



**Offering Memorandum**  
**SNELLVILLE OFFICE/MEDICAL**  
**ACQUISITION OPPORTUNITY | ± 9,211 SF**





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Exclusively listed by Bull Realty, Inc.

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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.

# EXECUTIVE SUMMARY

SNELLVILLE OFFICE/MEDICAL ACQUISITION OPPORTUNITY | ± 9,211 SF



## SALE DESCRIPTION

Bull Realty is pleased to present this impressive ± 9,211 SF office building located in the City of Snellville, GA. The area includes a mix of medical and traditional offices and is approximately 2 miles south of Eastside Medical Center.

This high-quality brick building is situated on ±1.16 acres, with great visibility and monument signage on Oak Road with ample surface parking.

Excellent investment opportunity for an office or medical office owner/user to occupy all of a portion of the vacant 7,600 RSF while collecting monthly rental income from Georgia Cooperative Services for the Blind located in Suite A1.

The property is easily accessible to many shopping centers with strong anchor tenants and retailers including Eastside Medical Center and is located approximately 2 miles west of Scenic Hwy. Scenic Hwy is a dense retail corridor that includes major retailers such as Target, Publix, LA Fitness, Bed Bath & Beyond and more.

## HIGHLIGHTS

- ± 9,211 SF office building
- Offered for sale for \$1,500,000
- 7,600 RSF immediately available for lease
- Situated on ± 1.16 acres
- Ideal for owner/user investment opportunity
- OI Zoning allows: Orthopedic practice, physical therapy, adult day care, behavioral specialist therapy, counseling, law, real estate or financial planning
- Prominent signage with high visibility from Oak Road
- Excellent parking
- Easy access to Ronald Reagan Parkway
- 2 miles south of Eastside Medical Center and the City of Snellville government offices

