Industrial Flex Space

FOR SALE OR LEASE

556 Tift Street SW
Atlanta, GA 30310

BULL REALTY
Asset & Occupancy Solutions

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Property **Overview**

This industrial/ flex space available for sale or lease in West End (Atlanta MSA) is composed of three buildings (±41,500 SF, ±3,835 SF and ±1,756 SF) totaling ±47,091 gross SF. The property is occupied by a few short term tenants, but is best suited for a new owner/occupant, redevelopment or to be leased up as an investment.

All the structures are sprinkled and there are two loading docks, one on Tift Street and one on Bluff Street, four dock-high doors and 2 roll-up doors. Aside from in front of the loading docks, parking is mainly street parking. The buildings sit on ±2.78 acres near the intersection of Murphy Ave and Ralph David Abernathy Blvd in downtown Atlanta. Interstate 20, the Mall West End and the Atlanta University Complex are all within a mile of the property. Mercedes-Benz Stadium and Interstate 75/85 are under 1.5 miles from it.

Sale Price | **$8,500,000**
Lease Rate | **$10-14/SF NNN**

Address	**556 Tift Street SW, Atlanta, GA 30310**
Building Size	**±47,091 SF**
Available Space	**±1,540-47,091 SF**
Availability	**Immediate - May 2024**
Loading Docks	**2**
Dock-High Doors	**4**
Roll-Up Doors	**2**
Parking	**On-Street**
Sprinklers	**Yes**
Fenced	**Fully-fenced**
Year Built	**1945**
Site Size	**±2.78 Acres**
Zoning	**SPI-21 Historic West End/Adair Park Subarea 9 (City of Atlanta)**

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HENSON
AUTOMOTIVE INC.

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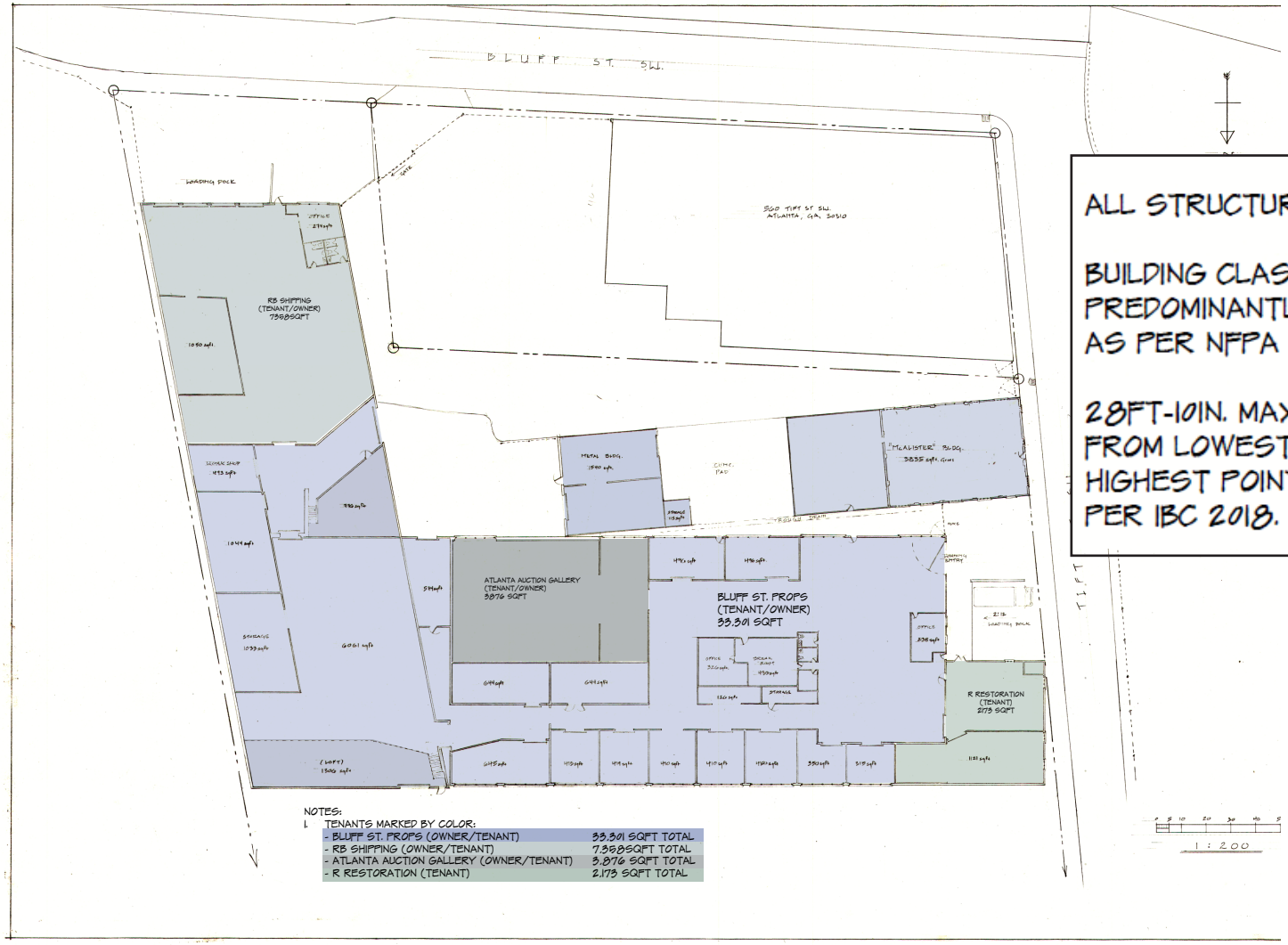
Floor **Plan**



