



OFFERING MEMORANDUM



FREESTANDING FORMER BANK BRANCH | $\pm 3,611$ SF | ± 0.85 ACRES

MARIETTA, GA

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.



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PROPERTY OVERVIEW

Sandy Plains Road

SPRAYBERRY CROSSING
REDEVELOPMENT

Subject Property



EXECUTIVE SUMMARY

OFFERING

Bull Realty is pleased to present this freestanding former bank branch in Marietta, GA. This property is situated on a ± 0.85 -acre site and is zoned NS (Neighborhood Shopping).

This location is well-located on Sandy Plains Road and has high visibility with traffic counts exceeding 36,260 VPD. In the immediate area are numerous restaurant and retailer options including LA Fitness, Zaxby's, Freddy's, Walgreens and Dunkin'. The property is also located 0.4 miles from Sprayberry High School, 5 miles from Town Center at Cobb and 6.5 miles from Downtown Marietta.



HIGHLIGHTS

- Former bank branch in dense retail corridor available for sale
- $\pm 3,611$ SF former bank branch on ± 0.85 -acre site
- Parcel located next to the entrance of Sprayberry Crossing mixed-use development
- Four lane drive-thru can be enclosed
- 33 parking spaces (including 11 behind building)
- 36,260 vehicles per day on Sandy Plains Road
- Strong average household income within a 3-mile radius of \$128,407
- Zoned NS (Neighborhood Shopping) for a variety of uses
- For additional zoning information, click here: <https://bit.ly/3H6jTyC>

PROPERTY INFORMATION

BUILDING

ADDRESS	2674 Sandy Plains Road, Marietta, GA 30066
COUNTY	Cobb
NO. OF BUILDINGS	1
TOTAL BUILDING SIZE	±3,611 SF

SITE

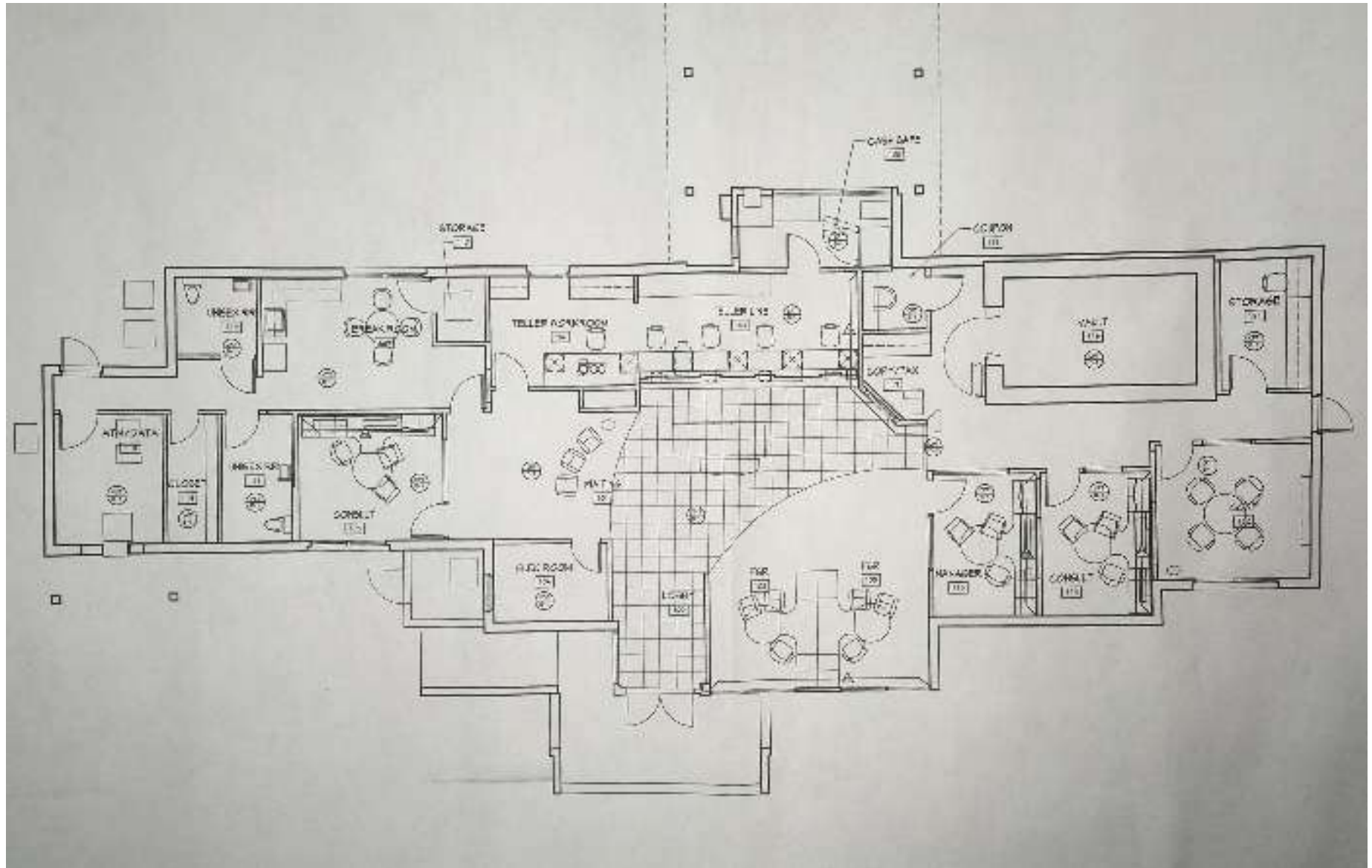
SITE SIZE	±0.85 Acres
ZONING	NS (Neighborhood Shopping) https://bit.ly/3H6jTyC
PARKING SPACES	33 (including 11 behind building)



