



**OFFERING MEMORANDUM**  
**SANDY SPRINGS INCOME PRODUCING FREESTANDING BUILDING**  
**NEAR CITY SPRINGS DISTRICT**



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# EXECUTIVE SUMMARY

## SANDY SPRINGS INCOME PRODUCING FREESTANDING BUILDING NEAR CITY SPRINGS DISTRICT



### FREESTANDING RENOVATED BUILDING

- 3,588 SF freestanding building
- Restaurant tenant currently occupying  $\pm 2,691$  SF (lease term through October 2023, tenant responsible for landscaping and HVAC maintenance)
- $\pm 897$  SF owner-occupied space available for new owner with 30-day notice (Contact broker for details)
- Additional 2,000-4,000 SF build-to-suit available
- The site has flexible CS-3 zoning allowing many different uses including restaurant/lounge, office, medical office, retail, etc.
- 28 surface parking spaces

### CONVENIENT LOCATION & EASY ACCESS

- Located in the City of Sandy Springs and 1 mile from the City Springs District
- Easy access to GA-400 ( $\pm 1$  mile) and I-285 ( $\pm 0.1$  miles)
- Located less than 5 miles from Perimeter Mall, Sandy Springs MARTA Station, Northside Hospital and hundreds of retailers and offices in the Central Perimeter and North Buckhead areas



### RECENT RENOVATIONS

- Interior updates throughout including laminated veneer lumber beam to allow a more open space
- Updated plumbing throughout
- Updated electrical throughout
- Extensive hardscape throughout the property
- Enchanting green space with outdoor seating areas
- Two new 4-ton AC systems
- **Please Do Not Disturb Tenants or Businesses**

 **Price | \$1,100,000**  **3,588 SF**



# PROPERTY INFORMATION

## SANDY SPRINGS INCOME PRODUCING FREESTANDING BUILDING NEAR CITY SPRINGS DISTRICT

### BUILDING

Property Address:	5825 Mountain Creek Road, Sandy Springs, GA 30328
County:	Fulton
Number of Stories:	2
Building Size:	3,588 SF
Year Built:	1958
Year Renovated:	2019
Number of Suites:	2-3

### SITE

Site Size:	0.51 acres
Parcel ID:	17 007000040187
Parking Spaces:	28 surface spaces
Zoning:	CS-3
More Zoning information:	<a href="https://bit.ly/2OmkuTi">https://bit.ly/2OmkuTi</a>
Permitted Uses:	Restaurant/lounge, office, medical office, retail, etc.
More Permitted Uses information:	<a href="https://bit.ly/2ZlPIQF">https://bit.ly/2ZlPIQF</a>

### CONSTRUCTION

Foundation:	Masonry
Exterior:	Brick
Roof:	Asphalt shingles
Internet:	Fiber and cable available

