



OFFERING MEMORANDUM

INTOWN ATLANTA SINGLE TENANT INVESTMENT OPPORTUNITY

7.2% CAP RATE

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Exclusively listed by Bull Realty, Inc.

THE OFFERING



Piedmont Park
<2 miles

DUNKIN'

Grano

SPROUTS
FARMERS MARKET

Morningside Atlanta
by Windsor

TOKYO VALENTINO

mandarin
ANTIQUE SHOP

The Cheshire
Bridge Event
Center

NAKATO
JAPANESE RESTAURANT

Rhodes
Bakery

Cheshire Bridge Road

Eye Magic
International
Beauty Spa

GRIND HOUSE

bp



PAPA JOHN'S

Little Rev

GINO'S
NY PIZZA BAR

Buckhead
Collision

Catherine's
Auto Repair

Doppler
Studios

Piedmont Circle



VCA Buckhead
Animal Hospital

Studio
219 Ink

Gold
Massage
Spa

Cathedral
Thrift
House

Piedmont Road NE

I-85
<1 mile

EXECUTIVE SUMMARY



THE OFFERING

This NN restaurant investment offering, located at 1782 Cheshire Bridge Rd NE and branded Tribeca, is operated by a successful restaurateur who has built a very successful brand at this location. A popular nightlife and weekend restaurant and lounge, Tribeca is an upscale concept that focuses on tapas dining and atmosphere.

Located in Atlanta's Morningside neighborhood one block from Cheshire Bridge's intersection with Piedmont Rd/Piedmont Ave, this asset is approximately midway between Midtown, Piedmont Park and Buckhead. Its adjacent location to other Atlanta favorites including Little Rey, Gino's, Nakato and Grana keeps crowds coming to the area night after night.

INVESTMENT HIGHLIGHTS

THE ASSET

- ± 6,720 SF structure with ± 710 SF covered deck renovated in 2020
- Large kitchen, private dining rooms and multiple bars, booth lounge sections
- ± 0.23-acre site
- Monument sign advertising to 20,341 vehicles per day on Cheshire Bridge Rd
- Some covered parking spaces + parking leases for approximately 40 spaces
- Zoned: NC-5: <https://bit.ly/3vQvufe>

PRIME LOCATION

- A+ location between Midtown and Buckhead
- One block off Piedmont Rd/Piedmont Ave's 22,680 vehicles per day
- Easy access to I-85 & SR-400



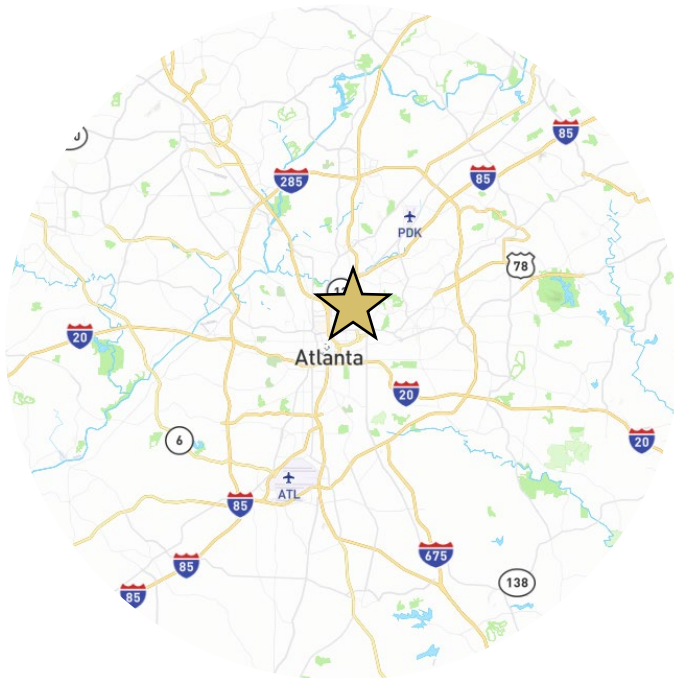
PRICE \$1,800,000



CAP RATE 7.2%

PROPERTY INFORMATION

ADDRESS	1782 Cheshire Bridge Road
	Atlanta, GA 30324
COUNTY	Fulton
BUILDING SIZE	± 6,720 SF
SITE SIZE	± 0.23 Acres
YEAR BUILT	1986
YEAR RENOVATED	2020
ZONING	NC-5 (https://bit.ly/3vQvufe)
PROPOSED USE	Single tenant net lease
CAP RATE	7.2%
SALES PRICE	\$1,800,000



INTERIOR PHOTOS





KITCHEN PHOTOS





ABOUT THE TENANT

TENANT OVERVIEW



Named after the New York neighborhood, Tribeca combines great food and great atmosphere under one roof. Tribeca's focus is on tapas-style dining with its menu prominently featuring smaller plates that guests can share.

