



OFFERING MEMORANDUM

AUTOMOTIVE RETAIL SPACE

LAWRENCEVILLE, 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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CONTACT INFORMATION

JARED DALEY
Commercial Real Estate Advisor
Jared@BullRealty.com
404-876-1640 x 111

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

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



Executive Summary

This ± 0.79 acre used car lot is located on a busy highway in Lawrenceville, GA (Atlanta MSA). The lot, zoned BG (General Business by the city of Lawrenceville) has a ± 476 SF office and 86 spaces for cars. It has 135' feet of frontage on Scenic Hwy with two curb cuts. Just north of the property on Scenic Hwy traffic counts are 22,900 VPD. Neighboring retail establishments include Goodwill, TitleMax, Waffle House, Shell, Sonic, Popeye's, Big Lots, Walgreens, Wells Fargo, Quicktrip, McDonald's and PNC Bank. Downtown Lawrenceville is 1.4 miles north, downtown Atlanta is 33 miles southeast, and Athens is 44 miles east of the property.

Property Information

BUILDING:

ADDRESS:	157 Scenic Highway N. Lawrenceville, GA 30046
COUNTY:	Gwinnett
PARCEL ID:	R5142 050
TOTAL BUILDING SIZE:	± 476 SF
# OF FLOORS:	1
SITE SIZE:	0.79 Acre
ZONING:	BG (General Commercial)
# OF PARKING SPACES:	86
PROPERTY SIGNAGE:	Pylon Sign
TRAFFIC COUNTS:	22,900 on Scenic Hwy N
CROSS STREETS:	Phillips Street
INGRESS/EGRESS :	2

FINANCIAL:

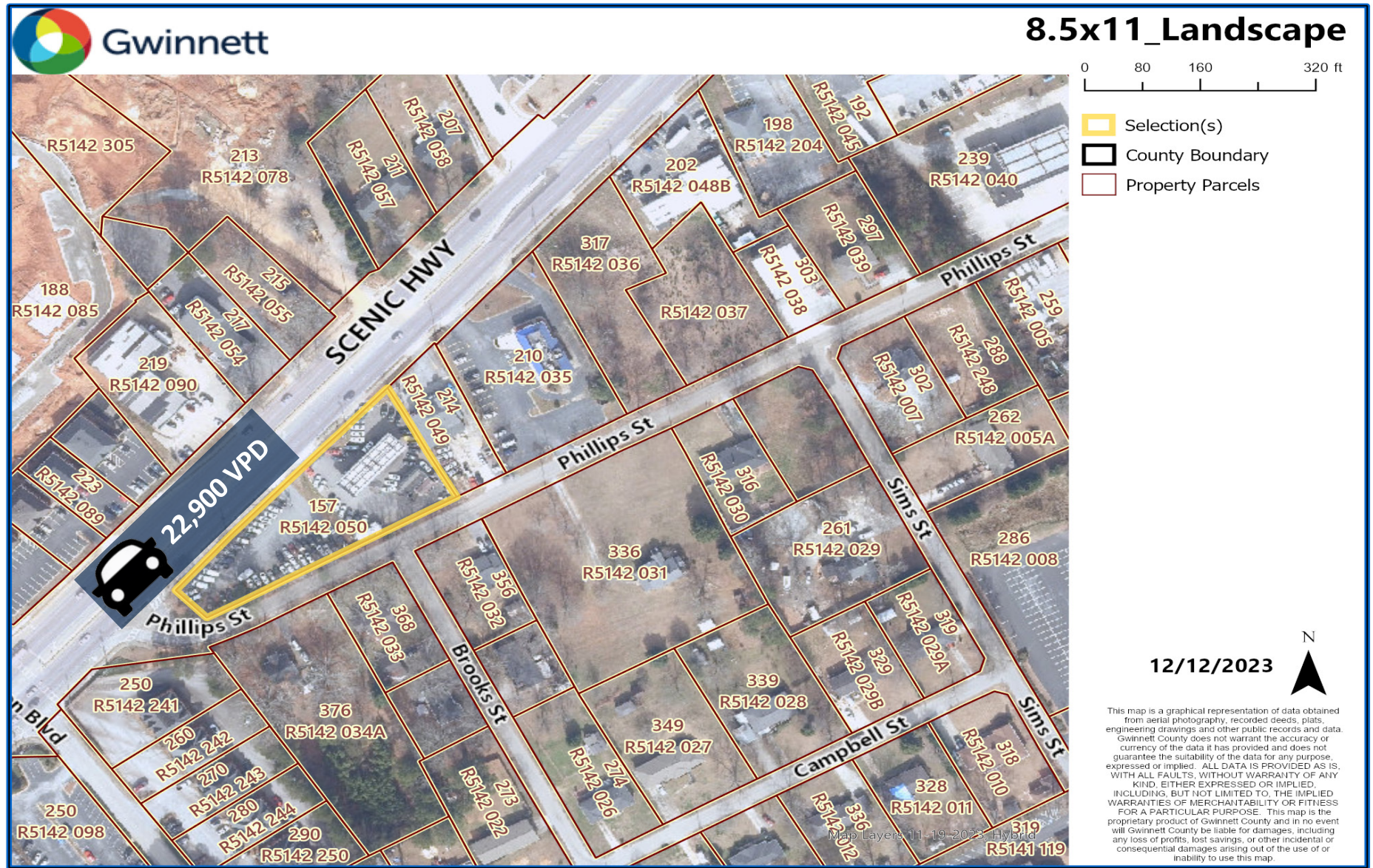
SALE PRICE:

