



OFFERING MEMORANDUM

OFFICE WAREHOUSE/RETAIL SHOWROOM | \pm 14,000 SF

John DeYonker
Commercial Real Estate Advisor
JohnD@BullRealty.com
404-876-1640 x142

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



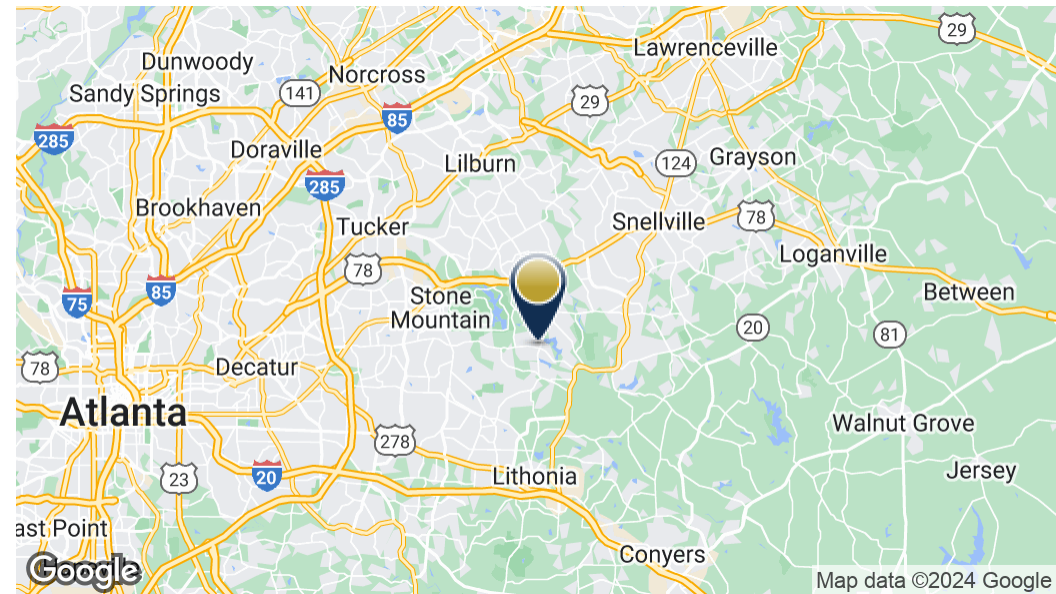
TABLE OF CONTENTS

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
PHOTOS	6
SURVEY	7
AREA OVERVIEW	8
ABOUT THE AREA	9
IN THE AREA	10
RETAILER MAP	11
DEMOGRAPHIC OVERVIEW	12
CONTACT INFORMATION	13
BROKER PROFILE	14
CONFIDENTIALITY AGREEMENT	15
DISCLAIMER	16

PROPERTY INFORMATION



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Bull Realty Inc. is proud to offer a newly renovated office/warehouse or retail showroom located in Stone Mountain in DeKalb County, Georgia. The building is a total of $\pm 14,000$ SF of which $\pm 1,500$ SF can be office space. In addition, the building has a clearance height of 12 to 16 feet and fenced parking in the rear. The site is ideal for an owner/user or investment opportunity.

PROPERTY HIGHLIGHTS



Price | \$1,100,000



$\pm 14,000$ SF

PROPERTY INFORMATION

BUILDING

Property Address:	7189 Rockbridge Road, Stone Mountain, GA 30087
County:	DeKalb
Building Size:	± 14,000 SF
Year Built:	2006
Year Renovated:	2021