Though the dining format is inspired by Spanish cuisine, the restaurant is focused on serving American comfort dishes on a seasonal basis.

Source: <https://tribecabuckhead.com/>

RENT SCHEDULE

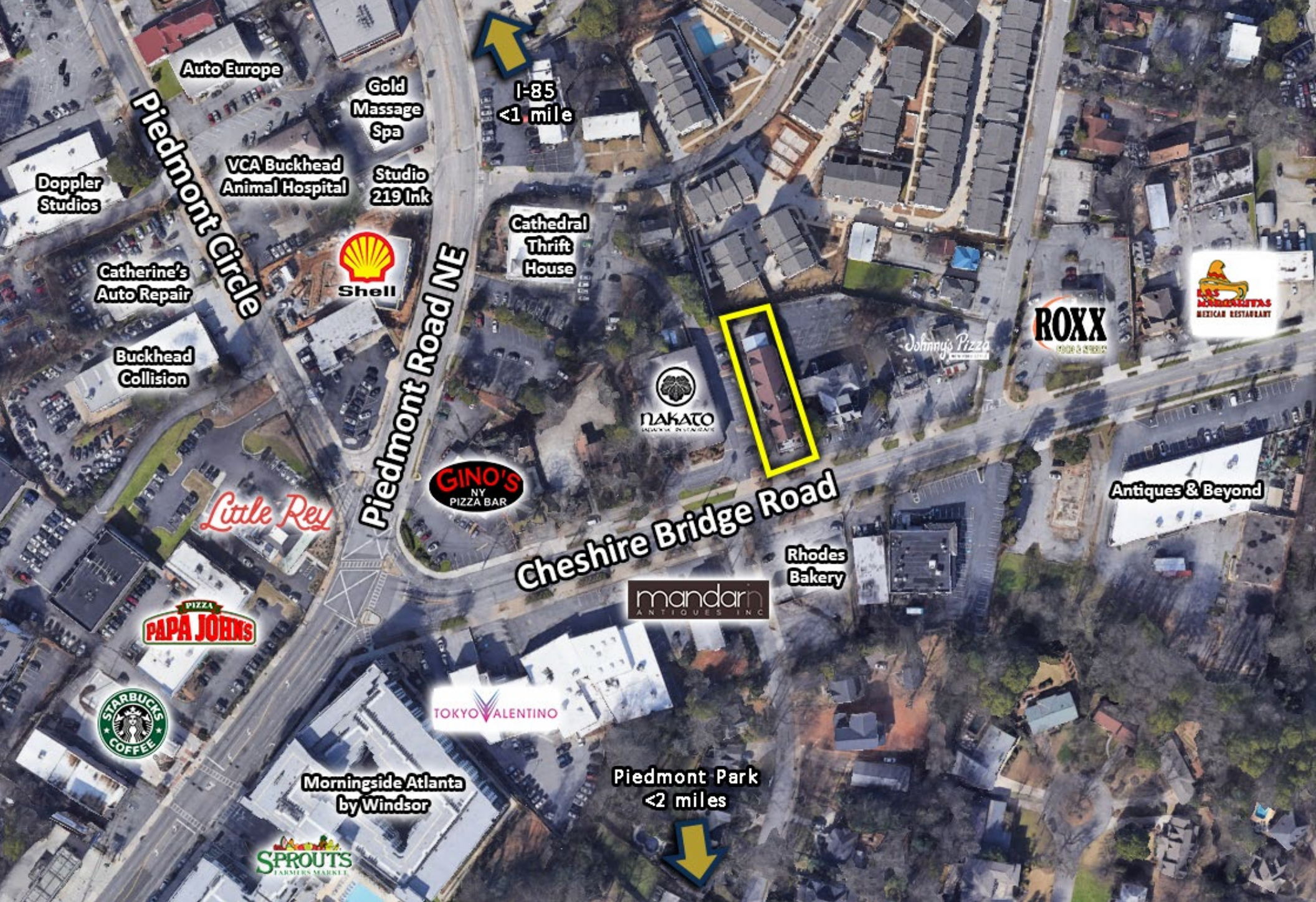
Please sign the confidentiality agreement to gain access to this information.