\$1,250,000





Parcel MAP





Area Overview

About The AREA

LAWRENCEVILLE, GEORGIA

The City of Lawrenceville is the second oldest city in Metro Atlanta and serves as Gwinnett's county seat with a population of just over 29,000 citizens. With a youthful median age of 32, Lawrenceville works to preserve its heritage while pushing ahead to ensure excellence for the future.

From state-of-the-art medical, educational and governmental facilities, to thriving business, cultural and recreational opportunities, Lawrenceville serves as home and host to individuals and families who come from around the globe. The city's proximity to Atlanta is a convenience, yet residents and visitors can still find all they desire and need within the city limits.

Lawrenceville is home to one of the premier hospitals in the region, Gwinnett Medical Center. GMC is a non-profit, 500-bed health care network based in Gwinnett County. It comprises two hospitals, plus several supporting medical facilities with more than 4,300 employees and more than 800 affiliated physicians. The flagship campus of GMC is located in Lawrenceville near the intersection of Highway 316 and Duluth Highway 120.

Historically significant buildings in downtown Lawrenceville include the Gwinnett Historic Courthouse and Lawrenceville Female Seminary. The area includes many restaurants like UpTown Café, Corner Stop Café, Cosmo's Original Little Italy Pizza and McCray's Tavern on the Square. Downtown also offers valuable living on the square with the new "Cornerstone On The Square" condos and townhomes.



In The AREA

LAKE LANIER ISLANDS

Situated along the shores of Lake Sidney Lanier, Lake Lanier resort features 1,500 scenic acres, beckoning to families and corporate groups alike. Encompassing immense natural beauty in an intimate setting, this luxury resort and hotel in Buford, GA is perfect for family vacations, romantic escapes, business conferences, weddings and more.



MALL OF GEORGIA

The Mall of Georgia is the largest mall in the state of Georgia with over 200 stores including anchor department stores Belk, Dillard's, JCPenney and Macy's. It is part of Simon Property Group and features an IMAX theater and many dining options. Surrounding the mall is one of the largest retail districts in the Metro-Atlanta area.



GAS SOUTH ARENA

Located just off of I-85 and Sugarloaf Parkway, the Infinite Energy Center is minutes from the perimeter of Atlanta. The Center's 90-acre lakefront campus can accommodate a variety of events from concerts, performances, meetings, trade shows, conventions, banquets and celebrations.



CHATEAU ELAN WINERY AND RESORT

The enchanting Chateau and full-service winery is nestled among North Georgia's picturesque foothills and is a premier meeting destination that offers championship golf, full production winery, European health spa and other world class amenities. The warm southern hospitality, beauty of the French countryside and vineyards spreading across 3,500 acres makes for a spectacular weekend getaway.