**PRICE | \$1,500,000**



# PROPERTY INFORMATION

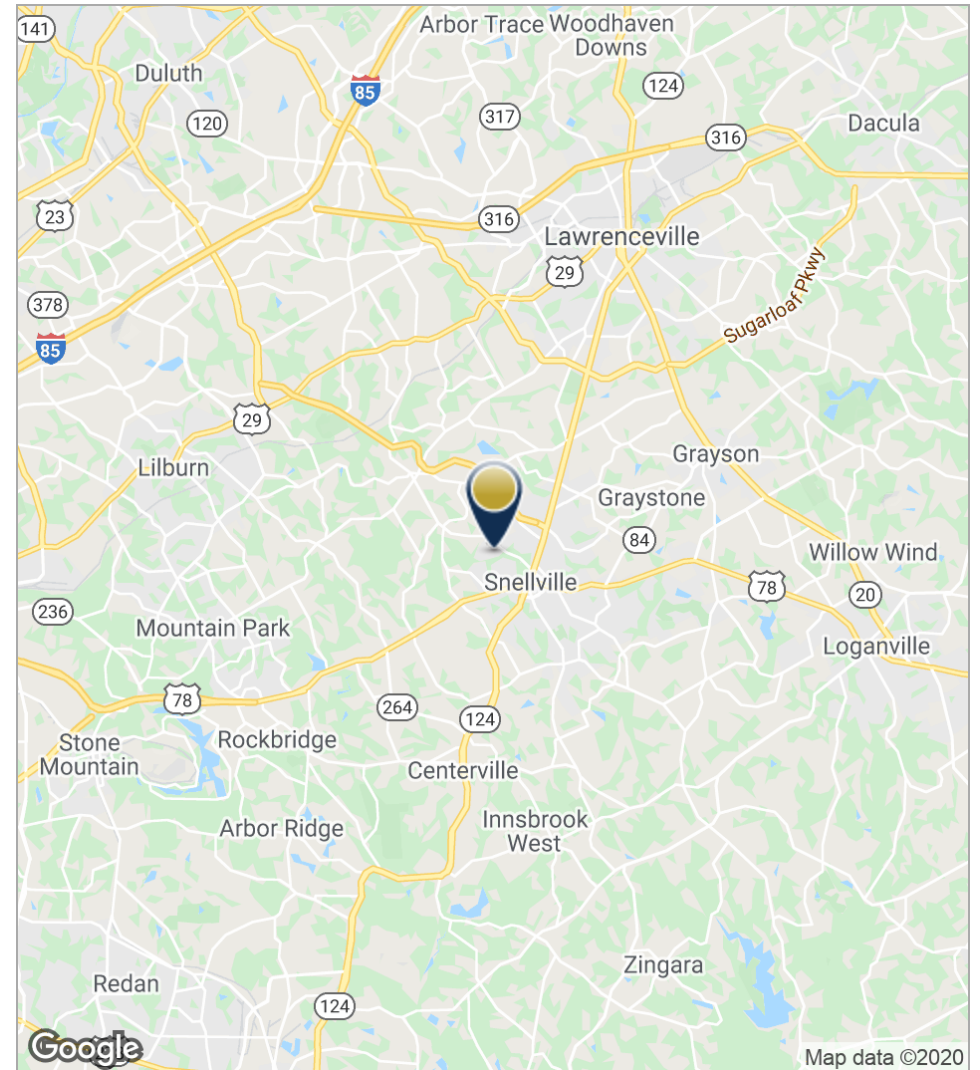
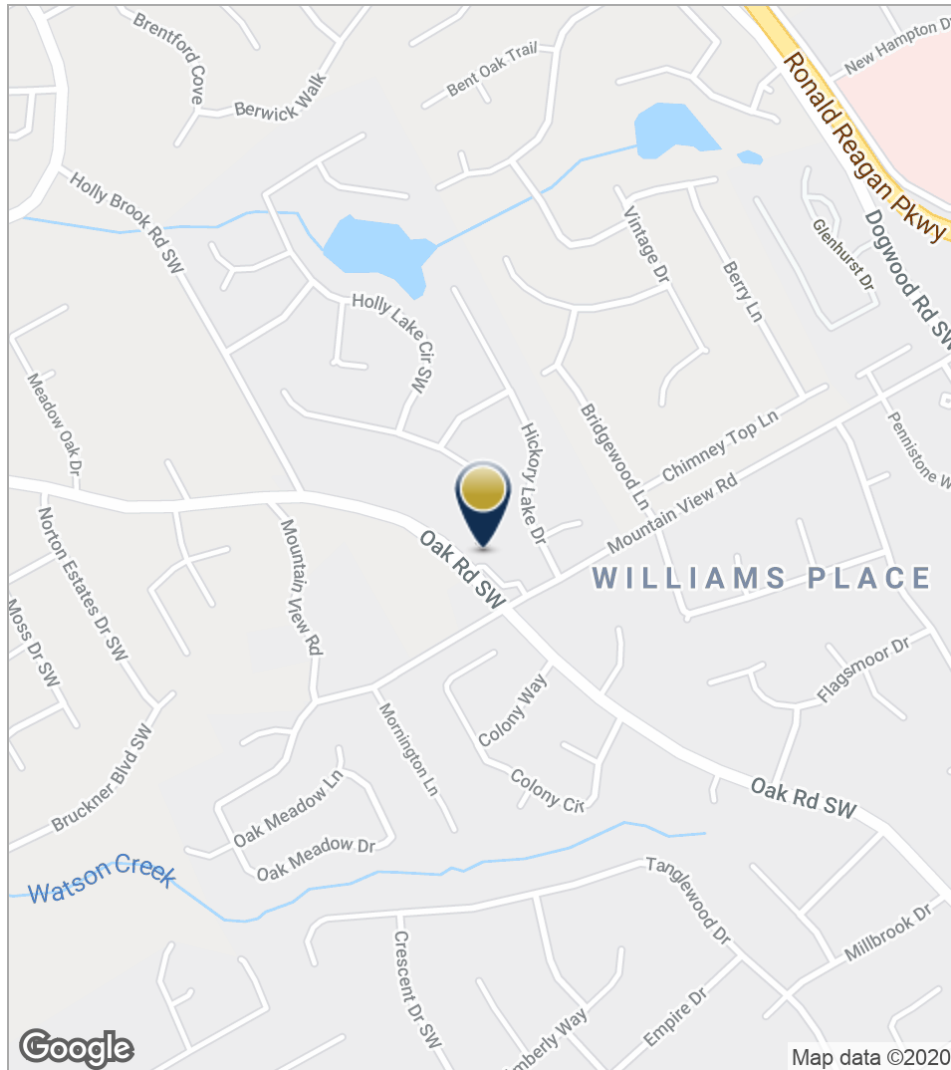
SNELLVILLE OFFICE/MEDICAL ACQUISITION OPPORTUNITY | ± 9,211 SF

Property Address:	1780 Oak Road, Snellville, GA 30078
County:	Gwinnett
Building Size:	± 9,211 SF
Available SF:	7,600 RSF
Site Size:	1.16 Acres
Zoning:	OI
Year Built:	2006
Number Of Suites:	4
Occupancy:	17%
Number Of Stories:	1
Parking:	Surface
Sale Price:	\$1,500,000



