

A photograph of a single-story commercial building with a dark grey facade and a wide overhanging roof supported by dark wooden beams. A yellow sign with black text reads "N&H FOOD MART". The building has large glass windows and a glass entrance door. To the left of the entrance, the address "4736" is written vertically on the wall. To the right, there are two large racks of dark grey mailboxes. A white car and a dark SUV are parked in the asphalt lot in front of the building. The sky is clear blue.

N&H
FOOD MART

Automotive Office & Retail Opportunity **OFFERING MEMORANDUM**

4736 Redan Rd
Stone Mountain, Georgia 30083



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive brokers 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 Brokers. 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.

CONTACT INFORMATION

JARED DALEY
Commercial Real Estate Advisor
404-876-1640 x111
Jared@BullRealty.com

ANGIE SARRIS
Commercial Real Estate Advisor
404-876-1640 x176
Angie@BullRealty.com

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

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



TABLE OF CONTENTS

Executive Summary	05
Property Information	06
Photos	07
Parcel View	10
Floor Plans	11
In The Area	13
Stone Mountain	14
Demographics	15
Atlanta Market	16
Broker Profiles	19
About Bull Realty	20
Confidentiality Agreement	21

01

PROPERTY OVERVIEW

Executive Summary

AUTOMOTIVE OFFICE & RETAIL OPPORTUNITY

This $\pm 5,737$ SF, two level, retail/office opportunity in Stone Mountain has an adjoining ± 737 SF two bay auto garage with roll-up doors. It sits on a ± 0.94 acre corner site on Redan Road just west of its intersection with S. Hairston Rd. The building, originally built in 1970, was renovated in 2023. It is 30% occupied. Each level has a separate entrance, waiting area, meeting room, 10 offices, 2 restrooms, kitchenette and storage/electrical closets. There are two curb cuts off Redan Road and approximately 24 parking spaces. The C-1 Zoning (DeKalb County) allows for a variety of retail and office uses, including minor automotive repair.

Neighboring retail establishments include Walgreens, McDonald's, Pizza Hut, Zaxby's, Redan Village Shopping Center anchored by Family Dollar, Crow's Crossing Shopping Center anchored by Kroger, Popeye's, Wendy's and Jiffy Lube. The property is less than 2 miles east of I-285, 6.4 miles east of Decatur and 12 miles east of Atlanta. Traffic counts west of the property on Redan Rd are 17,700 VPD. Priced at \$1,300,000.



BUILDING SIZE:
 $\pm 5,737$ SF



SITE SIZE:
 ± 0.94 Acres



SALE PRICE:
\$1,300,000



Property Information



GENERAL:

ADDRESS:	4736 Redan Rd, Stone Mountain, Georgia 30083
COUNTY:	DeKalb

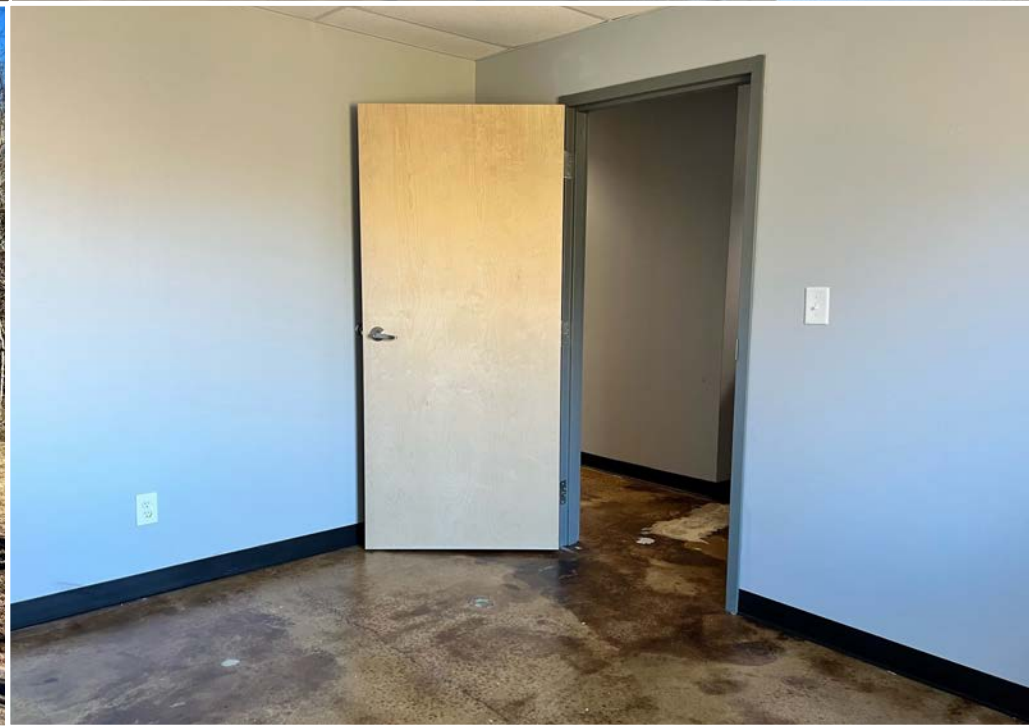
SITE/BUILDING:

