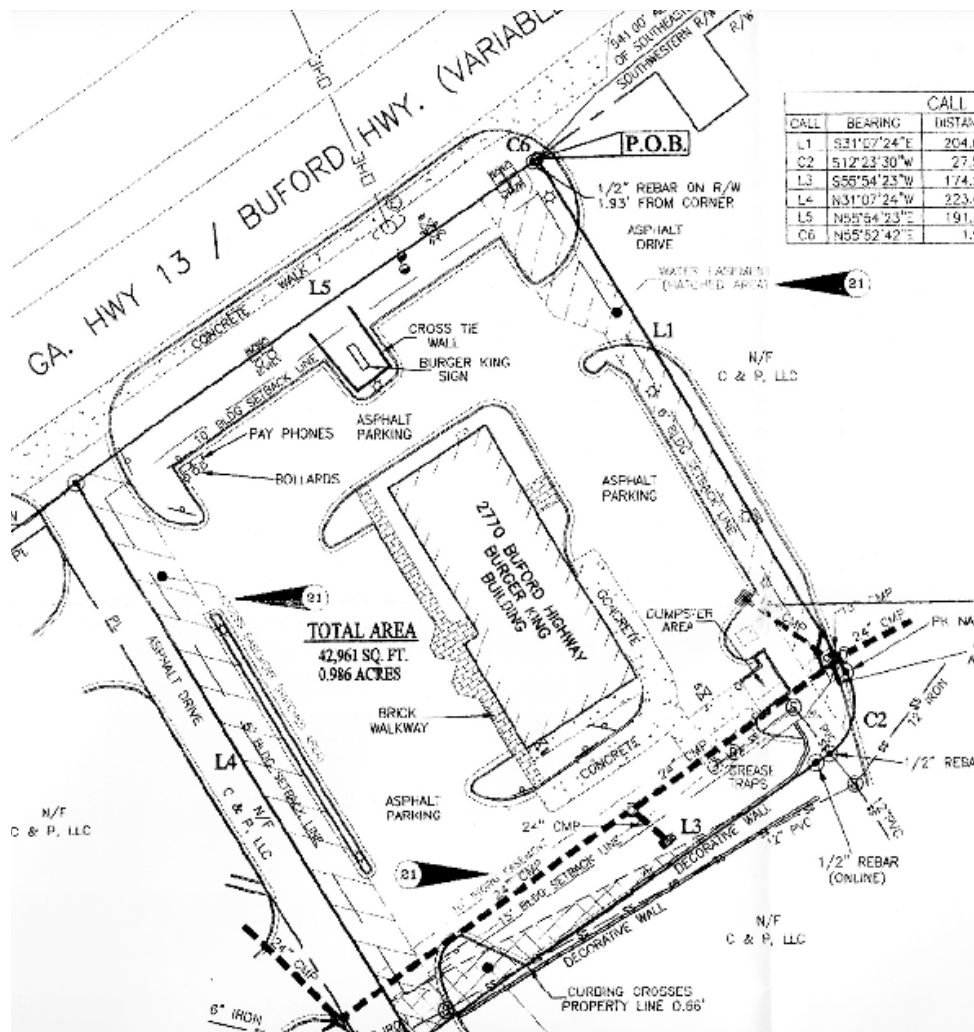
ADDITIONAL PHOTOS

FORMER BURGER KING ON PUBLIX OUTPARCEL | 4,066 SF



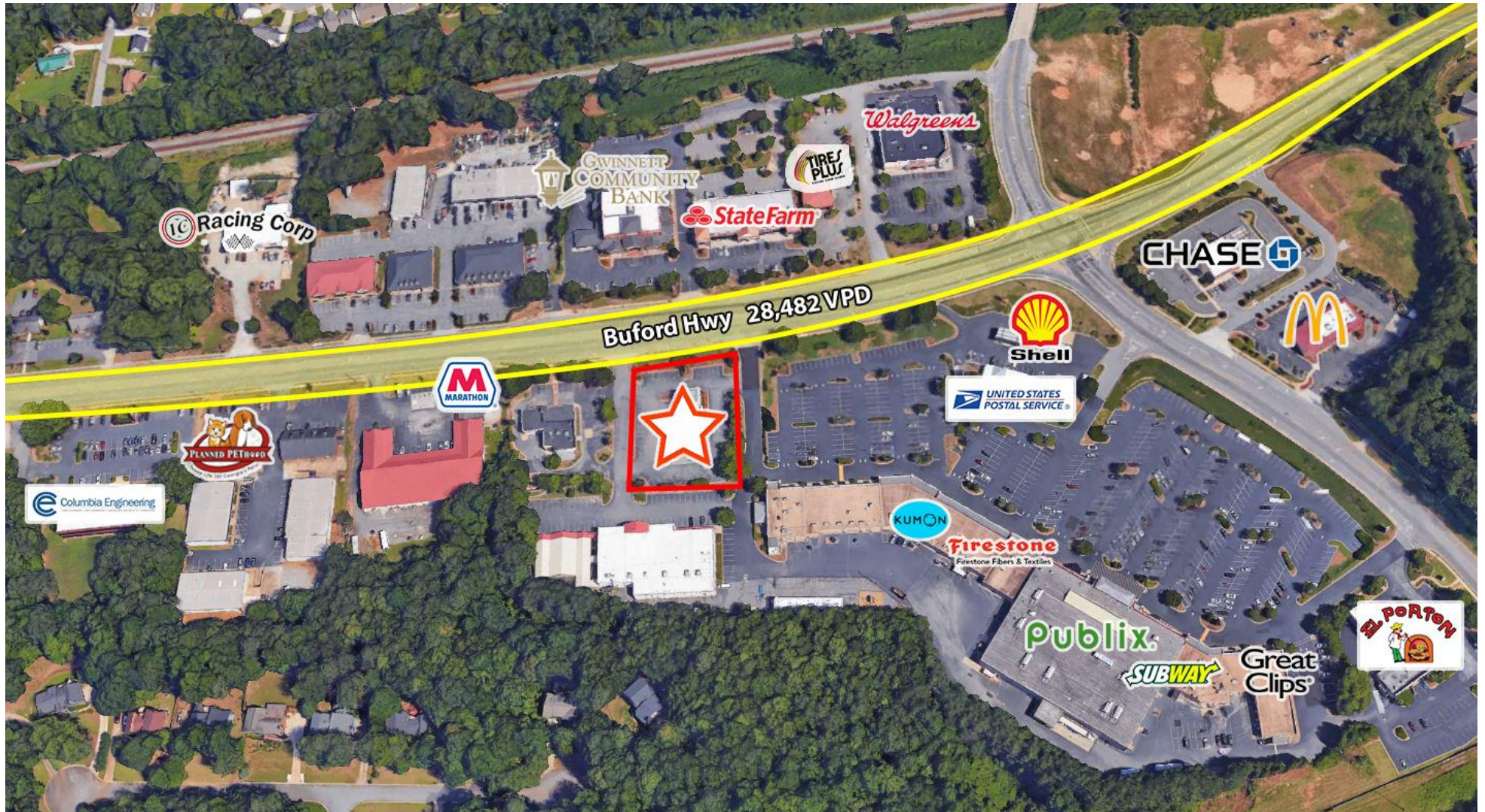
SITE PLAN

FORMER BURGER KING ON PUBLIX OUTPARCEL | 4,066 SF



AERIAL MAP

FORMER BURGER KING ON PUBLIX OUTPARCEL | 4,066 SF



