



## OFFERING MEMORANDUM


MEDICAL OFFICE OWNER/USER OPPORTUNITY | ± 9,219 SF



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 **Piedmont**  
HENRY

**Fairview Medical  
Pavilion**

191  
Eastern Crescent Pediatrics, P.C.  
Children and Adolescent Medicine

193

195  
Clopton Primary Care

197

195 Fairview Road



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# PROPERTY INFORMATION





# EXECUTIVE SUMMARY



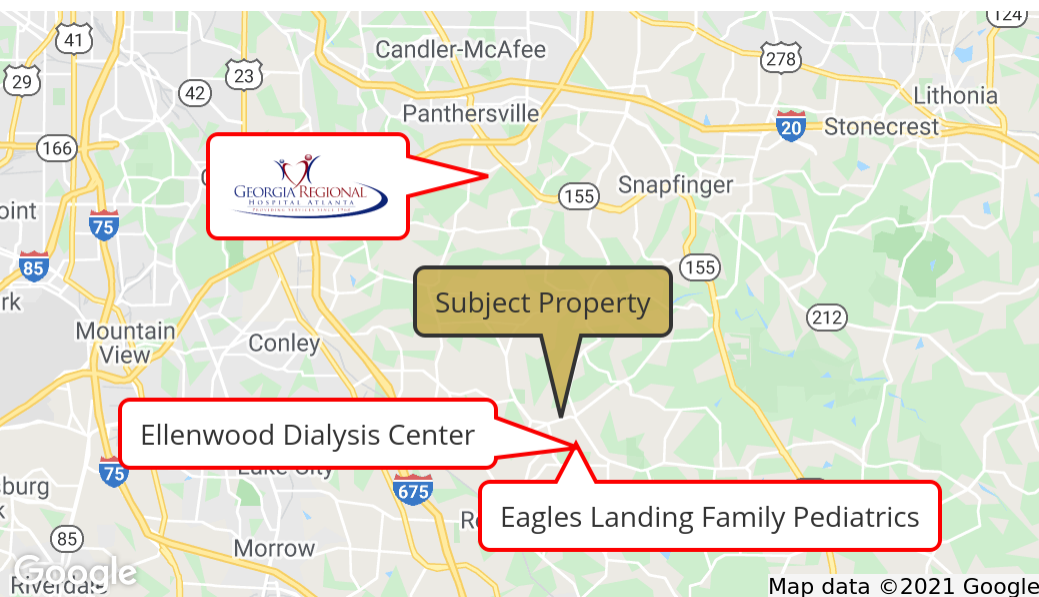
## PROPERTY DESCRIPTION

Bull Realty is pleased to present this  $\pm 9,219$  SF, one-story, medical office building in Ellenwood, GA. Two of the four suites are leased to medical professionals and two suites are vacant. This property is ideal for an owner/user wanting rental income or room to grow their practice.

This property is located in a commercial corridor in Ellenwood with neighboring national credit tenant retail establishments including Kroger, Dollar Tree, Home Depot, CVS, McDonald's and Walgreens. Neighboring medical establishments include Eagles Landing Family Practice and Ellenwood Dialysis Center. The nearest hospital, Georgia Regional Hospital, is 7.5 miles away and Piedmont Henry Hospital is 8. miles away. Downtown Atlanta is 16 miles northwest of the property.

## PROPERTY HIGHLIGHTS

- $\pm 9,219$  SF medical office owner/user opportunity
- $\pm 4,483$  SF of vacant space available
- Rental income from remaining two suites
- $\pm 50$  surface parking spaces available
- Located in a commercial corridor within Ellenwood
- Nearby traffic counts of 16,900 VPD on Fairview Road



 **\$1,200,000**   **$\pm 9,219$  SF**



# PROPERTY INFORMATION

## BUILDING

Property Address:	191 Fairview Road, Ellenwood, GA 30294
County:	Henry
Building Name:	Fairview Medical Pavilion
Building Size:	± 9,219 SF
Year Built:	1997
Number of Suites:	4
Signage:	Monument