### FINANCIAL

Seller Financing:	Available
Price/SF:	\$306.58
Sale Price:	\$1,100,000



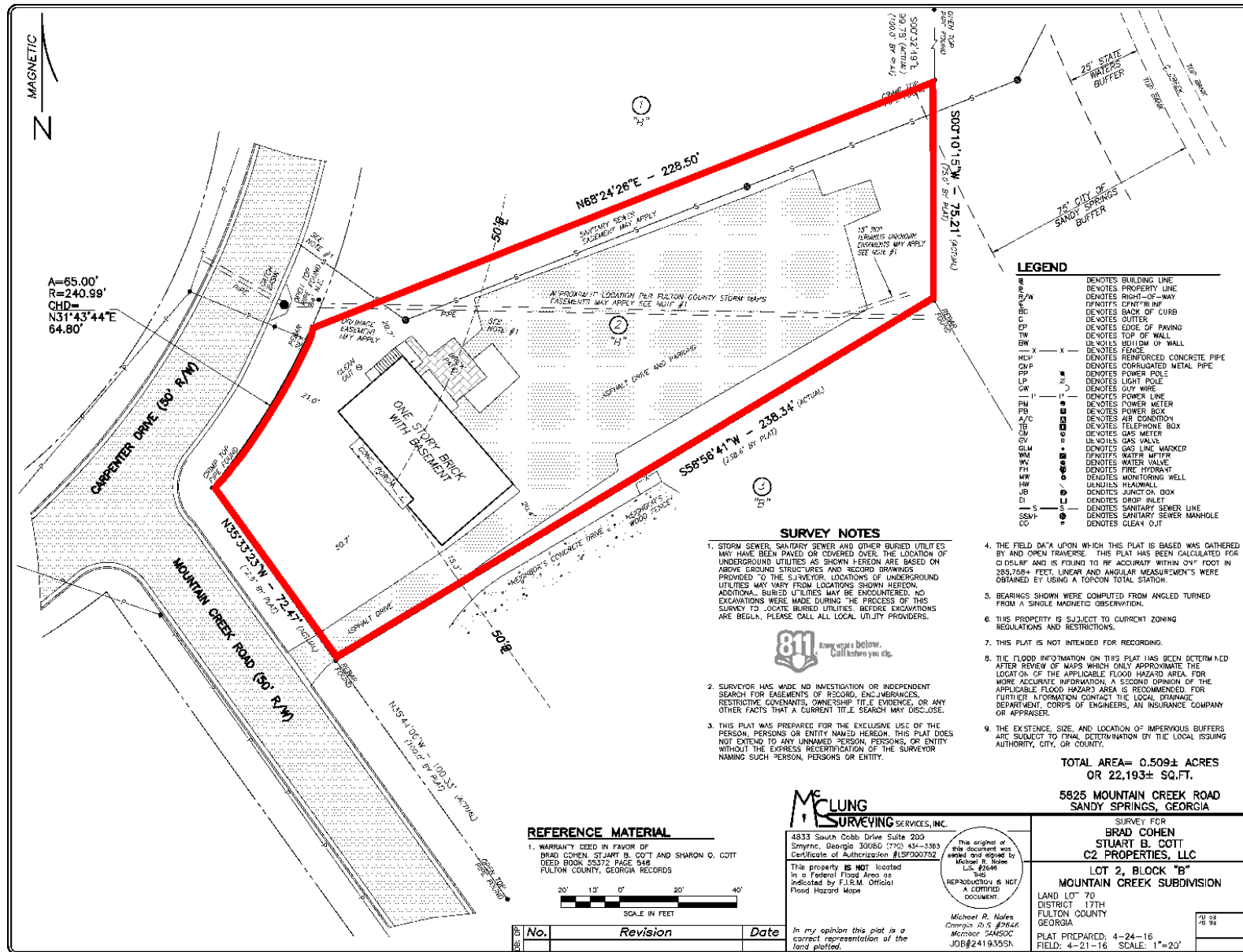


# PHOTOS

## SANDY SPRINGS INCOME PRODUCING FREESTANDING BUILDING NEAR CITY SPRINGS DISTRICT





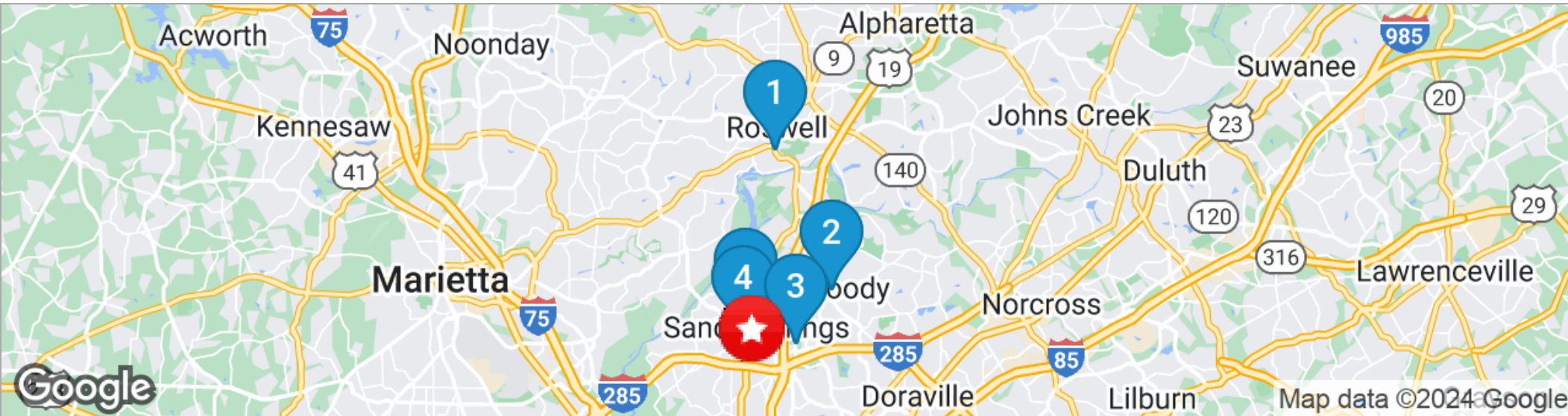




# SALE COMPS

## SANDY SPRINGS INCOME PRODUCING FREESTANDING BUILDING NEAR CITY SPRINGS DISTRICT

★ Subject Property



### SUBJECT PROPERTY

ADDRESS	CITY	ASKING PRICE	YEAR BUILT	BUILDING SIZE	PRICE/SF	SOLD DATE
5825 Mountain Creek Road	Sandy Springs	\$1,100,000	1958	3,588 SF	\$306.58	-