SITE

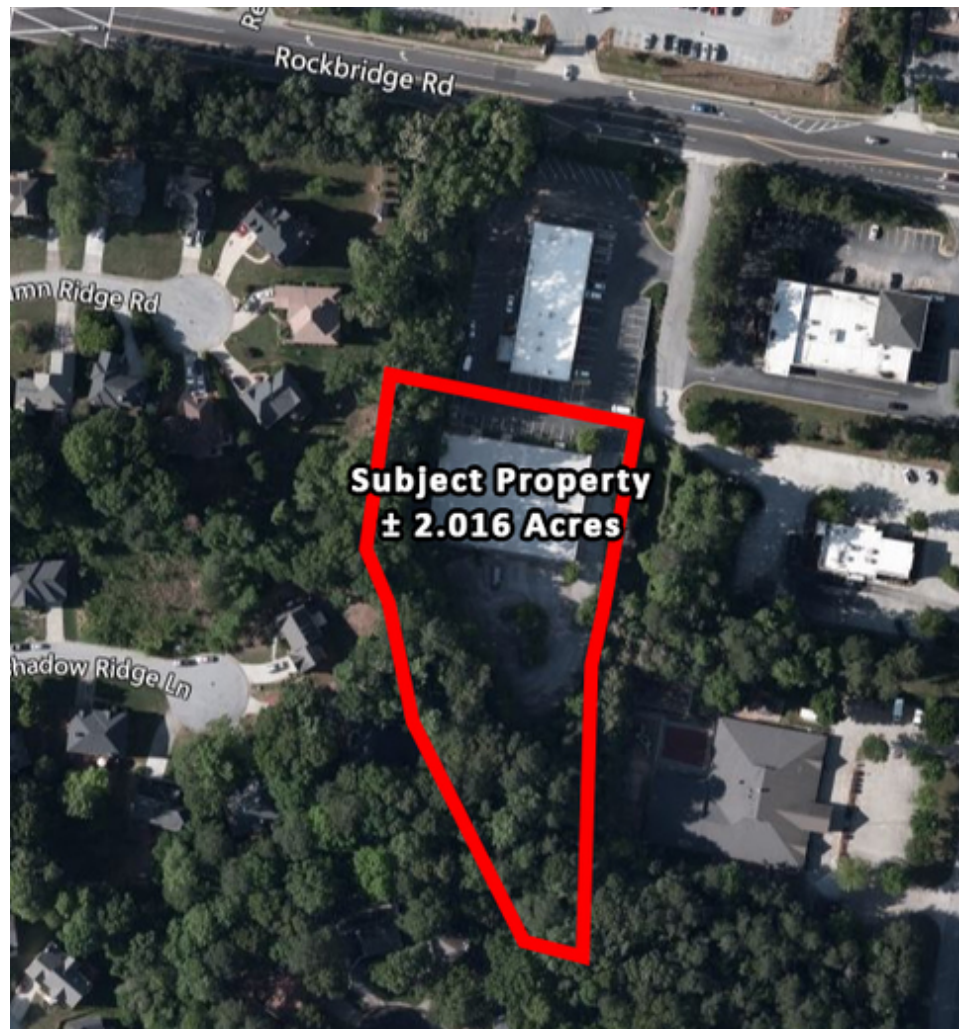
Site Size:	± 2.016 Acres
Zoning:	C1
Parcel ID:	18-026-06-016
Parking Spaces:	40 +

CONSTRUCTION

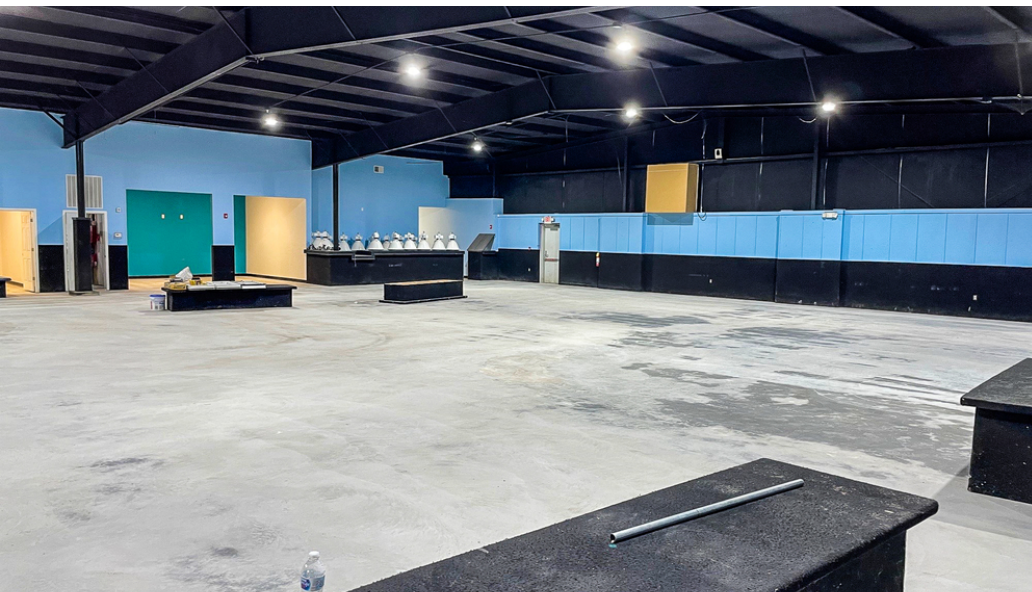
Exterior:	Metal
Roof:	Original
Number of Stories:	1
Clearance Height	12'-16'