NOTES:
1. TENANTS MARKED BY COLOR:

- BLUFF ST. PROPS (OWNER/TENANT)	33,301 SQFT TOTAL
- RB SHIPPING (OWNER/TENANT)	7,388SQFT TOTAL
- ATLANTA AUCTION GALLERY (OWNER/TENANT)	3,876 SQFT TOTAL
- R RESTORATION (TENANT)	2,173 SQFT TOTAL

NOTES

ALL STRUCTURES SPRINKLED.

BUILDING CLASSIFICATION DEFINED AS PREDOMINANTLY "STORAGE USE" AS PER NFPA 101 CODE.

28FT-10IN. MAXIMUN BUILDING HEIGHT FROM LOWEST GRADE POINT 'A' TO HIGHEST POINT 'B' AS PER PER IBC 2018.

Parcel **Map**

14 010800090680, 556 TIFT ST, ATLANTA

July 31, 2023

1:2,646

0 160 320 640 ft

0 50 100 200 m

Tyler_Transportation, Tyler_TaxParcels

Fulton County

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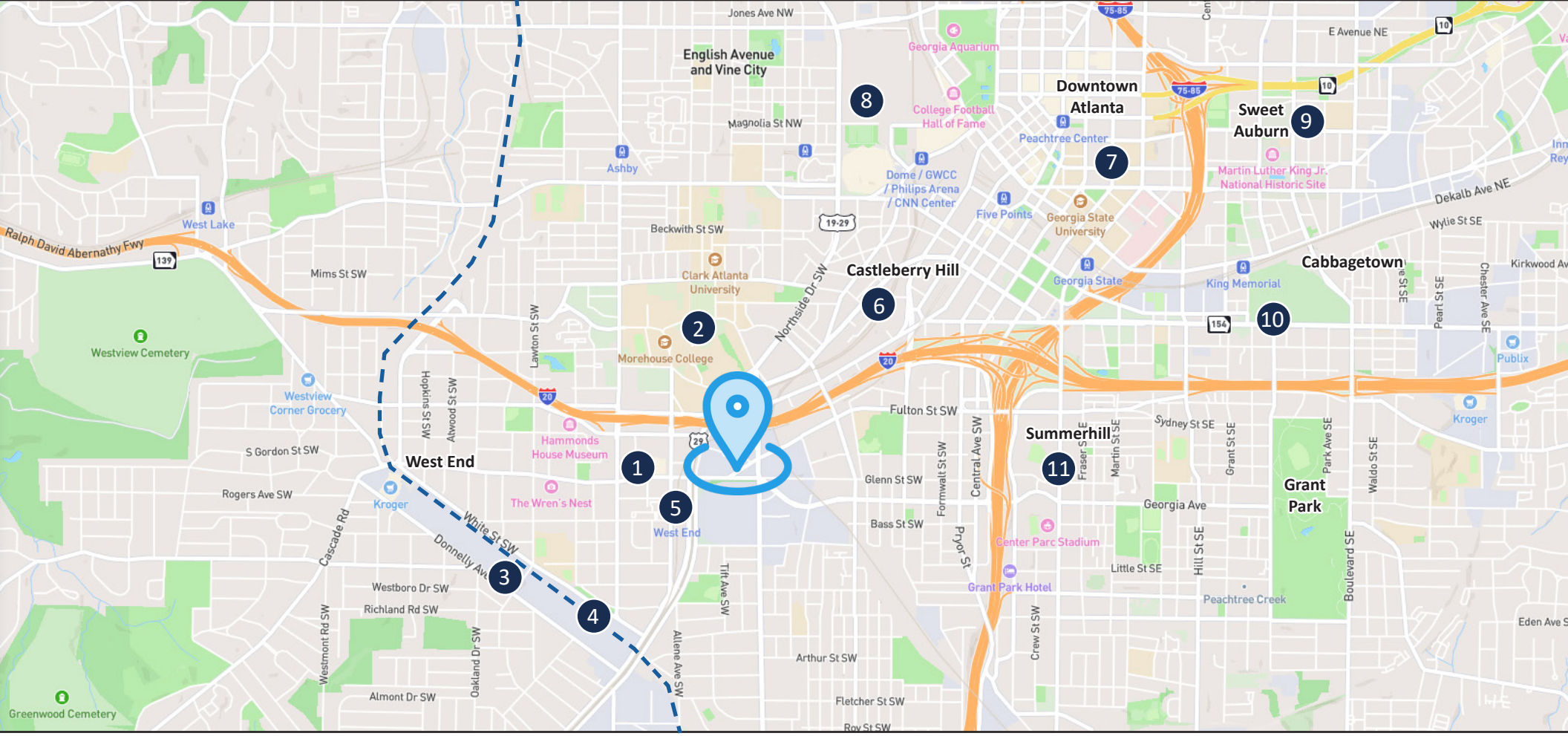

In **The Area**

Subject Property

1. **The Mall West End**- American Deli, Footlocker, Planet Fitness, Citi Trends
2. Morehouse College, Clark Atlanta University, Spellman College
3. **Lee + White**- Monday Night Garage, Wild Heaven, Honeysuckle Gelato, Costa Coffee, Boxcar at Hop City
4. Atlanta BeltLine
5. West End MARTA Station
6. DurtyBirds, Coffee Loft, Frost Bistro, Parlor, Omni Coffee & Eggs, Old Lady Gang, Bo Mas Cantina, ADios Cafe, Atlantucky Brewing, Wild Leap Brewing
7. Grady Hospital, Georgia State University, Underground Atlanta, The Municipal Market
8. College Football Hall of Fame, Mercedes-Benz Stadium, State Farm Arena, Georgia Aquarium, World of Coca Cola
9. The King Center, Joystick Gamebar, Chrome Yellow Trading Co., Thumbs Up Diner, Sister Louisa's
10. Oakland Cemetery, Six Feet Under, Ria's Bluebird, **Atlanta Dairies**- Three Taverns, The Eastern, El Malo
11. Center Parc Stadium, Publix, Halfway Crooks Beer, Hero Doughnuts, Big Softie, Wood's Chapel BBQ