PRICE
\$1,650,000



FLOOR PLAN





**FIREHOUSE
SUBS**

FOUNDED BY FIREMEN™

**QUEEN
HEARTS**

NAPA AUTO PARTS

**Ultimate Karate
Fitness 1440**

**Cazadores Mexican
Restaurant**



ZAXBY'S



**WAFFLE
HOUSE**

DUNKIN'



Shell

**Freddy's
STEAKBURGERS**



**Parker Chase
Preschool**

**Parker Chase
Sprayberry Academy**

**SPRAYBERRY CROSSING
REDEVELOPMENT**

Subject Property

Sandy Plains Road

Kennesaw Mountain

Sprayberry
High School

Advance
Auto Parts

Chick-fil-A

Walgreens

Arby's

Labella's Pizzeria

LA FITNESS

ups

Willie Jewel's Old
School Bar-BQ

SUBWAY

Pizza
Hut

Subject Property

36,260 VPD

Sandy Plains Road

SPRAYBERRY CROSSING
REDEVELOPMENT

M
MARATHON

Freddy's
STEAKBURGERS

MARKET OVERVIEW

Parker Chase
Sprayberry Academy

SPRAYBERRY CROSSING
REDEVELOPMENT

Subject Property

E Piedmont Road

Sandy Plains Road

36,260 VPD



COBB COUNTY

MARIETTA, GA

Established in 1834, Marietta, Georgia is located along the dramatic backdrops of the Chattahoochee River and historic foothills of Kennesaw Mountain. Characterized by numerous natural resources, affordable real estate, and historic and cultural assets, Marietta is home to more than 60,000 residents and is the county seat of Cobb County, Georgia's third largest county with over 700,000 citizens. Situated \pm 20 miles northwest of Downtown Atlanta, Marietta provides visitors and residents an exciting selection of attractions, festivals & annual events, outdoor concerts, recreational activities, sport venues, shopping, and a growing business environment of industry and commerce. Visitors and residents are sure to enjoy the traditional Southern charm, hospitality, and history of this quaint, modern city. With its fully functioning municipality and unique history, the city is a growing community with its economic development, parks and recreation, public works, environmental services, power and water departments serve citizens and businesses.

KENNESAW, GA

The city of Kennesaw is convenient to both I-75 and I-575 and has the perfect combination of small town charm with big city amenities. Designated as a Preserve America Community, which recognizes communities that protect and celebrate their heritage, the local economy has grown significantly in recent years with establishment of retail centers and other businesses, making it a part of the Atlanta MSA. Town Center, the area immediately surrounding the subject property, has seen growth beyond projections with an increase of new jobs and housing developments. With the expansion of Cobb County International Airport and Kennesaw State University, the location has become an integral player in the trends and investments of the greater region.





SPRAYBERRY CROSSING REDEVELOPMENT

The Sprayberry Crossing Shopping Center and its surrounding out parcels were originally developed nearly 50 years ago. An affiliate of Atlantic Residential is under agreement to acquire the shopping center from its current owners. A total redevelopment of this 15-acre site is proposed to transform it from a 1970's pure retail center into a modern and vibrant community featuring multiple uses that are inter-dependent. This project will offer the quality and sustainability of other much larger well known mixed-use developments like Avalon and Ponce City Market, albeit on a much smaller scale, and it will spark the redevelopment of adjoining and nearby properties that currently are not achieving their full potential for the community.

REDEVELOPMENT TIMELINE

- First through Second Quarter 2021 will be county review and entitlement
- Fourth Quarter 2021 will be demolition and site work
- First Quarter 2022 through Second Quarter 2023 will be construction
- Second Quarter 2023 will be first openings of commercial and residential uses



IN THE AREA



IN THE AREA

KENNESAW STATE UNIVERSITY



Kennesaw State University offers more than 150 undergraduate, graduate & doctoral degrees to its more than 35,000 students. With 13 colleges in two metro - Atlanta campuses, KSU is a member of the University System of Georgia & the third largest university in the state. It is one of the 50 largest public institutions in the country.

