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OFFERING MEMORANDUM

MEDICAL OFFICE BUILDING ADJACENT TO
SOUTHERN REGIONAL MEDICAL CENTER
RIVERDALE, GA



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive 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 Listing Broker. 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.

TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	2
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
FLOORPLANS	6
PHOTOS	8
ABOUT THE AREA	12
IN THE AREA	13
BROKER PROFILE	14
ABOUT BULL REALTY	15
CONFIDENTIALITY AGREEMENT	16

Bull Realty, Inc.

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Lindsay Brereton

V.P. Healthcare Real Estate Services
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BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

EXECUTIVE SUMMARY

OFFERING

Bull Realty is pleased to present this ± 7,473 SF stand-alone medical office property located near the Southern Regional Medical Center Campus in Clayton County, Georgia. The property is a great owner/user opportunity with second generation built-out medical space and great visibility.

The building has three dedicated suites that are individually metered. The building is ideal for any general or specialty medical practice (most recently utilized by an orthopedic practice). The property includes 7 exam rooms, 1 large procedure room can fit a c-arm and an x-ray space that is lead lined. There is a second floor available that is ideal for administrative use and is accessible via stairs (no elevator). It has dedicated surface parking and monument signage. It is located near other medical office users and retailers.

This property is located in Riverdale, GA and is adjacent to Southern Regional Medical Center and 11 minutes from Hartsfield-Jackson Atlanta International Airport. It is also 1 mile from I-75 access with major retailers nearby including Kroger, Walmart, The Home Depot and less than 4 miles west of Southlake Mall.



HIGHLIGHTS

- ± 7,473 SF stand-alone medical office building in Riverdale, GA
- Located less than 1 mile from Southern Regional Medical Hospital Campus
- Monument signage available with excellent visibility
- Conveniently located with easy access from Hwy-75
- Plenty of dedicated surface parking
- Includes 7 exam rooms with sinks, 1 large procedure room with a sink and an x-ray room that is lead lined
- [Click here for drone video](#)
- [Click here for walk-through video](#)
- Available for sale for **\$799,000**

PROPERTY INFORMATION

BUILDING

ADDRESS	6564 Professional Place, Riverdale, GA 30274
COUNTY	Clayton
BUILDING SIZE	± 7,473 SF
YEAR BUILT	1982
NUMBER OF FLOORS	2
SIGNAGE	Monument Signage
NO. OF SUITES	3

SITE

ZONING	CB
SITE SIZE	± 0.97 Acres
PARCEL ID	13140C A041
PARKING	Surface - 54 spaces