## SITE

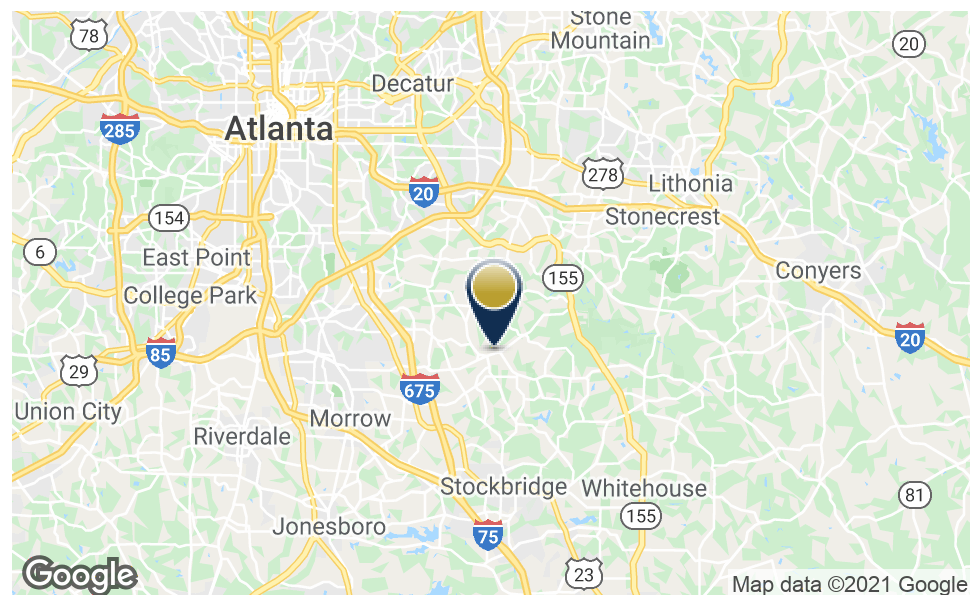
Site Size:	± 1.95 Acres
Zoning:	C2
Parcel ID:	025E-01-010-000
Parking Spaces:	50 Surface Spaces