FINANCIAL

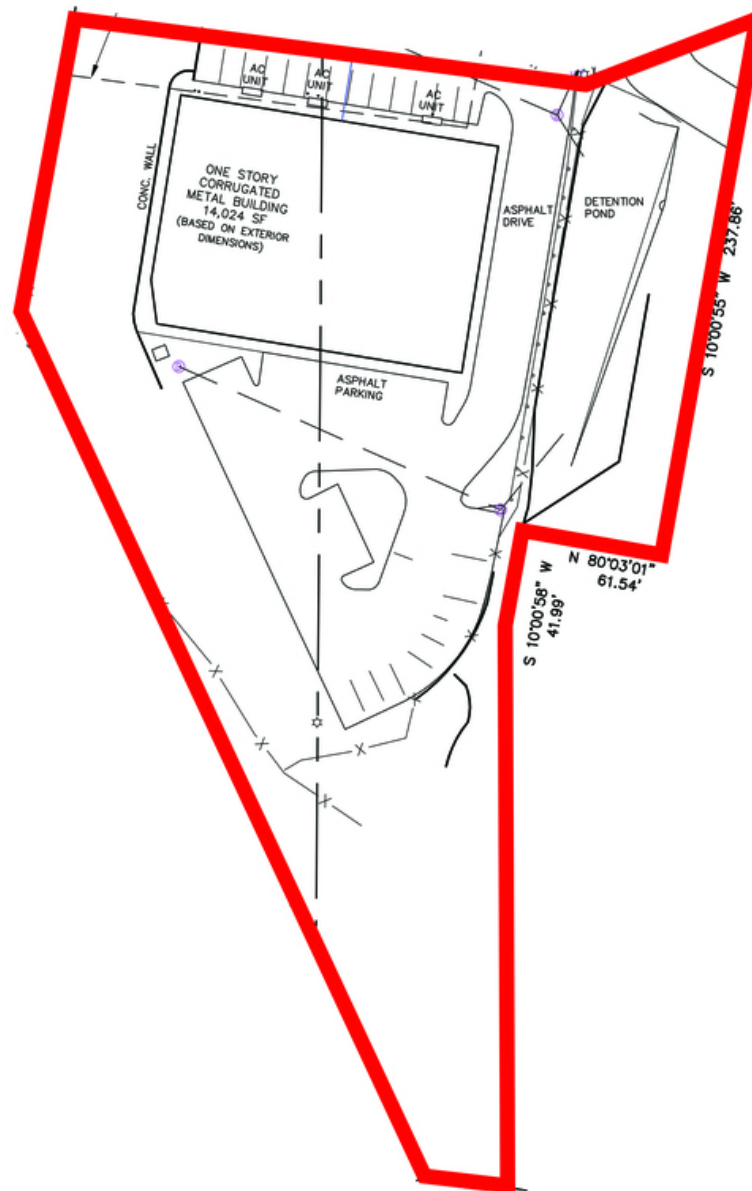
Price/SF:	\$78.57
Sale Price:	\$1,100,000



PHOTOS



SURVEY



AREA OVERVIEW



ABOUT THE AREA

STONE MOUNTAIN, GA

Listed in the National Register of Historic Places in 2001, Stone Mountain Village has the look of a former time with today's modern amenities. The area is home to Georgia's most visited tourism attraction, Stone Mountain Park, with over 4 million annual visitors. The attraction is located on 3,200 acres of natural beauty and vistas. There is a wide variety of family-friendly activities and recreational options, plus many natural and historic sights. Every year millions of spectators come to view the laser show that decorates the mountainside.

