



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

## Offering Memorandum

CAR DEALERSHIP ON JONESBORO RD | 25,505 SF



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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





# EXECUTIVE SUMMARY



## OVERVIEW

Bull Realty is pleased to offer the opportunity to acquire a 25,505 SF car dealership located in Morrow, GA (Atlanta MSA). The offering includes approximately 9,865 SF showroom, 15,640 SF service/parts area and an administrative space. The property is currently an operating used car dealership and situated on 3.02 acres. The property has ample parking with high traffic counts of 31,000 VPD on Jonesboro Rd.

The property is conveniently located less than 2 miles from I-75 in Clayton County, Southlake Mall and hundreds of national and local retailers. It is also located just 9 miles south of Hartsfield-Jackson Atlanta International Airport.

Offered at 25% below 2019 appraisal.

## HIGHLIGHTS

- 25,505 SF car dealership located in Morrow, GA
- Includes 9,865 SF showroom/office space, 15,640 SF service/parts area
- 12 service bays and 2 wash bays
- Situated on 3.02 acres
- Zoned GB: wide range of retail, service and office use
- High traffic counts of 31,000 VPD
- Excellent frontage of 361' on Jonesboro Road



**PRICE \$3,250,000**



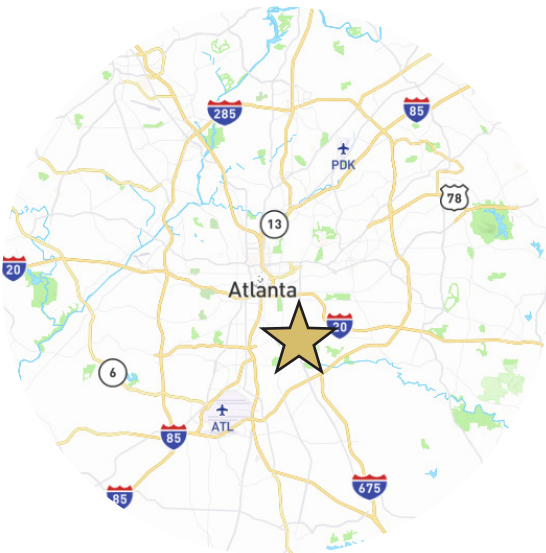
**SIZE 25,505 SF**





# PROPERTY INFORMATION

ADDRESS	7060 Jonesboro Road Morrow, GA 30260
COUNTY	Clayton
BUILDING SIZE	25,505 SF
SITE SIZE	3.02 Acres
ZONING	GB
YEAR BUILT	1986
RENOVATED	2003
NUMBER OF BAYS	12
NUMBER OF STORIES	1.5
PARCEL ID	12081DA004
PROPOSED USE	Automobile Dealership
SALES PRICE	\$3,250,000