## CONSTRUCTION

Exterior:	Stone & Stucco
Number of Stories:	1

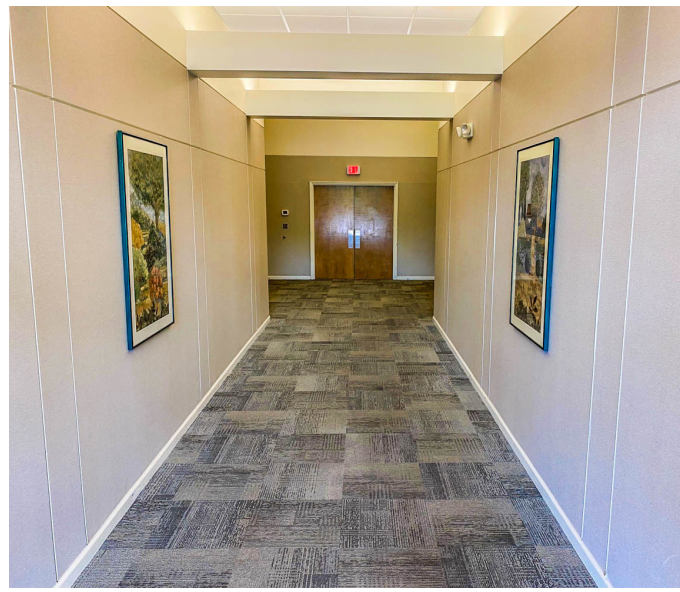
## FINANCIAL

Price/SF:	\$130.17
Occupancy:	50%
Sale Price:	\$1,200,000



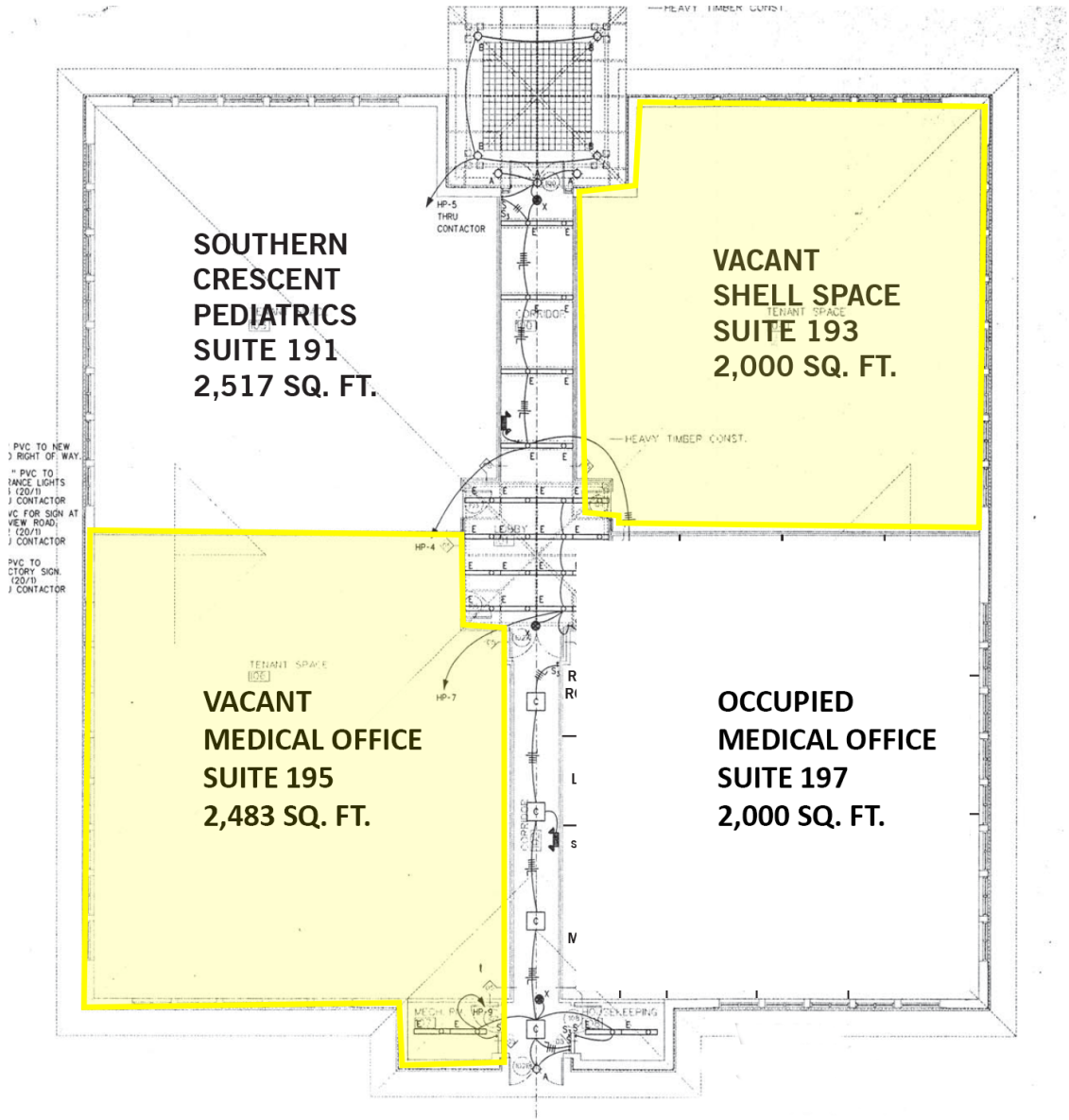


# PHOTOS





## FLOOR PLAN

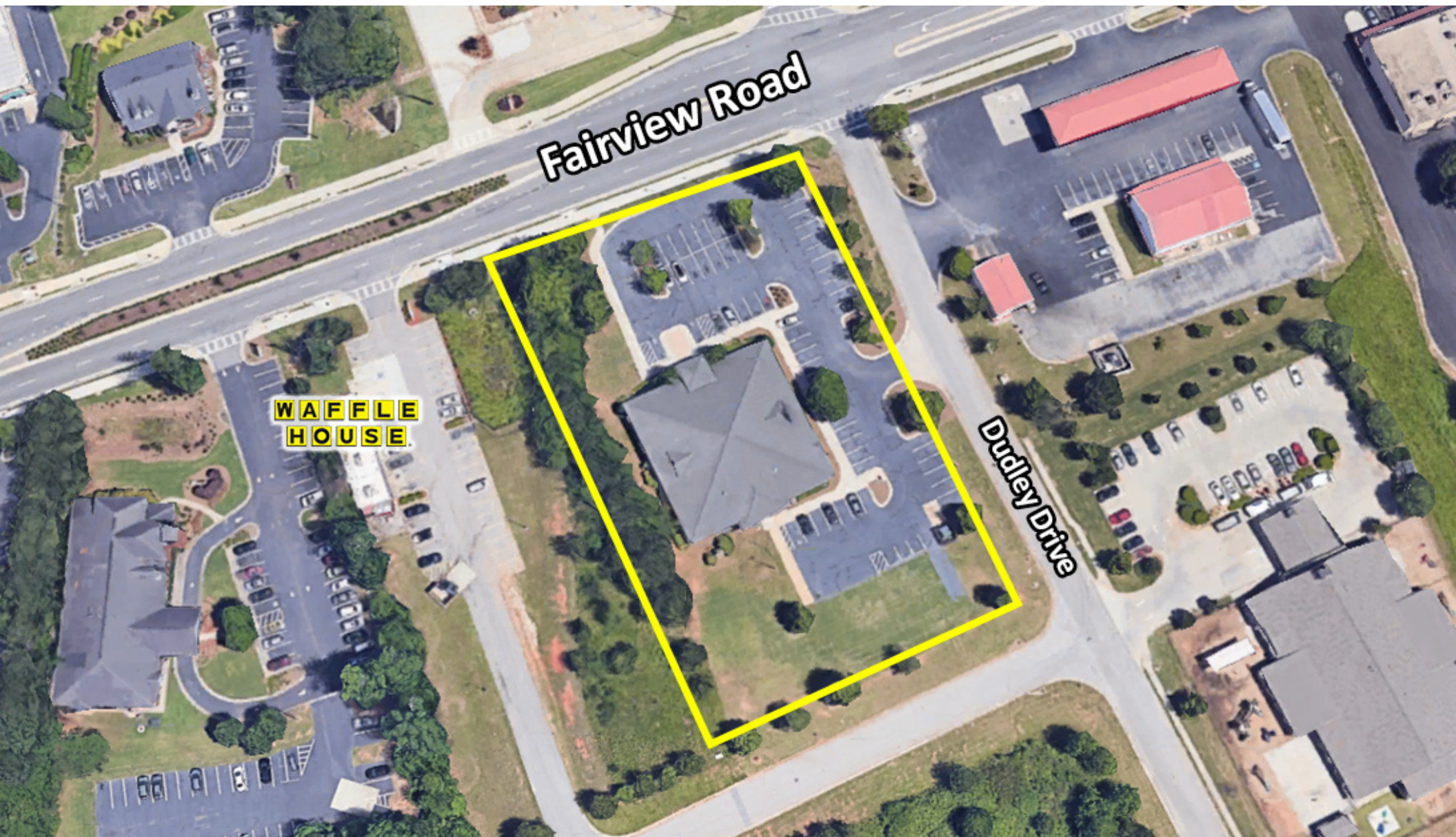








## PARCEL MAP





## ABOUT THE AREA

### ELLENWOOD, GA

Ellenwood is an unincorporated community in Clayton, Henry, and DeKalb counties in the U.S. state of Georgia. The community is a southeast suburb of Atlanta and is located along Interstate 675 and Georgia State Route 42. Ellenwood offers the best of southern living and metropolitan lifestyles. Located in northwest Georgia between DeKalb, Clayton, Henry and Rockdale county, Ellenwood is a diverse community and a growing part of metro Atlanta. It is also home to Panola Mountain Golf Course, which is a 27-hole golf course that offers scenic views in a serene setting.