BUILDING SIZE:	±5,737 SF
YEAR BUILT:	1970
YEAR RENOVATED:	2023
NUMBER OF FLOORS:	2
TRAFFIC COUNT:	17,700 VPD on Redan Rd
ZONING:	C-1, DeKalb County
SITE SIZE:	±0.94 Acres
PARCEL IDS:	15-224-02-001
PARKING SPACES:	24 spaces
NO. OF RESTROOMS:	2

FINANCIAL:

SALES PRICE:	\$1,300,000
--------------	-------------



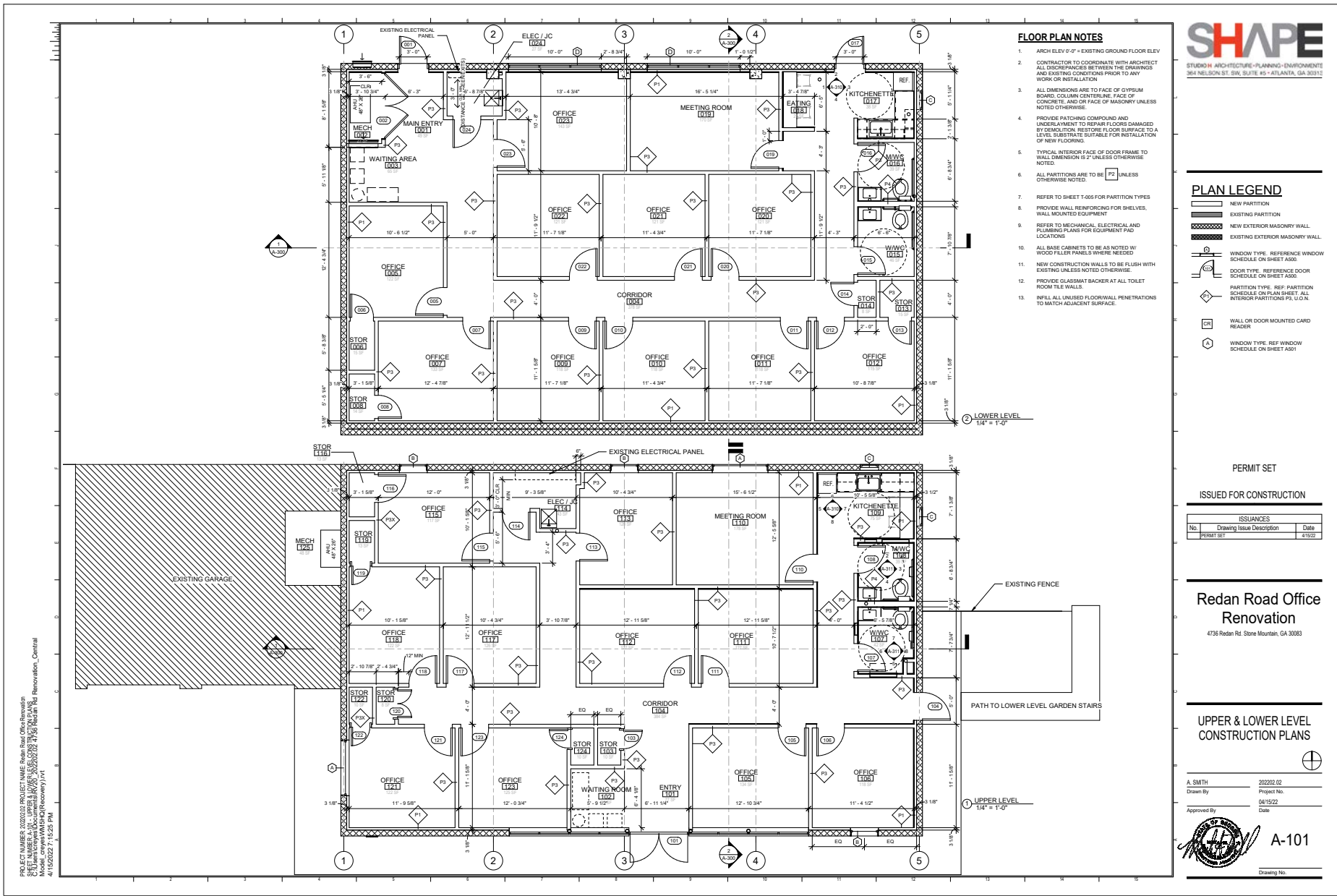




Parcel View

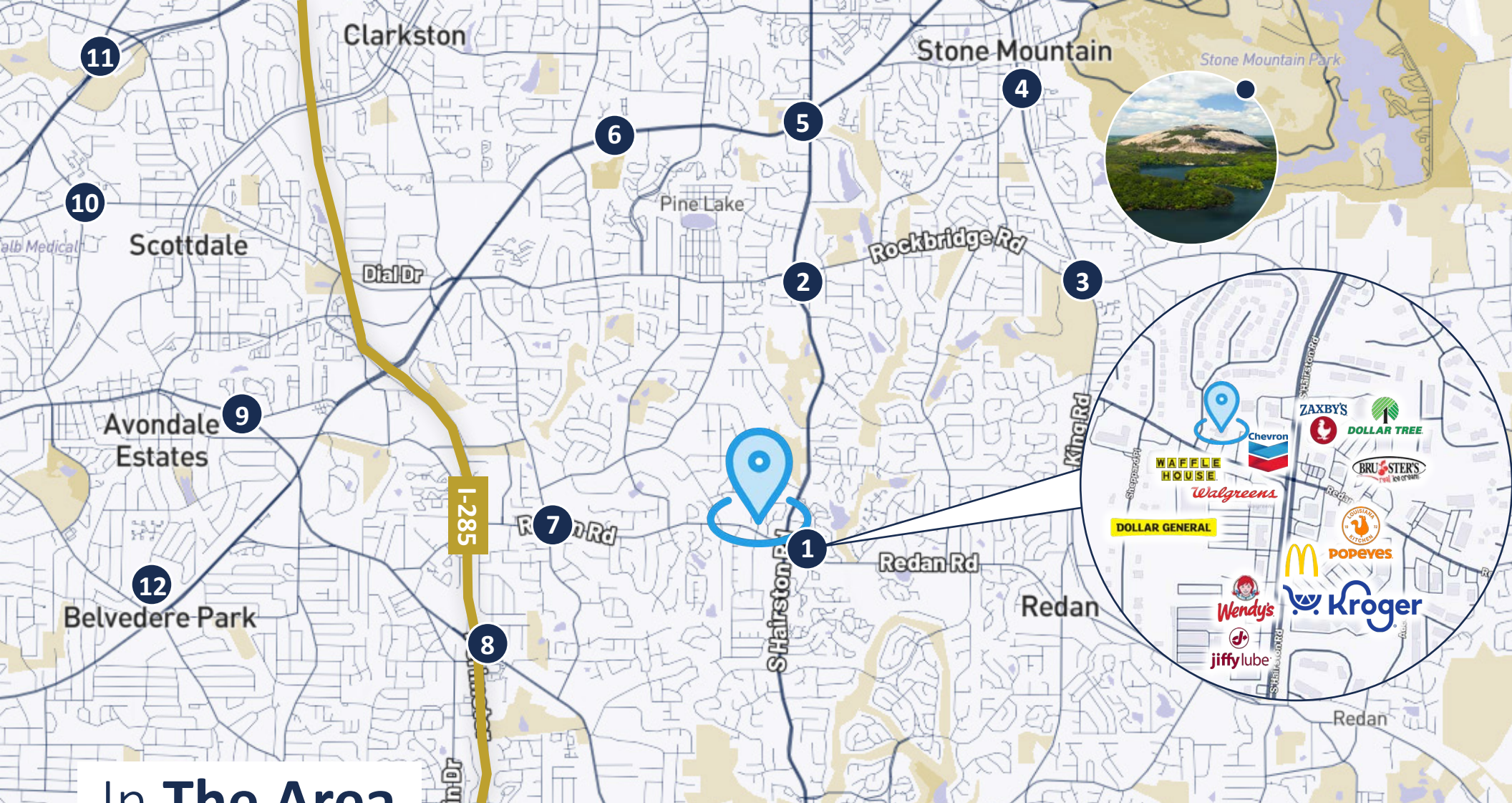


Floor Plan



02

MARKET OVERVIEW



In The Area

- 1 Kroger, Walgreens, Zaxby's, Chevron, Popeyes, Bruster's, Jiffy Lube, Wendy's, Dollar General, Lupita's Kitchen, Los Acros Mexican, Doos Seafood
- 2 Ingles Market, Advance Auto Parts, Supreme Fish Delight
- 3 Food Depot, McDonald's, JJ's Fish & Chicken, AutoZone, Family Dollar
- 4 **Stone Mountain Village-** Cherokee Rose BBQ, Sweet Potato Cafe, Stone Mountain Public House, The Village Corner German, Outrun Brewing
- 5 Walmart, Tires Plus, Waffle House, Checkers, Panda Express, Angie's Place
- 6 Ross, Foot Locker, Walgreens, Dollar Tree, Aaron's, Chick Fil A, Taco Bell, Planet Fitness, Nam Dae Mun Farmers Market