TOWN CENTER AT COBB



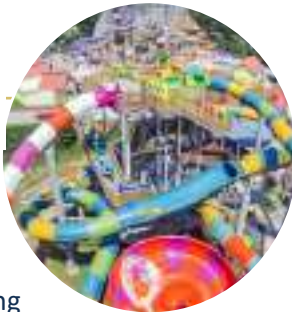
Town Center at Cobb is conveniently located just off of I-75 in a dense retail corridor. With over 175 stores, Town Center is the main shopping destination in Northwest Atlanta. Major department stores include Macy's, JCPenney, Belk and more.

MARIETTA SQUARE



The Marietta Square is the definition of a new South city center. 19th century buildings and sidewalks serve as the backdrop to an intriguing blend of contemporary dining, arts, culture, and entertainment. The beautiful square and walkable streets host a never-ending calendar of events and markets, an array of chef-owned restaurants, and a thriving art and theater community.

SIX FLAGS WHITE WATER



Six Flags White Water is a 69-acre water park located northwest of Atlanta, in unincorporated Cobb County. Originally opening in 1984 as White Water Atlanta, the park became part of the Six Flags family of parks in 1999.

WELLSTAR KENNESTONE HOSPITAL



WellStar Kennestone Regional Medical Center is a major hospital located in Marietta, Georgia, serving most of northern central Cobb County. Kennestone Hospital opened in June 1950 as a 105-bed-facility, and was named after the two Georgia landmarks it looked onto: Kennesaw Mountain and Stone Mountain. In 2020, Wellstar Kennestone opened a new emergency department tower delivering quality and compassionate care to every patient, every time.

KENNESAW MOUNTAIN



Kennesaw Mountain is a high-running ridge between Marietta and Kennesaw, Georgia in the United States with a summit elevation of 1,808 feet. It is the highest point in the core metro Atlanta area, and fifth after further-north exurban counties are considered. The local terrain averages roughly 1,000 feet AMSL.

DEMOGRAPHICS

ESRI 2021



POPULATION

1 mile	3 miles	5 miles
8,033	62,668	177,142



HOUSEHOLDS

1 mile	3 miles	5 miles
3,020	22,857	66,998



AVG. HOUSEHOLD INCOME

1 mile	3 miles	5 miles
\$121,189	\$128,407	\$123,503

ATLANTA TOP EMPLOYERS

TOP EMPLOYERS



DELTA



mailchimp



EDUCATION



Georgia Institute of Technology



SCAD



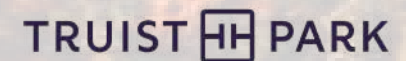
Spelman College



MAJOR ATTRACTIONS



Atlanta BeltLine



ATLANTA

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

HOME TO FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city’s continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

WORLD-CLASS EDUCATION

Atlanta houses several of the top higher education institutions in the United States including Georgia Institute of Technology, Emory University, Georgia State University and Kennesaw State University.

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



One of the Top Traveled
Airport in the World



\$270 Billion
GDP in Metro-Atlanta



17 Fortune 500
HQ in Atlanta



Top U.S. Metro with
#1 Lowest Cost of
Doing Business

Georgia Tech’s Technology Square
is a R&D incubator for over 100
companies and is “one of the
incubators changing the world.”

—Forbes 2010 & 2013



#4 Metro Area for Largest Increase
in Population, 2015-2016

—U.S. Census Bureau Population Division

ATLANTA

#1 Metro Tech Hub

-Business Facilities' 2021 Metro Rankings Report

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.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.



The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes 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. The Metropolitan Atlanta Chamber of Commerce, corporate executives and relocation consultants, along with Mayor Keisha Lance Bottoms are committed to actively recruiting new companies to the region. Public and private partnerships with business, financial and non-profit communities are key to spurring quality job creation and investment throughout the city's neighborhoods.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

An aerial photograph of a commercial property, likely a retail or office building, with a dark roof and a large parking lot. The property is outlined in a thick yellow line. The surrounding area includes a multi-lane road with traffic, other commercial buildings, and parking lots. The text "CONTACT INFORMATION" is overlaid in large, white, bold letters, framed by a white L-shaped graphic.

CONTACT INFORMATION

BROKER PROFILES



ANDY LUNDSBERG

Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x107

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes 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, Bull Realty
MWess@BullRealty.com
404-876-1640 x150

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.



ABOUT BULL REALTY

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull 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 government office, medical office, private sector office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intelligence, forecasts and strategies. The weekly show started as a radio show on one station in Atlanta in 2010 and grew to 60 stations around the country. The show is now available on-demand wherever you get your podcasts or on the show website 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 2674 Sandy Plains Road, Marietta, GA 30066. 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 Broker 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 _____

Andy Lundsberg
Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x107

Michael Wess, CCIM
Partner, Bull Realty
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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**