**SIGN
CONFIDENTIALITY AGREEMENT
ONLINE**

ABOUT THE AREA

BUCKHEAD







IN THE AREA

The Shops Buckhead Atlanta

- | | |
|------------------|---------------------|
| Dior | Spanx HQ |
| Intermix | Christian Louboutin |
| Tom Ford | Hermes |
| Planet Blue | Jimmy Choo |
| L'Occitane | American Cut |
| Bonobos | Fado |
| Canali | Gypsy Kitchen |
| Barry's Bootcamp | Le Bilboquet |
| Flywheel | Shake Shack |

- Chick Fil A
- Kroger
- Target
- Home Depot
- Best Buy
- Starbucks
- Arby's
- Longhorn Steakhouse
- Taco Mac
- Zesto
- Marshalls
- Smashburger

- Atlanta Fish Market
- Anis Cafe & Bistro
- Elbow Room
- Pricci



- Little Rey
- Papa Johns
- Starbucks
- Shell
- Nakato Japanese
- Gino's
- Johnny's Pizza
- Roxx

- Atlanta Cycling
- BP
- Grindhouse Killer Burgers
- Grana
- Dunkin'
- Tropical Smoothie Cafe
- Las Margaritas
- The Colonnade



IN THE AREA



PONCE CITY MARKET

Ponce City Market is a mixed-use development located in the historic Sears building in Atlanta, with national and local retail anchors, restaurants, a food hall, boutiques and offices and residential units. It is located where the BeltLine crosses Ponce de Leon Avenue in the Old Fourth Ward where that neighborhood touches the Virginia Highland, Poncey Highland and Midtown neighborhoods.



KROG STREET MARKET

Krog Street Market is a 9-acre mixed-use development located along the Atlanta BeltLine in Inman Park. The complex is a 12,000 SF west-coast style marketplace complete with restaurants and 300 apartments.



ATLANTA BELTLINE

The Atlanta BeltLine is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.

PIEDMONT PARK

Piedmont Park is a 211-acre park located in Midtown. It draws more than 3 million annual visitors who enjoy the park's many amenities including fitness areas, walking trails, dog park, farmer's market and green space. The park also hosts many annual events and music festivals that bring visitors from all over the country.



725 PONCE

Inspired by Brooklyn, where new construction must blend with historic structures, 725 is designed to complement its surroundings. New City LLC plans a \$140 million mixed-use renovation that will include a 60,000 square foot Kroger below 360,000 square feet of Class A loft office space which will create \pm 2,600 new jobs. Projected opening in 2019.



CLERMONT LOUNGE

Hotel Clermont is a historic Atlanta landmark dating back to 1924. Over the years it became run down until being purchased in 2012. The rebirth of the iconic hotel is due in part to many lobbyist wishing to see it restored to its former glory. Having reopened in early 2018, this boutique hotel now offers 94 rooms, basement lounge, cafe, library, 1,500 SF lobby bar, restaurant and a rooftop bar.





MORNINGSIDE

Located just northeast of Downtown Atlanta, the Morningside/Lenox Park area is a neighborhood founded in 1931. It is located north of Virginia-Highland, east of Ansley Park and west of Druid Hills. The community features beautiful, tree-lined streets with restored Craftsman, Four-Square and Tudor-style homes. Approximately 3,500 households comprise the neighborhood that includes the original subdivisions of Morningside, Lenox Park, University Park, Noble Park, Johnson Estates and Hylan Park.

Morningside is a concentrated area filled with popular retail, restaurant and nightlife destinations. With easy access to lots of other top destinations in the Atlanta area, this is prime location for investors. The area offers a popular nearby commercial district, with shops and restaurants that draw visitors and patrons from all over the city and state. The neighborhood is also a relatively easy commute to Georgia State University and Downtown.