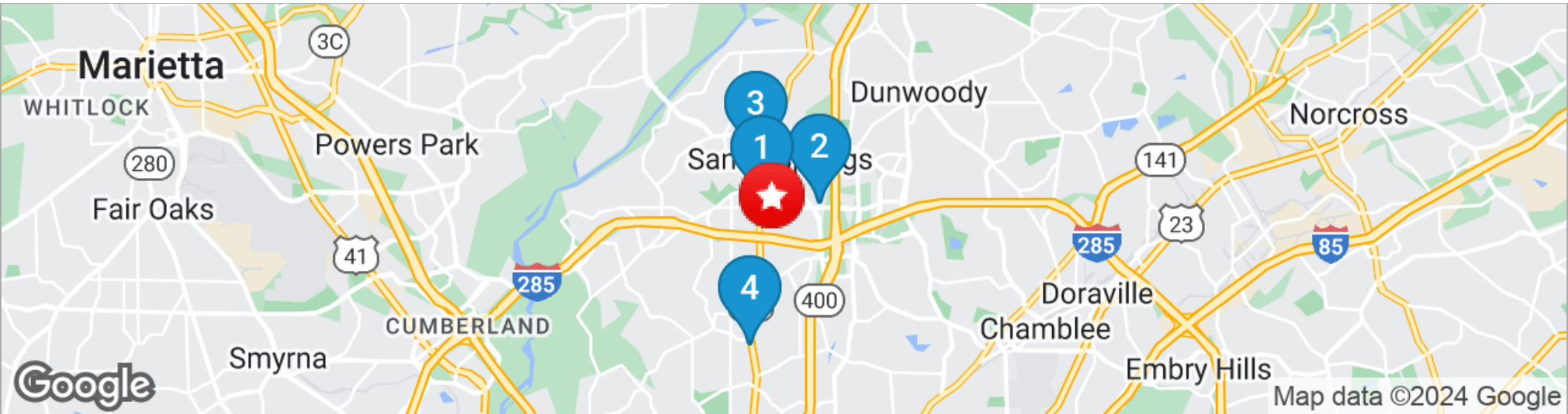
### SALES COMPS

	ADDRESS	CITY	SALE PRICE	YEAR BUILT	BUILDING SIZE	PRICE PSF	SOLD DATE
1	505 S Atlanta Street	Roswell	\$500,000	1910	1,601 SF	\$312.30	05/08/2020
2	1710 Mount Vernon Rd	Dunwoody	\$1,450,000	1979	3,375 SF	\$429.63	02/04/2019
3	6133 Peachtree Dunwoody Road	Atlanta	\$2,150,000	2000	7,100 SF	\$302.82	12/27/2019
4	349 Sandy Springs Cir NE	Atlanta	\$1,750,000	1940	3,850 SF	\$454.55	12/19/2019
5	6575 NE Roswell Rd NE	Atlanta	\$1,220,000	1975	3,800 SF	\$321.05	03/01/2019



# RENT COMPS

SANDY SPRINGS INCOME PRODUCING FREESTANDING BUILDING NEAR CITY SPRINGS DISTRICT



## RENT COMPS

	ADDRESS	CITY	RENT/SF/MONTH	AVG. RENT	LEASE TYPE	BUILDING SIZE	SPACE SIZE
1	6045 Roswell Rd	Atlanta	\$1.92	\$23.00 SF/yr	NNN	7,800 SF	3,407 SF
2	750 Hammond Dr NE	Atlanta	\$1.58	\$19.00 SF/yr	Full Service	6,300 SF	1,050 SF
3	6410 Roswell Rd	Atlanta	\$1.83	\$22.00 SF/yr	NNN	7,800 SF	3,000 SF
4	4840 Roswell Rd NE	Atlanta	\$1.75	\$21.00 SF/yr	Full Service	7,803 SF	3,781 SF

# RETAILER MAP

SANDY SPRINGS INCOME PRODUCING FREESTANDING BUILDING NEAR CITY SPRINGS DISTRICT





# MARKET OVERVIEW

SANDY SPRINGS INCOME PRODUCING FREESTANDING BUILDING NEAR CITY SPRINGS DISTRICT

## GROWING AREA DEMAND WITH CORPORATE INVESTMENT

This property is located in the largest office submarket in all of Atlanta as well as a very dense retail submarket. This property has an excellent location fronting Roswell Road and is located less than 3 miles from Perimeter Mall, one of the premier malls in the Southeast that includes over 1.5 million SF.

Metro Atlanta has a large IT, software and financial labor force and competitive wages compared to competitive markets. Due to Sandy Springs' location at the intersection of Georgia-400 and Interstate-285, the potential labor pool can be accessed easily. In addition, approximately 60% of Sandy Springs' residents have a bachelor's degrees or higher, well above the average for metro Atlanta. As a result, Sandy Springs has some of the strongest demographics in Atlanta with an average income of \$122,000.