- 7 Food Depot, Cala Bar & Grill, CVS, Family Dollar
- 8 Georgetown Food Market, The Honey Baked Ham Company, Waffle House, Quik Trip, Advance Auto Parts, Public Storage
- 9 MARTA (Kensington), **Downtown Avondale Estates-** Wild Heaven Brewing, Publix, Rising Son, Arepa Mia, Savage Pizza
- 10 Your DeKalb Farmers Market, Kroger, Whole Foods, Emory Decatur Hospital, Family Dollar, Joann, Walmart
- 11 The Home Depot, Marshalls, Publix, Goodwill, AMC Theater, Cici's Pizza
- 12 Walmart, Kroger, ALDI, Planet Fitness, Dollar Tree, Value Village Thrift Store

Stone Mountain

Listed in the National Register of Historic Places, Stone Mountain Village offers a charming blend of rich cultural heritage and modern amenities surrounded by picturesque natural beauty. With a variety of year-round events like the Yellow Daisy Festival and Scottish Highland Games, DeKalb County is a diverse, eclectic hub of exciting attractions, world-class museums, art centers, music venues, universities, original neighborhoods, restaurants, and one-of-a-kind shops, making it a desirable destination for both visitors and residents.

Stone Mountain Park, the centerpiece of the area, spans 3,200 acres of natural landscapes and attracts over 4 million visitors annually. The park offers an array of family-friendly activities, recreational opportunities, and historic sites, including its famous laser show which draws crowds from far and wide.

Natural Beauty - In addition to Stone Mountain Park, the area boasts multiple stunning green spaces for recreation and outdoor activities, including Wade-Walker Park, Yellow River Park, Tribble Mill Park, and Harbins Park.

Historical Significance - With historic ties that reach back over 100 years, Stone Mountain has the world's largest bas-relief sculpture depicting prominent Confederate leaders of the Civil War.

Easily Accessible - Only six miles east of downtown and only ten miles from Hartsfield-Jackson Atlanta International Airport, Stone Mountain is easily accessible via I-85, I-75, I-675, I-285, and MARTA but far enough from the main city to enjoy the natural landscape.