# LOCATION MAPS

SNELLVILLE OFFICE/MEDICAL ACQUISITION OPPORTUNITY | ± 9,211 SF





# ADDITIONAL PHOTOS

SNELLVILLE OFFICE/MEDICAL ACQUISITION OPPORTUNITY | ± 9,211 SF



## ADDITIONAL PHOTOS

SNELLVILLE OFFICE/MEDICAL ACQUISITION OPPORTUNITY | ± 9,211 SF





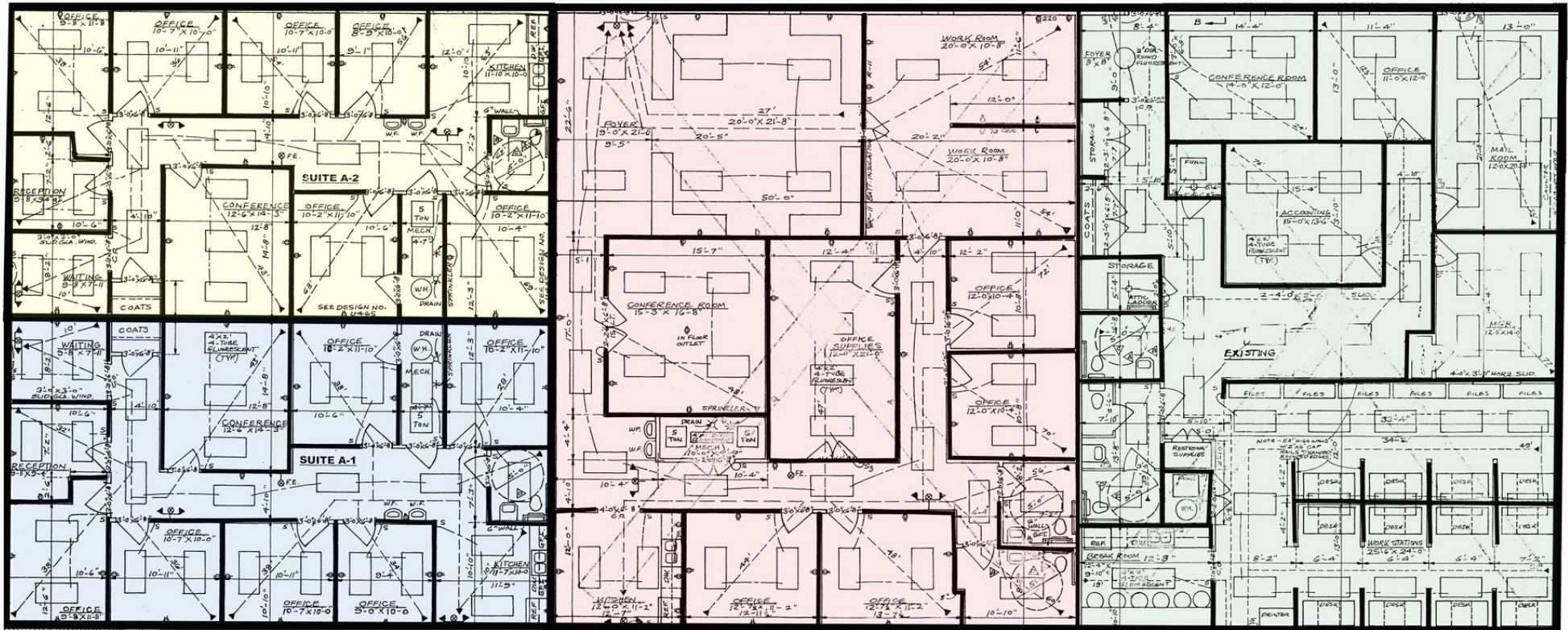
# FLOOR PLAN

SNELLVILLE OFFICE/MEDICAL ACQUISITION OPPORTUNITY | ± 9,211 SF

Available  
Suite A2

Available  
Suite B

Available  
Suite C



Suite A1

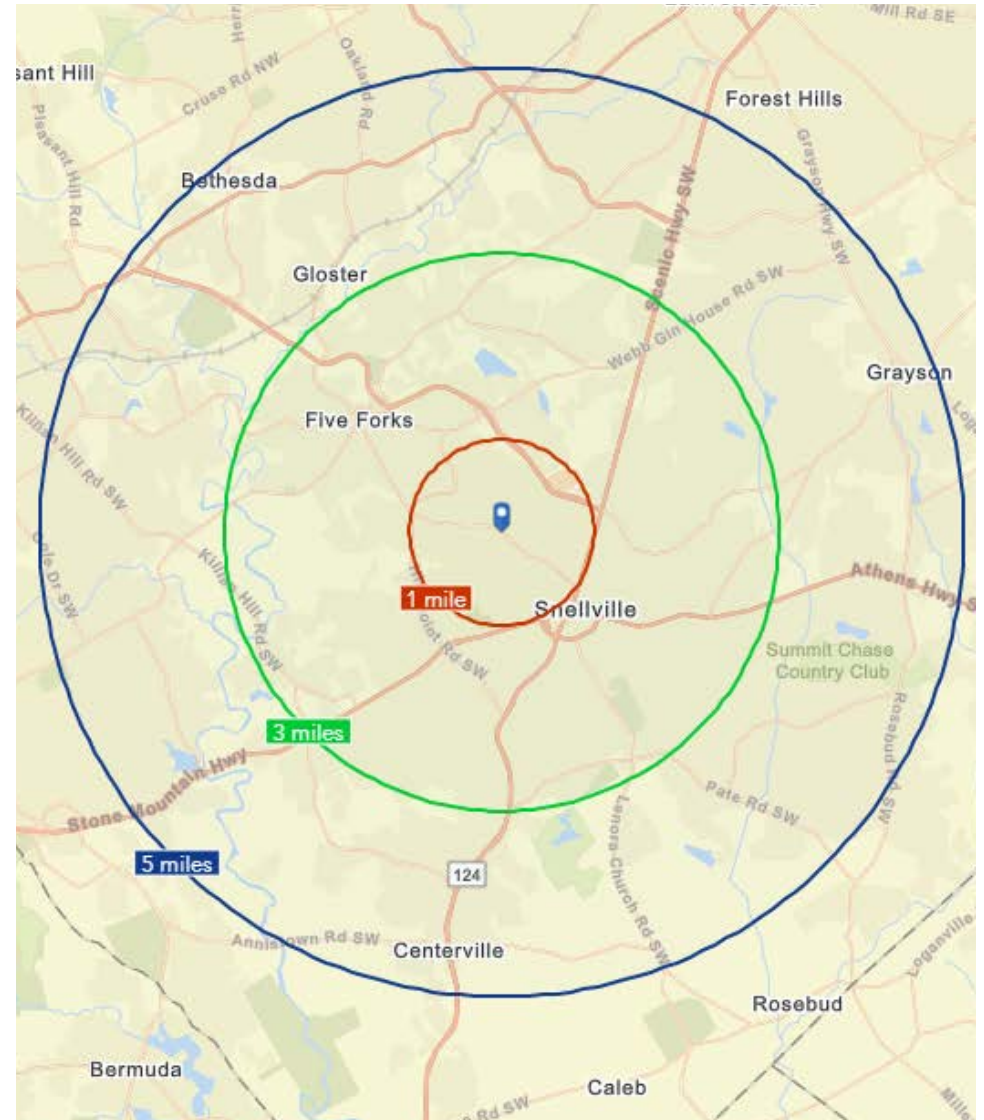
# DEMOGRAPHICS MAP & REPORT

SNELLVILLE OFFICE/MEDICAL ACQUISITION OPPORTUNITY | ± 9,211 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total	5,260	58,818	162,622
Average age	43.0	38.6	36.3
Average age (Male)	41.3	38.0	35.2
Average age (Female)	43.1	39.1	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,738	19,367	53,282
# of persons per HH	3.0	3.0	3.1
Average HH income	\$105,786	\$89,626	\$82,549
Average house value	\$256,478	\$235,618	\$218,635