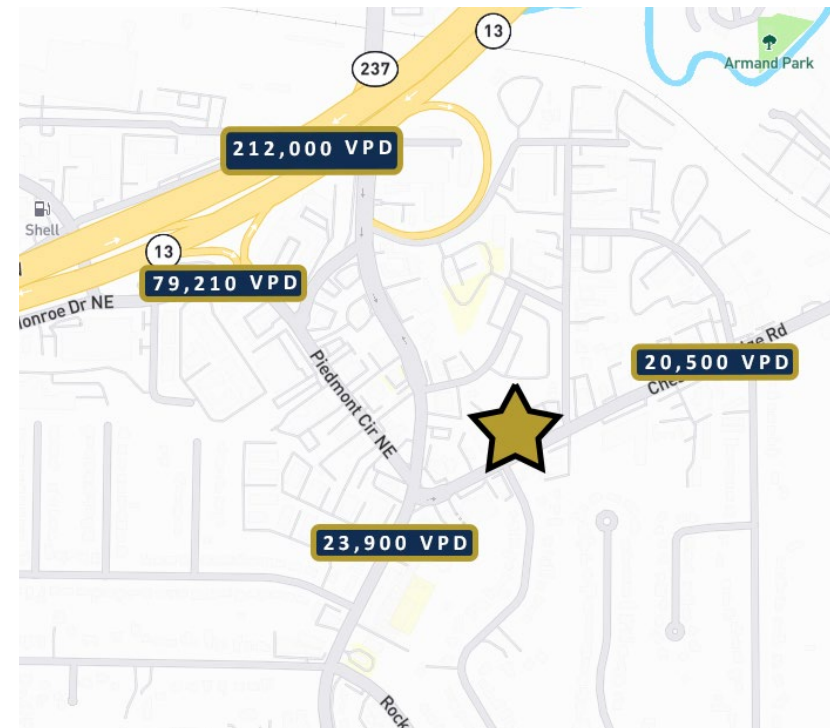
One of the nearby features includes the Morningside Nature Preserve, between Wellborne Drive and Wildwood Road, which has more than 30 acres of natural green space. The land's features include a one-mile, tree-lined walking trail, and a suspension bridge over South Fork Peachtree Creek. Another feature of the area is the Daniel Johnson Nature Preserve, a 25-acre wooded area located on the south end of Herbert Taylor Park near Beach Valley Road.

SOURCE: <https://www.greatamericancountry.com/places/local-life/morningside-atlanta-what-its-like-to-live-here>

DEMOGRAPHICS & TRAFFIC COUNTS (2020 ESRI)

DEMOGRAPHICS (2020 ESRI)

	1 MILE	3 MILES	5 MILES
POPULATION	17,086	185,889	409,347
HOUSEHOLDS	8,327	99,261	197,095
AVG. HH INCOME	\$119,265	\$131,457	\$129,647
ANNUAL POP. GROWTH (2020-2025)	1.93%	1.97%	2.01%