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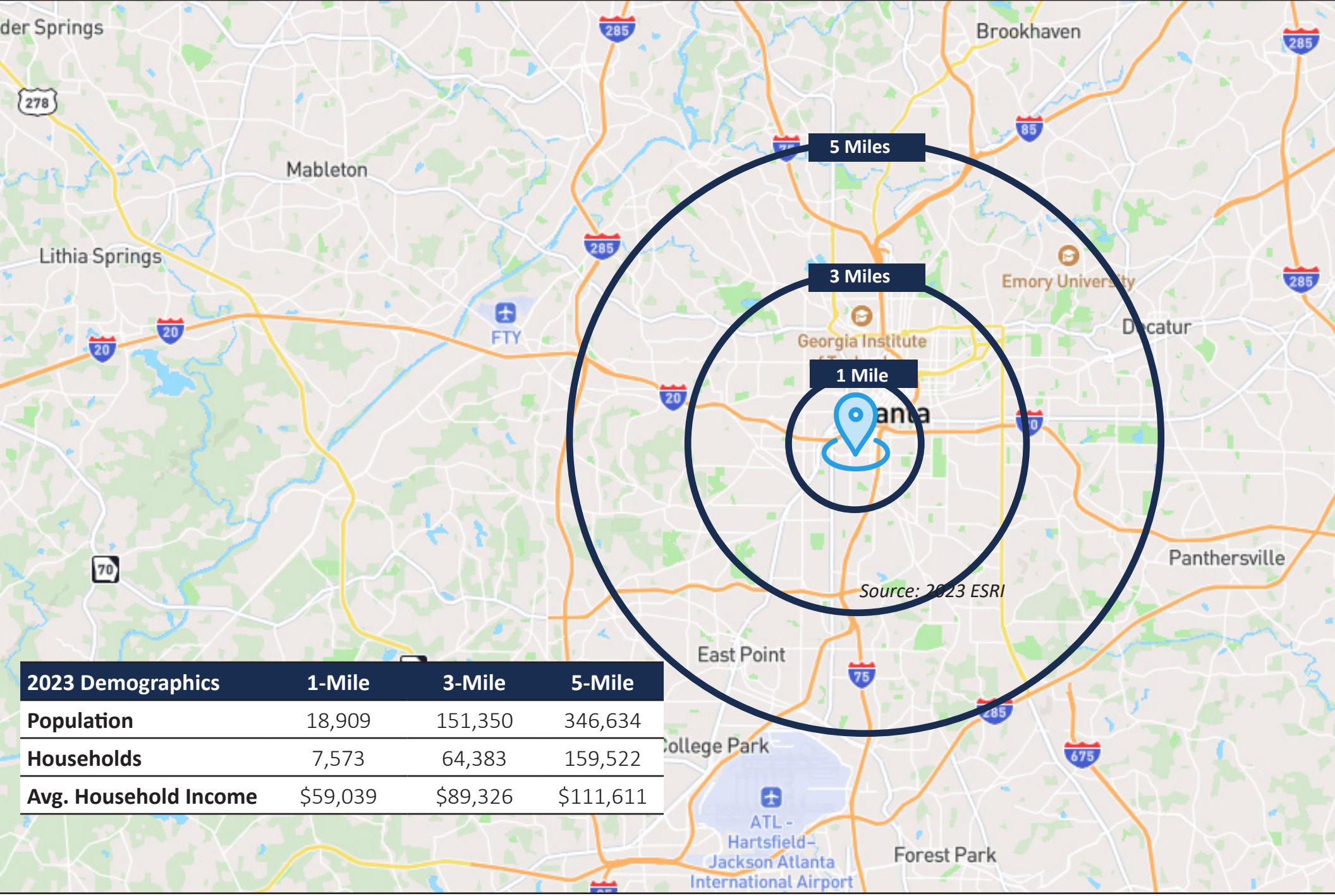

2023 Demographics	1-Mile	3-Mile	5-Mile
Population	18,909	151,350	346,634
Households	7,573	64,383	159,522
Avg. Household Income	$59,039	$89,326	$111,611

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Historic WEST END since 1835

The West End is a historic neighborhood located in the southwest part of Atlanta, Georgia. It is known for its rich history, historic architecture, and cultural diversity.

History: The West End has a significant historical background, dating back to the late 19th century. It was initially a streetcar suburb, and many of its homes were built between the 1870s and the 1920s. The neighborhood has gone through various phases of development and has played a role in Atlanta's growth and history.

Architecture: The West End is characterized by a mix of architectural styles, including Victorian, Queen Anne, Colonial Revival, and Craftsman homes. The area is known for its tree-lined streets and historic charm.

Historic West End District: In recognition of its historical significance, the West End has been designated as a historic district. This designation helps preserve the character and architectural integrity of the neighborhood.