Since the 1970's the mountain has been considered the world's largest base-relief sculpture. With historic ties that reach back over 100 years, there are few sites in Georgia that contain such historical significance.

Events throughout the year are also designed to attract tourists from around the southeastern United States. One of the most popular of these events is the Yellow Daisy Festival, an exhibition of world-class folk art. Other popular events include the Chili Cookoff and Scottish Highland Games. Events are typically held on the 100,000 SF event meadow on Old Hugh Howell Road.

Stone Mountain Highway is the area's major commercial strip with national and local brands dotting the landscape. The area also has many parks to enjoy outdoor recreation such as Wade-Walker Park, Yellow River Park, Tribble Mill Park and Harbins Park. Stone Mountain is an ideal city to go outside and enjoy the natural landscape and invest in the developing area.

* Source: stonemountainpark.com

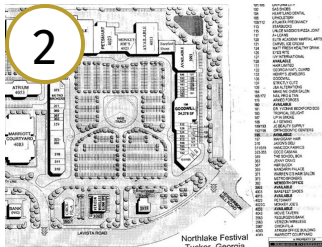


IN THE AREA



STONE MOUNTAIN PARK

Stone Mountain Park is Georgia's most popular attraction and features a wide variety of family activities located on 3,200 acres of natural beauty with 15 miles of hiking trails. It is the largest piece of exposed granite in the world and attracts over 4 million visitors annually.



NORTHLAKE TOWER FESTIVAL

Northlake Festival Shopping Center is a 367,000 SF center with a tenant mix consisting of large national retailers and local businesses. Easily spotted by the radio tower that stretches to the sky from the middle of the shopping center, it has become a landmark destination to the community for over 25 years.