Multi-national companies are flocking to the area to establish roots and tap into the qualified workforce surrounding the area. Mercedes-Benz, Inspire Brands and State Farm all opened their new corporate and regional headquarters within 2 miles from the subject site, and Sandy Springs has more Fortune 500 corporations per capita than any other city in the U.S.

## AREA DEMAND DRIVERS



Mercedes-Benz



PERIMETER MALL



## KEY FIGURES



Located in Sandy Springs- One of the most affluent retail & office markets in the Atlanta MSA



Situated on ±0.51 Acres with a 3,588 SF office building



Located less than 3 miles from Sandy Springs MARTA station



Close proximity to I-285 & GA-400

# SANDY SPRINGS MAJOR AREA EMPLOYERS

SANDY SPRINGS INCOME PRODUCING FREESTANDING BUILDING NEAR CITY SPRINGS DISTRICT

## SANDY SPRINGS/DUNWOODY MAJOR EMPLOYERS

#	Company	Product/Service	# Employees
1	Children's Healthcare of Atlanta	Healthcare	5,422
2	Northside Hospital	Healthcare	4,241
3	State Farm	Insurance	3,000
4	IBM Corporation	Technology	2,483
5	UPS	Logistics	1,879
6	Cisco Systems	Technology	1,708
7	Newell Rubbermaid	Consumer Package Goods	1,200
8	First Data/Fiserv	Payment Processing	1,100
9	Mercedes-Benz	Automotive	1,000
10	Inspire Brands	Restaurant/Dining	750

## FORTUNE 500 COMPANY HEADQUARTERS

The Perimeter market is home to more Fortune 1000 companies than any city in Georgia, and Sandy Springs has more Fortune 500 corporations per capita than any other city in the U.S.

Some of the major private multi-national companies headquartered in Sandy Springs include: Cox Communications, Intercontinental Commodity Exchange (ICE)/New York Stock Exchange, Mercedes-Benz USA, Haverty's Furniture, Amtrak, CBS, Builders Materials and Construction Services, UPS, Newell Rubbermaid, First Data, Centene, Axiall, Veritiv, State Farm and Inspire Brands.





# BROKER PROFILE

SANDY SPRINGS INCOME PRODUCING FREESTANDING BUILDING NEAR CITY SPRINGS DISTRICT

## SEAN WILLIAMS

S.V.P. The Office Group



### **Bull Realty Inc.**

50 Glenlake Parkway, Suite 600  
Atlanta, GA 30328  
404-876-1640 x126  
Sean@BullRealty.com



## PROFESSIONAL BACKGROUND

Sean Williams specializes in delivering expert brokerage advisory services for investors and corporate users of office properties in the Atlanta MSA and Georgia.

Utilizing the latest technology and digital resources, Sean provides the highest levels of professionalism combining a diligent work ethic and attention to detail. As a native and life-time resident of Atlanta, Sean has half a century of history and first-hand knowledge of commercial real estate in Atlanta and the southeastern region.

### Experience:

Some of Sean's recent projects and clients include: Northwinds Summit, Weatherstone Park, Avalon Center Office Park, Atlanta Executive Center, The Eclipse, Alpharetta Medical Center, Barrett Court Offices, Peachtree Dunwoody Park, Oakdale Business Park, Atlanta West Business Center, Peachtree Corners Corporate Centre, Technology Park/Atlanta, Woodpark Medical Office, The Windsor Over Peachtree, Towne Lake Business Center, Edward Jones, 1-800-FLOWERS, Cobb Pediatric Therapy Services, Byram Healthcare, Allergy & Asthma of GA, DSI Renal, IP Communications, Lekotek of Georgia, Milan Eye Center, DynamiX Web Design, Alpharetta Medical Group, Davis & Church Engineering and PT Solutions.

Bull Realty is a commercial real estate sales, leasing, and advisory firm licensed in eight Southeast states headquartered in Atlanta. 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, 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, 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 Apple Podcast, all major podcast sites, YouTube and [www.CREshow.com](http://www.CREshow.com).



# DISCLAIMER

## SANDY SPRINGS INCOME PRODUCING FREESTANDING BUILDING NEAR CITY SPRINGS DISTRICT

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 and other information provided in connection therewith.



# CONFIDENTIALITY AGREEMENT

## SANDY SPRINGS INCOME PRODUCING FREESTANDING BUILDING NEAR CITY SPRINGS DISTRICT

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 **5825 Mountain Creek Road Sandy Springs, GA 30328**. 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

**Bull Realty, Inc.**  
**50 Glenlake Parkway, Suite 600**  
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