Auburn Avenue: Auburn Avenue, a prominent street in the West End, has historical importance as it was a center of African-American business and culture in the early 20th century. The area was home to many successful black-owned businesses and played a crucial role in the development of Atlanta's African-American community.

Cultural and Educational Institutions: The West End is home to several cultural and educational institutions, including the Atlanta University Center (AUC), which is a consortium of historically black colleges and universities. The AUC includes institutions such as Morehouse College, Spelman College, and Clark Atlanta University.

Green Spaces: The West End is home to several parks and green spaces, providing residents with recreational opportunities. One notable park is West End Park, which features playgrounds, sports facilities, and open spaces for community gatherings.

Transportation: The neighborhood is accessible by public transportation, including MARTA (Metropolitan Atlanta Rapid Transit Authority) buses and the West End MARTA station, providing convenient access to other parts of Atlanta.

Ccommunity efforts and ongoing revitalization projects have contributed to its continued vibrancy and appeal. The neighborhood's historical significance and diverse cultural heritage make it a unique and interesting part of Atlanta.

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ATLANTA
AT A GLANCE

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."

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agenes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spellman College (HBCU).

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.

#1 TOP TRAVELED AIRPORT IN THE WORLD

$270 BILLION GDP IN METRO-ATLANTA

FORTUNE 500

13 FORTUNE 500 HQ IN ATLANTA

TOP U.S. METRO WITH #1 LOWEST COST OF DOING BUSINESS

TOP 10 AMONG U.S. METROS IN STUDENTS ENROLLED, RESEARCH SPENDING AND DEGREES EARNED."

- DISCOVER ATLANTA

#8 LARGEST METRO AREA IN THE U.S. 2020

- U.S. CENSUS BUREAU POPULATION DIVISION

HOME TO 13 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.

8TH
LARGEST U.S. METRO
2020 U.S. Census

1.18%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2023

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#4
FASTEST GROWING
U.S. METRO (2010-2019)
Freddie Mac 2021

46%
Gen Z Population

34%
Millennial Population

3.9%
Unemployment Rate

(Data based on 1 mile radius of Downtown- ESRI 2023)

MAJOR EMPLOYERS

King & Spalding
Invesco
NCR
Google
Coca-Cola
Anthem
salesforce
The Home Depot
accenture
Honeywell
pwc
GT
TRUIST
facebook
EMORY UNIVERSITY HOSPITAL MIDTOWN
wework

BULL REALTY

Broker **Profiles**

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Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in various sectors 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 hundreds of 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.

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

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.

ANGIE SARRIS
Commercial Real Estate Advisor
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Angie@BullRealty.com

Angie takes pride in the service and value provided to clients through in-depth market knowledge. She leverages Bull Realty's marketing technology, buyer databases, and market research to aid in strategic acquisitions and dispositions. Her clients' best interests are always top-of-mind.

After graduating from the University of Georgia, Angie earned a master's degree in communication management & marketing from the University of Southern California. Angie spent 15 years in Los Angeles working in market research and marketing strategy for Fortune 500 and Global 500 companies. Upon returning to Atlanta, she applied her strategic marketing experience to the world of commercial real estate where she developed and lead a commercial real estate services division at a local real estate brokerage. Her experience in a range of verticals and different sides of the business has provided her with an invaluable macro level understanding of the commercial real estate industry.

When Angie is not working, she enjoys hiking, outdoor events, and spending time with her family.

ABOUT
BULL REALTY

MISSION:
To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:
Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:
Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:
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 intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM
Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 25 years in business and $1.9 billion annual transaction volume.

CONNECT WITH US:
https://www.bullrealty.com/

25
YEARS IN BUSINESS

ATL
HEADQUARTERED IN ATLANTA, GA

LICENSED IN **8** *SOUTHEAST STATES*

$1.9
BILLION *DOLLAR VOLUME FROM SALES AND LEASING TRANSACTIONS IN 2021*

BULL REALTY
Asset & Occupancy Solutions

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 556 Tift St SW, Atlanta, GA 30310. 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 _____

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SIGN CONFIDENTIALITY AGREEMENT ONLINE

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