# AERIAL











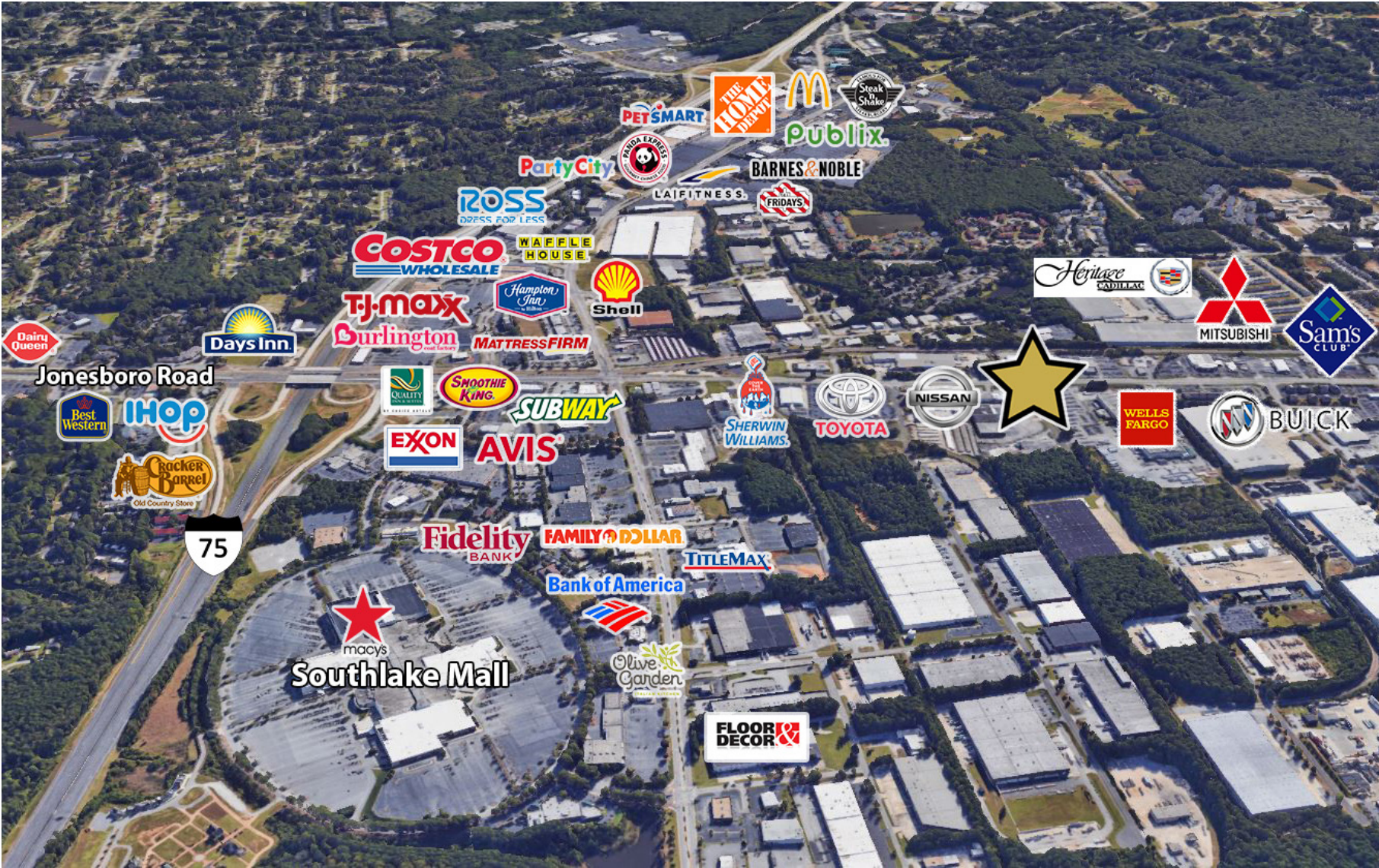


# ABOUT THE AREA





# RETAILER MAP



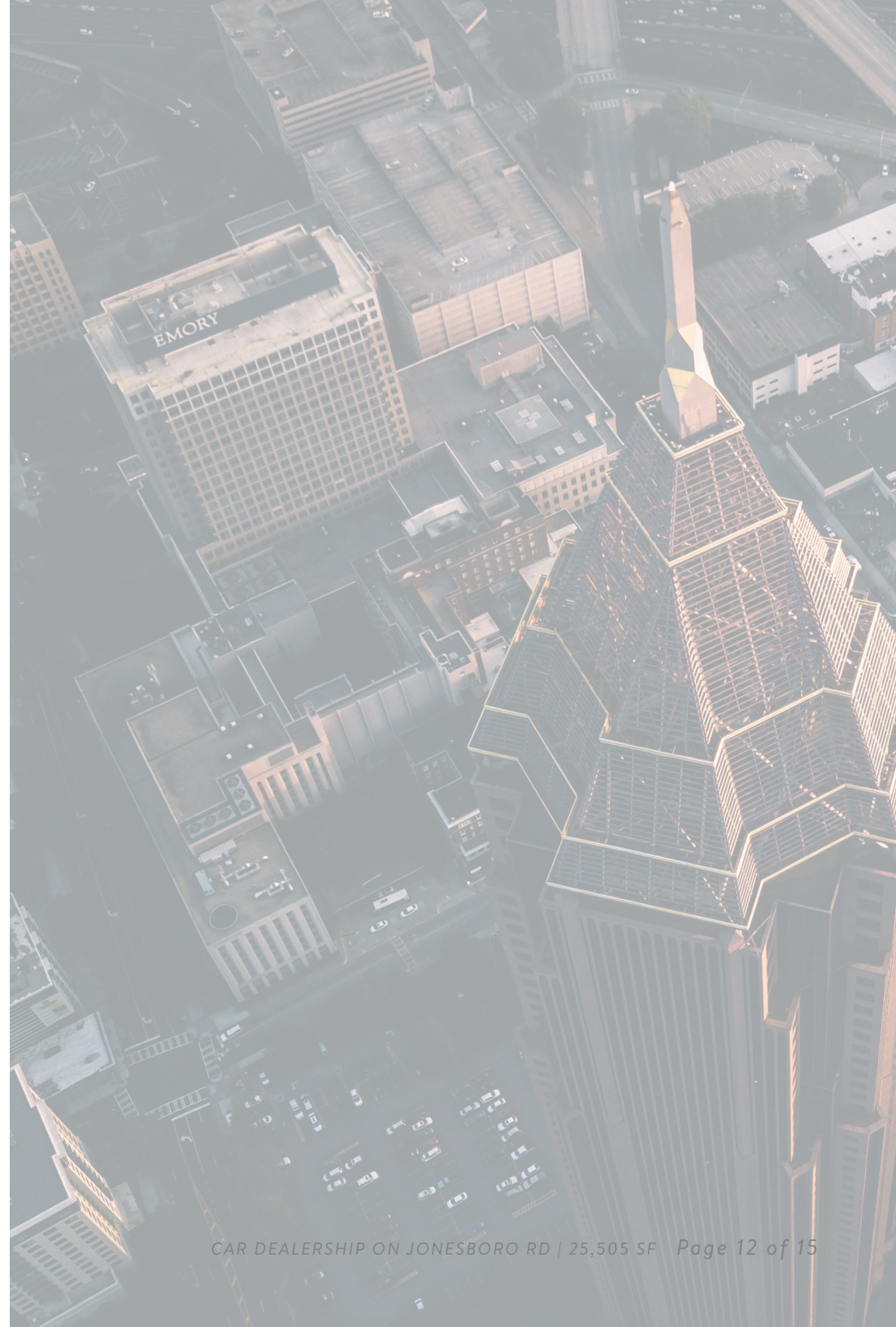


# ATLANTA

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	5,122	74,302	191,399
HOUSEHOLDS	2,454	26,169	67,262
AVG. HH INCOME	\$48,380	\$53,540	\$56,692
TOTAL CONSUMER SPENDING (ANNUALLY)	\$37,430	\$519,897	\$1,415,686

## MAJOR ATTRACTIONS





# BROKER PROFILE



## JOHN DEYONKER

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John DeYonker has been selling and developing real estate in the Atlanta area for the past 21 years, 15 years as Managing Broker of his own real estate brokerage and development company. Mr. DeYonker joined Bull Realty in 2008 to provide his clients a marketing platform proven to maximize asset value in this economic cycle. The Atlanta Commercial Board of Realtors named John the #5 land broker for 2010, the #4 land broker for 2011, and again in 2013 and 2014 he was recognized as a top 10 producing land broker in Atlanta. John uses his experience in land sales, commercial acquisitions and development skills to add value to his clients' real estate transactions.

Originally from the state of Michigan, John received a B.A. in Business Administration from Michigan State University and has called Atlanta home since 1983. He currently resides in Brookhaven with his wife and one of his sons while his other son is pursuing his career in NYC. John spends much of his free time playing golf and enjoying his family while also serving as a director on the Baseball Committee at the Northside Youth Organization.

John is a member of the National Association of Realtors, the Atlanta Commercial Board of Realtors and the Urban Land Institute.

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Bull Realty is a commercial real estate sales, leasing, management and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, property management, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and [www.CREshow.com](http://www.CREshow.com). The firm also produces Atlanta's Commercial Real Estate Show available on [ATICREshow.com](http://ATICREshow.com)



# TEAM PROFILE



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