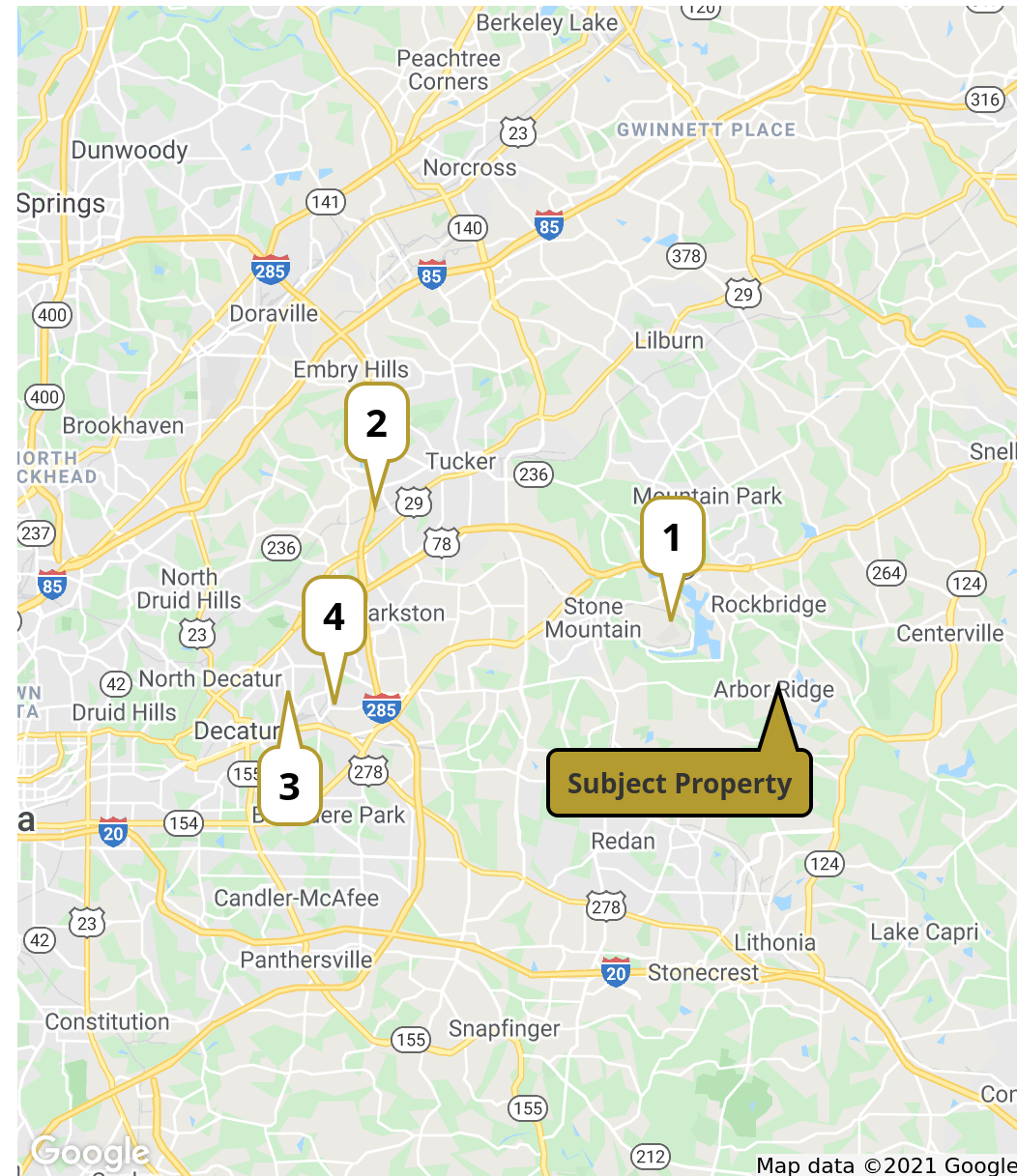
SUBURBAN PLAZA

The Suburban Plaza redevelopment plan reinvents one of Atlanta's first suburban shopping centers offering 290,000 SF of shopping and dining. It is estimated to generate \$150 to \$250 Million in annual sales and create an estimated 400 to 450 jobs. Major tenants include Walmart, LA Fitness, Starbucks, HomeGoods and Ross.



YOUR DEKALB FARMERS MARKET

The market began in 1977 as a small produce stand. Today it is a 140,000 SF warehouse serving over 100,000 customers each week. The market represents 184 countries with more than 450 varieties of domestic and international fruits, vegetables, meats, cheese, wines and more.