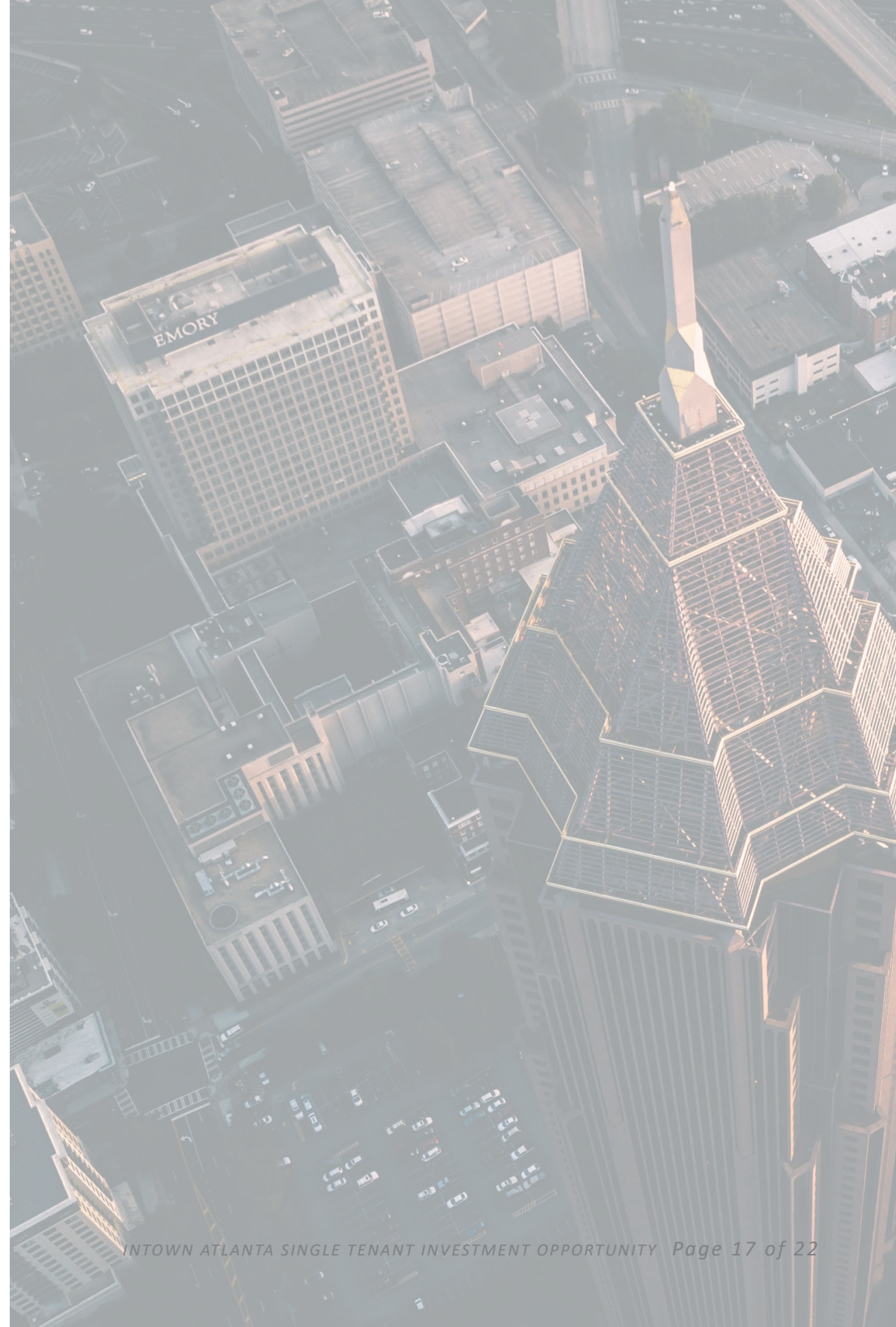
SOURCE: ESRI

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, makes getting to Atlanta easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy as well.

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 Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta has 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, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control. Over 75% 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 due to 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.



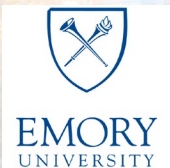
ATLANTA

TOP EMPLOYERS



DELTA

EDUCATION



DEMOGRAPHICS (2020 ESRI)

	1 MILE	3 MILES	5 MILES
POPULATION	19,160	186,720	348,068
HOUSEHOLDS	8,122	84,735	156,459
AVG. HH INCOME	\$65,346	\$91,357	\$98,318
ANNUAL POP. GROWTH (2020-2025)	1.75%	1.93%	1.70%

MAJOR ATTRACTIONS



CONTACT INFORMATION



BROKER PROFILE



ANDY LUNDSBERG

Partner
ALundsberg@BullRealty.com
404-876-1640 x 107

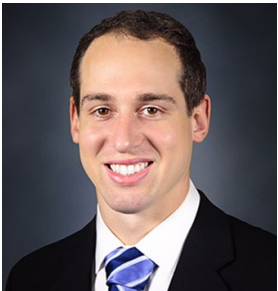
Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specialized in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 7 years in a row with gross sales over \$250 million over the last four years, 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 (2008 - Present)



MICHAEL WESS, CCIM

Partner
MWess@BullRealty.com
404-876-1640 x 150

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, Michael Wess and Andy Lundsberg teamed up and sold over \$200 million in over 100 transactions.

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).

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.

CONFIDENTIALITY AGREEMENT

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 1782 Cheshire Bridge Road NE, Atlanta, GA 30324. 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 this _____ day _____ of , 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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Fax: 404-876-7073

SIGN
CONFIDENTIALITY AGREEMENT
ONLINE



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.