\* Demographic data derived from 2010 US Census

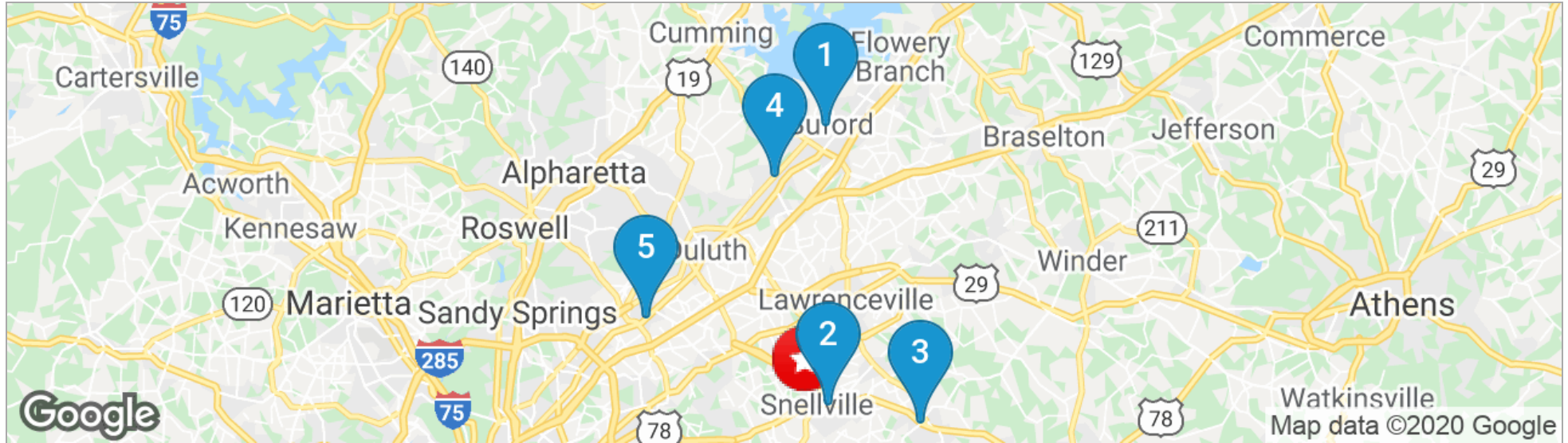




# SALE COMPS

SNELLVILLE OFFICE/MEDICAL ACQUISITION OPPORTUNITY | ± 9,211 SF

★ Subject Property



## SUBJECT PROPERTY


Address	City	Asking Price	Year Built	Building Size	Price/SF	Sold Date
1780 Oak Road	Snellville	\$1,500,000	2006	9,211 SF	\$162.85	-

## SALES COMPS

	Address	City	Sale Price	Year Built	Building Size	Price PSF	Sold Date
1	303 Shadburn Ave	Buford	\$1,175,000	2003	6,495 SF	\$180.91	10/25/2019
2	2257 Main St E	Snellville	\$1,279,000	1981	5,917 SF	\$216.16	09/28/2018
3	106 Broad St	Loganville	\$915,000	1998	5,247 SF	\$174.39	12/01/2017
4	211 Peachtree Industrial Blvd	Sugar Hill	\$1,850,000	2001	9,500 SF	\$194.74	03/29/2018
5	5836 Buford Hwy	Norcross	\$2,050,000	-	5,650 SF	\$362.83	10/15/2018

# RENT COMPS

SNELLVILLE OFFICE/MEDICAL ACQUISITION OPPORTUNITY | ± 9,211 SF

 Subject Property



## SUBJECT PROPERTY

Address	City	Rent/SF/Year	Building Size	Space Size
1780 Oak Road	Snellville	N/A	9,211 SF	0 SF