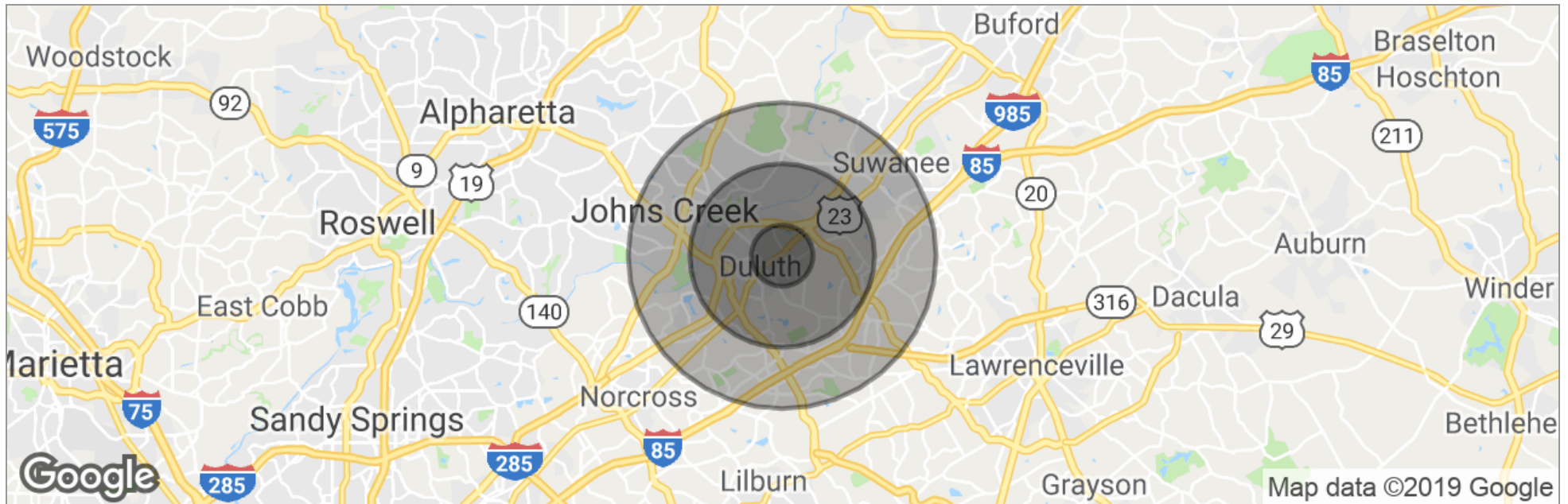
RETAILER MAP

FORMER BURGER KING ON PUBLIX OUTPARCEL | 4,066 SF



DEMOGRAPHICS

FORMER BURGER KING ON PUBLIX OUTPARCEL | 4,066 SF



	1 Mile	3 Miles	5 Miles
Total Population	5,914	57,160	170,111
Population Density	1,882	2,022	2,166
Median Age	37.4	35.1	34.1
Median Age (Male)	36.4	34.5	33.5
Median Age (Female)	38.6	36.0	34.9
Total Households	2,094	20,861	60,798
# of Persons Per HH	2.8	2.7	2.8
Average HH Income	\$109,421	\$92,544	\$88,003
Average House Value	\$355,882	\$332,078	\$352,682