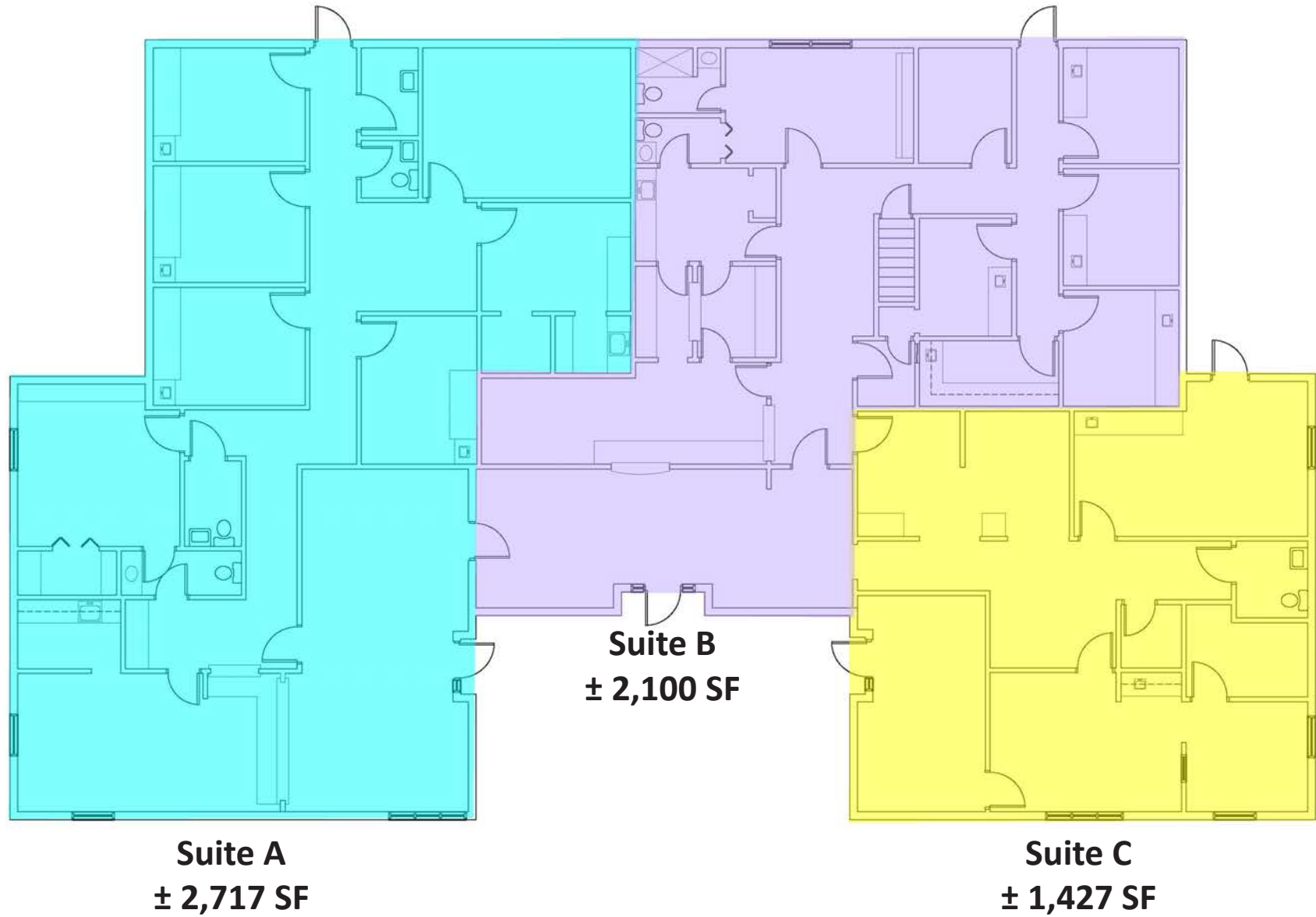


FINANCIAL

OCCUPANCY	Vacant
PRICE	\$799,000

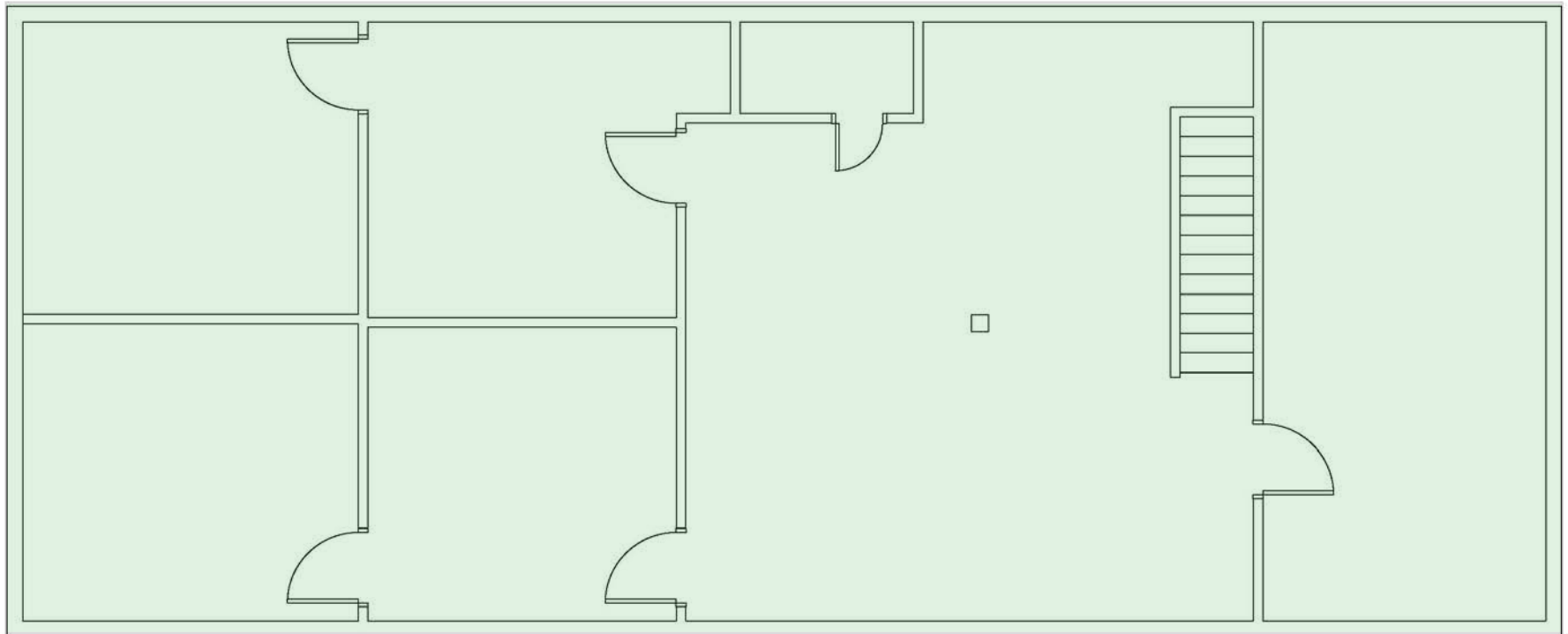
FLOORPLAN

MAIN FLOOR



FLOORPLAN

UPPER FLOOR

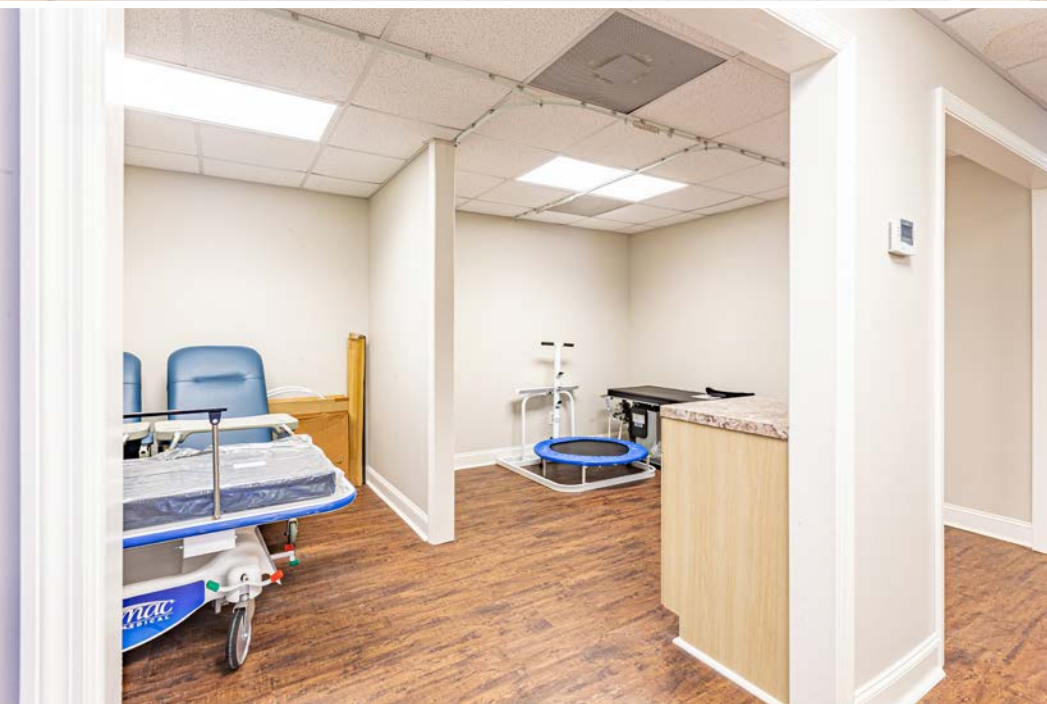


Upper Level
± 1,586 SF









RIVERDALE GEORGIA



Riverdale is located in the “Southern Crescent” of Clayton County, approximately 10 miles south of Atlanta. Riverdale’s history was founded before the civil war as a farming and transportation hub and even today the city is still tied to rail transit through the MARTA system. Riverdale is home to Southern Regional Medical center, a 331 bed hospital serving the community since 1971 and one of the top employers in Clayton County.

The city of Riverdale lies quickly accessible to three major interstates: I-285, I-85, I-75. Its strategic location makes it a great commuter city and accessible to many surrounding areas. The city is only 5 miles south of Atlanta’s Hartsfield-Jackson International Airport, the world’s busiest airport by volume. Many employees who support the airport reside within Riverdale’s city limits.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,691	89,598	195,748
# HOUSEHOLDS	4,284	33,878	71,604
AVG. HOUSEHOLD INCOME	\$56,420	\$60,405	\$64,319

IN THE AREA



BROKER PROFILE



LINDSAY BRERETON

V.P. Healthcare Real Estate Services
Lindsay@BullRealty.com
404-876-1640 x106

Lindsay is an experienced commercial real estate professional with a focus in healthcare real estate. Services include but are not limited to tenant representation, site selection and project leasing. Clients benefit from over 20 years of healthcare real estate experience.

As a Portfolio Manager, with Meadows & Ohly, Lindsay has represented REITs and Atlanta based health systems in management of their respective Medical Office Buildings. These included the annual operating budgets, monthly financial reporting, lease negotiations, tenant fit outs, vendor procurement and implementation of all capital initiatives. Prior to this role, she worked with the San Francisco and Atlanta business units for Turner Construction Company where she attained construction and project management experience with various phases of commercial building projects/developments.

Lindsay is a Certified Commercial Investment Member (CCIM). She is also a member of the Commercial Investment Member Institute, National Association of Realtors, Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC). Lindsay is a proud veteran of the United States Navy Reserves where she served as a naval officer with the Civil Engineer Corps. She attended California State University, Sacramento and obtained a degree in Civil Engineering.

Lindsay is married with two daughters and enjoys serving in the community and spending time with her family.



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 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 6564 Professional Place, Riverdale, GA 30274. 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 in 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 _____

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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**