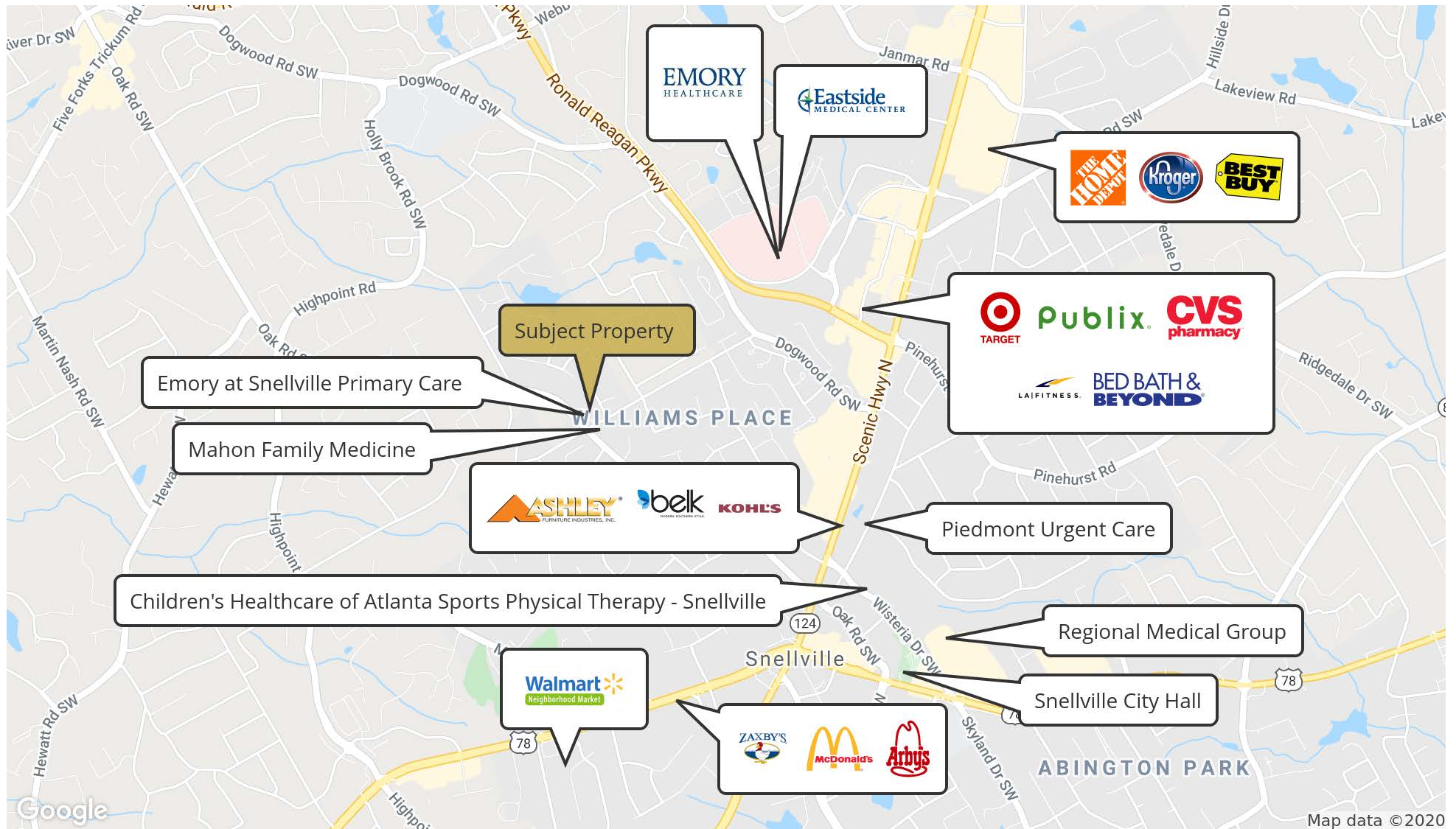
## RENT COMPS

Address	City	Rent/SF/Year	Building Size	Space Size
1 2230 Scenic Hwy	Snellville	\$14.00 SF/yr	15,000 SF	6,970 SF
2 2336 Wisteria Dr	Snellville	\$17.14 SF/yr	8,994 SF	-
3 2175 Highpoint Rd	Snellville	\$12.18 SF/yr	5,120 SF	8,994 SF
4 2350 Main St E	Snellville	\$15.00 SF/yr	3,900 SF	1,950 SF



# IN THE AREA

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# ABOUT THE AREA

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## SNELLVILLE

The City of Snellville is located 18 miles east of Atlanta and 45 miles west of Athens at the intersection of Highway 78 and Georgia Highway 124. The city has consistently been one of Gwinnett County's fastest growing cities for the pasty thirty years, offering an attractive selection of residential neighborhoods, excellent schools, great shopping and a friendly business climate and continues to grow with several upcoming installments.

## GWINNETT COUNTY

Gwinnett County is a county in the north central portion of the U.S. state of Georgia. As of 2018, the population is estimated to be 927,781 making it the second-most populous county in Georgia.

Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It is also hosts many arts and entertainment options such as the Infinite Energy Center, Gwinnett Braves, Atlanta Gladiators, Hudgens Center for the Arts and the Gwinnett History Museum.

Gwinnett County is also home to Georgia Gwinnett College. GGC opened its doors in 2006 as the first four-year college founded in Georgia in more than 100 years, and the first four-year, public college created in the U.S. in the 21st century.

Source: [GwinnettCounty.com](http://GwinnettCounty.com)





# TEAM PROFILE

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**O:** 404-876-1640 x106



**Michael Bull**  
Broker



**Kaley Richard**  
Marketing



**Carine Davis**  
Marketing



**Scott Jackson**  
Analyst

# CONFIDENTIALITY AGREEMENT

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This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker"). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 1780 Oak Road. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to \_\_ / \_\_ / \_\_

Receiving Party

Signature .....

Printed Name .....

Title .....

Company Name .....

Address .....

Email .....

Phone .....

Fax .....

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