\* Source: <https://www.exploregeorgia.org/city/ellenwood>



### DEMOGRAPHICS (5-MILE)

#### POPULATION



492,504

#### MEDIAN INCOME



\$57,820

#### MEDIAN AGE



34.3

#### EMPLOYMENT RATE



95%

#### MED. HOME PRICE



\$176,951



# RETAILER MAP





# DEMOGRAPHIC OVERVIEW

## DEMOGRAPHICS



1 Mile	3,029
5 Miles	108,927
10 Miles	492,504

### POPULATION



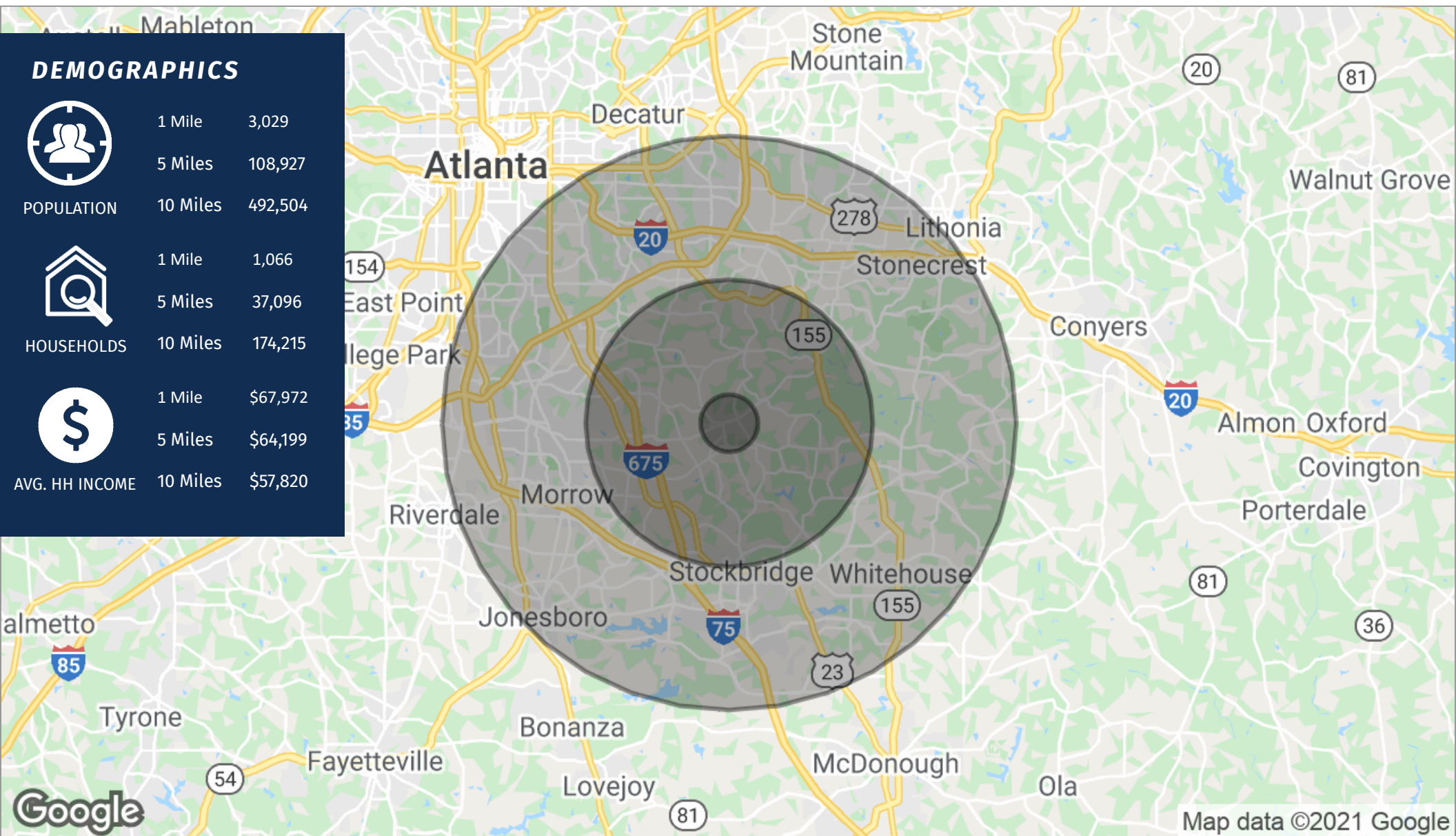
1 Mile	1,066
5 Miles	37,096
10 Miles	174,215

### HOUSEHOLDS



1 Mile	\$67,972
5 Miles	\$64,199
10 Miles	\$57,820

### AVG. HH INCOME





# CONTACT INFORMATION



## BROKER PROFILE



### JARED DALEY

Commercial Real Estate Advisor  
404-876-1640 x111  
Jared@BullRealty.com

### PROFESSIONAL BACKGROUND

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.



### MEGAN DALEY

Commercial Real Estate Advisor  
404-876-1640 x153  
Megan@BullRealty.com

### PROFESSIONAL BACKGROUND

Megan Daley has joined a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan joins experienced agent Jared Daley to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team offer deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.

# 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 **191 Fairview Road Ellenwood, GA 30294**. 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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**SIGN CONFIDENTIALITY  
AGREEMENT ONLINE**





# DISCLAIMER

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.