RETAILER MAP



Map data ©2021 Google

DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS



POPULATION

1 Mile	7,313
3 Miles	44,755
5 Miles	129,332



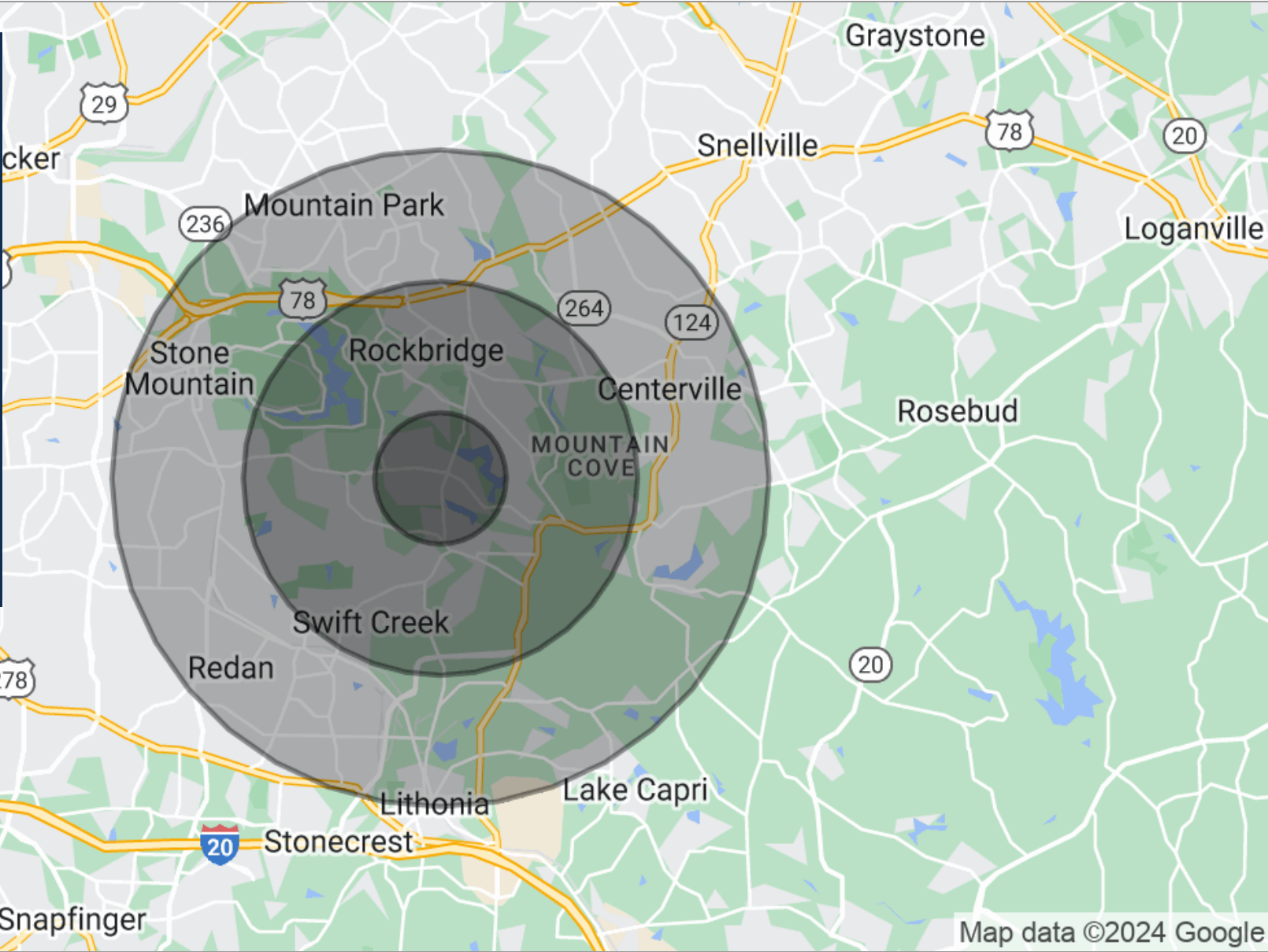
HOUSEHOLDS

1 Mile	2,582
3 Miles	15,295
5 Miles	44,378



AVG. HH INCOME

1 Mile	\$79,124
3 Miles	\$78,330
5 Miles	\$73,953



CONTACT INFORMATION

BROKER PROFILE

JOHN DEYONKER

Commercial Real Estate Advisor



Bull Realty Inc.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
404-876-1640 x142
JohnD@BullRealty.com



PROFESSIONAL BACKGROUND

John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over two decades of experience, he brought his expertise to Bull Realty to provide his clients with a marketing platform proven to maximize asset value. He gained recognition from the Atlanta Commercial Board of Realtors, ranking as the #5 land broker in one year and #4 in another, along with repeated acknowledgments in subsequent years for being a top 10 land broker in Atlanta. His dedication led him to achieve the status of Partner at Bull Realty.

Originally hailing from Michigan, John earned his B.A. in Business Administration from Michigan State University before establishing Atlanta as his home in 1983. He currently resides in Brookhaven and finds joy in spending time with his family, playing golf, and contributing to the Northside Youth Organization's Baseball Committee. John is an active member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, and the Urban Land Institute.



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.

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 **7189 Rockbridge Road, Stone Mountain, GA 30087**. 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
Atlanta, GA 30328

John DeYonker
404-876-1640 x142
JohnD@BullRealty.com

**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.