* Demographic data derived from 2010 US Census

ABOUT THE AREA

FORMER BURGER KING ON PUBLIX OUTPARCEL | 4,066 SF

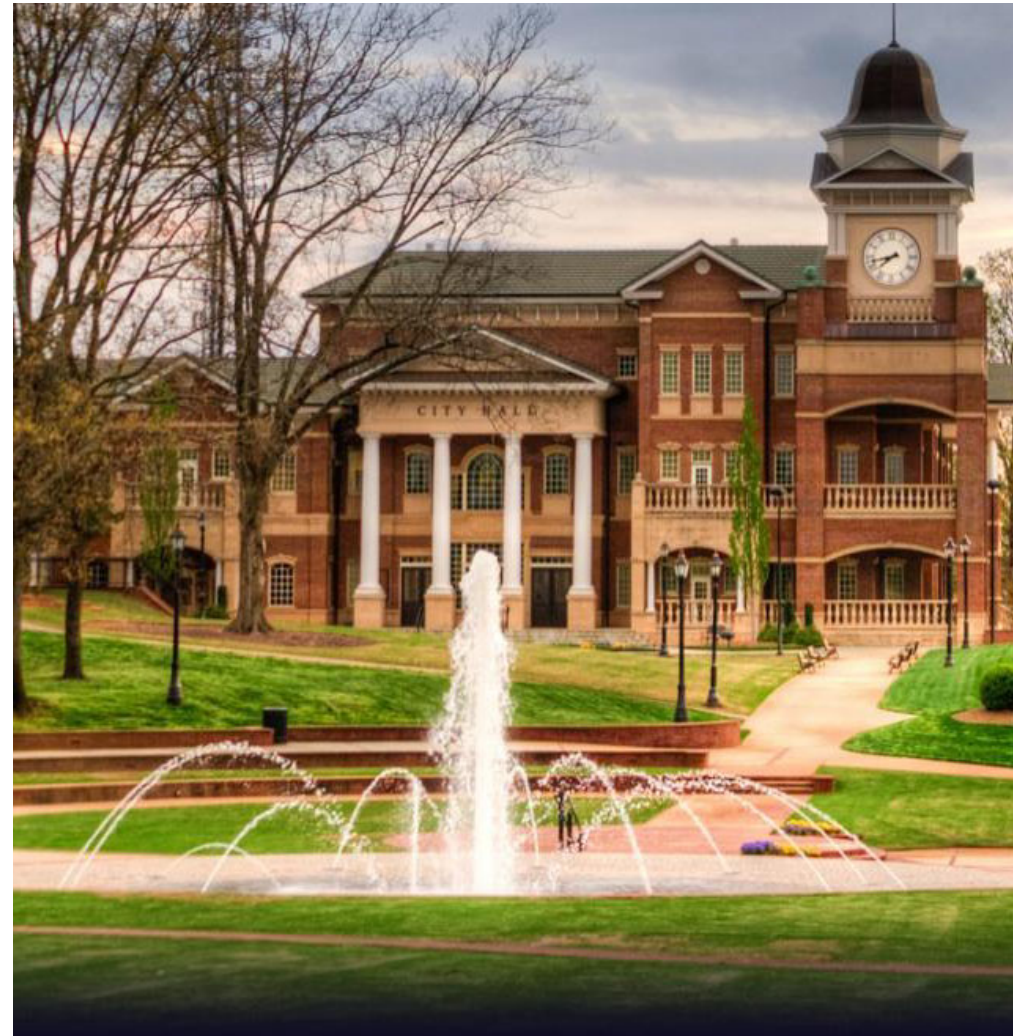
DULUTH, GA

Duluth is recognized as a model city for Gwinnett County. It is poised with a perfect blend of small businesses, entrepreneurial enterprise, major corporation and visionary developers. As the second largest city in Gwinnett County, Duluth is noted first in financial stability throughout the state of Georgia. As a result, there are no bond ratings, and the city basks debt free.

GWINNETT COUNTY

Gwinnett County has a population of 26,600 as of 2018, making it the second most populated county in the state of Georgia, and is expected to have explosive growth.

Gwinnett is the fastest-growing county in Metro Atlanta over the past 25 years and has a AAA bond rating. One of the Southeast's leading high-tech hubs, Gwinnett County is also a leading research and development center with 700 manufacturing companies, nearly 500 high-tech companies and 247 international companies.



ABOUT THE AREA

FORMER BURGER KING ON PUBLIX OUTPARCEL | 4,066 SF

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.





Nancy Miller, CCIM, MBA

President, Net Lease Investment Group
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Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on income producing net lease and multi-tenant retail properties. Nancy is a partner at the firm and leads the National Net Lease Investment Group. She works with investors and developers throughout the US. She is recognized as a savvy and knowledgeable retail expert. In the last 5+ years, she has brokered over \$350M in single and multi-tenant retail transactions. Nancy publishes a quarterly investor newsletter, participates in quarterly national retail industry surveys done by Morgan Stanley and contributes to Bull Realty's retail blogs. In addition, Nancy appears periodically on the Commercial Real Estate Show, a national weekly commercial real estate radio show hosted and produced in Atlanta by broker, Michael Bull.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation. She also holds a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



Jared Daley

Commercial Real Estate Advisor
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Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.

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, suitability 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 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 on 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 Owner/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 Broker. 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. 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.