GEORGIA GWINNETT COLLEGE

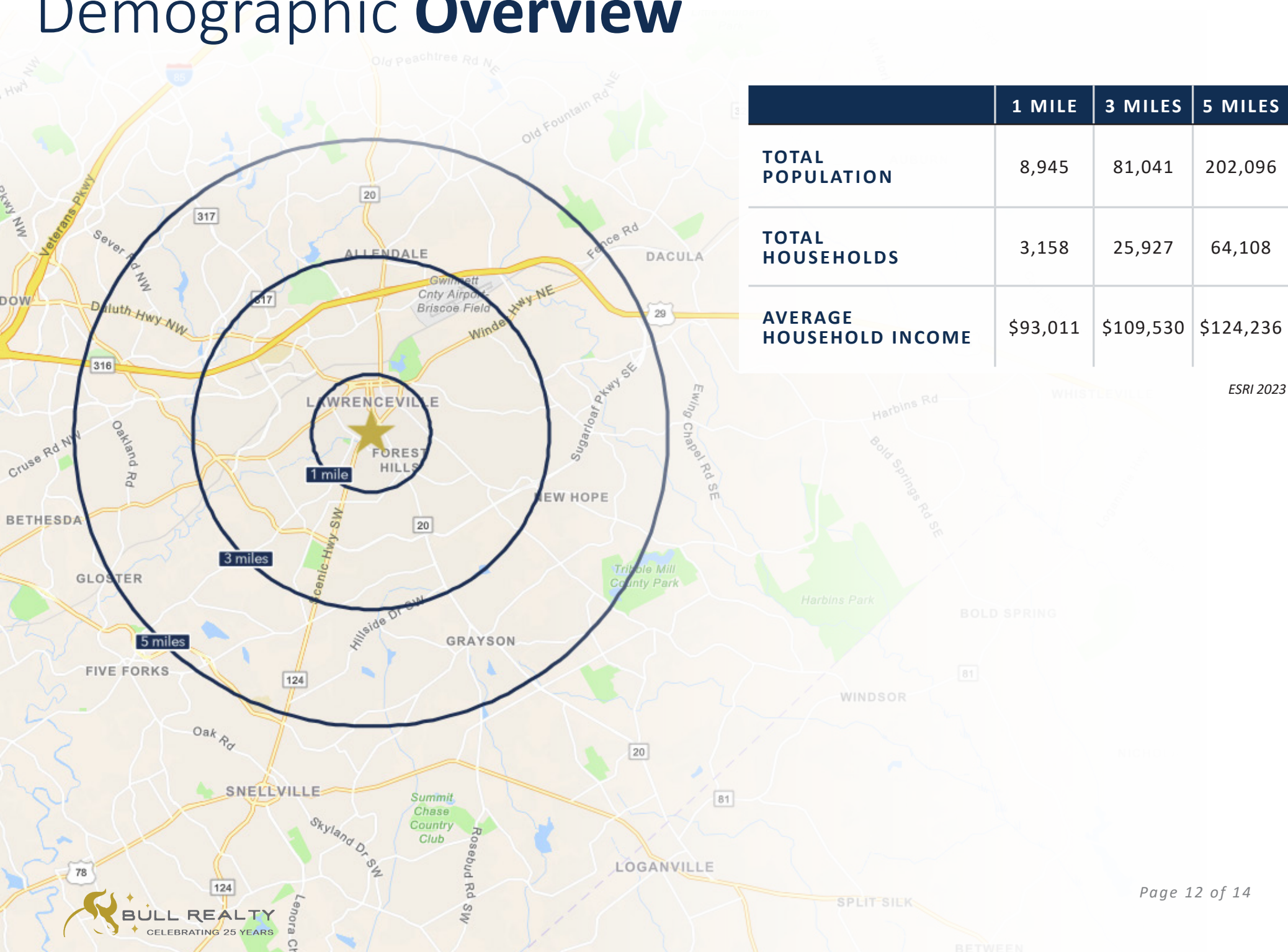
Georgia Gwinnett College (GGC) was founded in 2005 as a dynamic learning community. More than 12,000 students are currently enrolled, 68% of which are full-time. GGC has an average class size of 21 students, with high faculty and technological engagement. The university provides a high-value, low cost option for students seeking higher education.



In The AREA



Demographic Overview



ESRI 2023

BROKER PROFILES



JARED DALEY

Commercial Real Estate Advisor | Jared@BullRealty.com | 404-876-1640 x 111

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.



MEGAN DALEY

Commercial Real Estate Advisor | Megan@BullRealty.com | 404-876-1640 x 153

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.

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.


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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