Stone Mountain Park



Yellow Daisy Festival



Scottish Highland Games

Demographics

STONE MOUNTAIN, GEORGIA



POPULATION

1 MILE	3 MILES	5 MILES
12,117	92,609	252,599



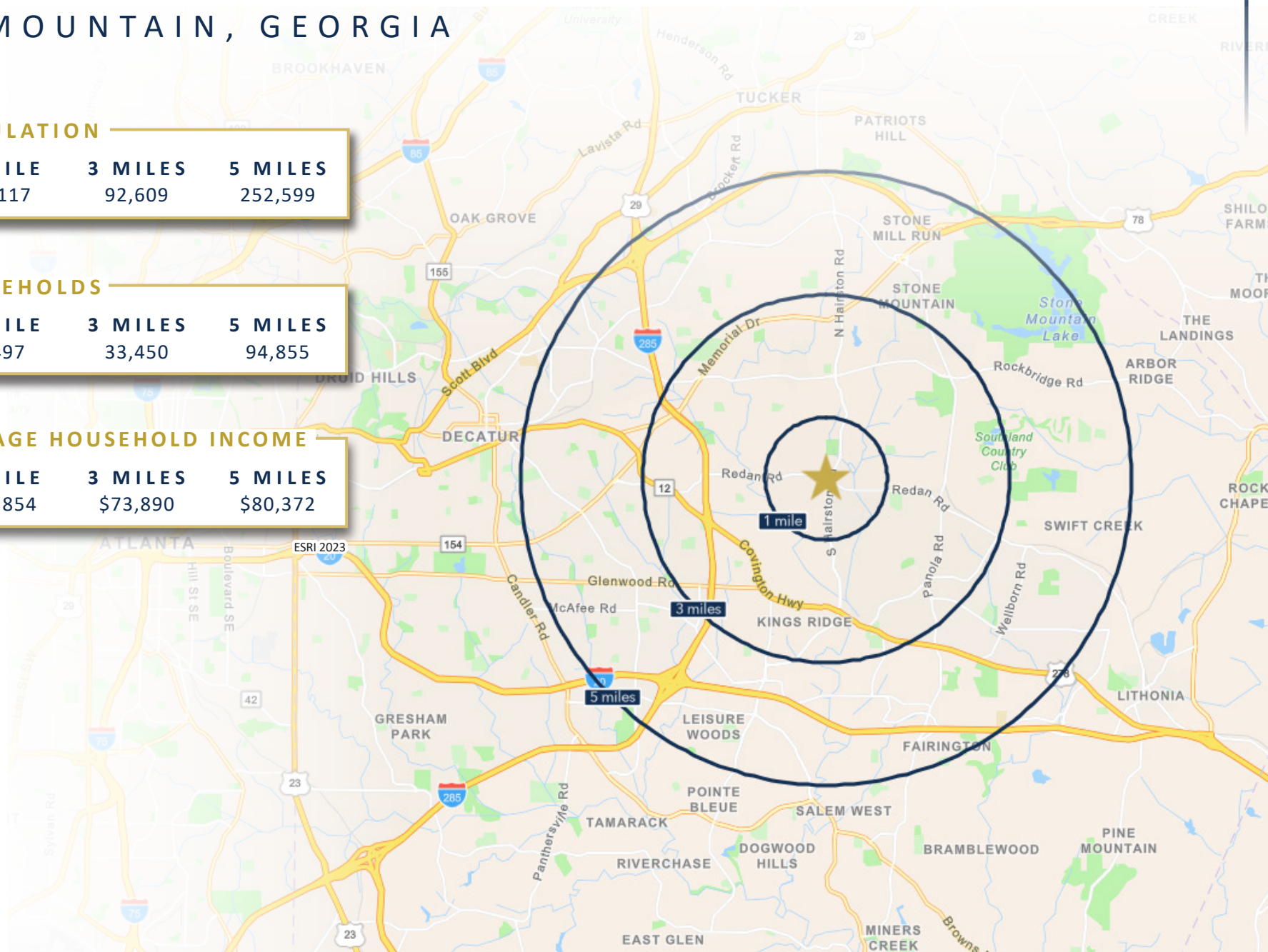
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,497	33,450	94,855



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$59,854	\$73,890	\$80,372



Atlanta

Atlanta is home to the 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 the Mayor's office 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 ACCOLADES



#1 Most-Traveled
Airport in the world



16 Fortune 500
HQ in Atlanta



\$270 Billion GDP
in Metro-Atlanta



Top State for Doing
Business (2021)

According to: The Points Guy, Metro Atlanta Chamber, Statista and Georgia USA



— ATLANTA MARKET —

9TH

LARGEST U.S. METRO

#4

MARKETS WITH HIGHEST
GROWTH RATES

ANTICIPATED BY PROPERTY MANAGERS (2022-2023)

29

FORTUNE 1000 COMPANIES
(2021)

COMMERCIAL DENSITY

332M

TOTAL SF OFFICE

366M

TOTAL SF RETAIL

469K

TOTAL MULTIFAMILY
UNITS

UNDER CONSTRUCTION

5.5M

SF OFFICE

1.9M

SF RETAIL

22K

MULTIFAMILY
UNITS

1 Million

RESIDENTS

#3

BEST CITIES FOR JOBS IN U.S.

#4

FASTEST GROWING
U.S. METRO (2010-2019)



1,210,708
Daytime Population



883,371
Total Employees



52%
Bachelors Degree or
Higher

19.4%

Gen X
Population

30.8%

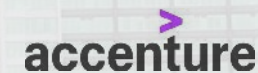
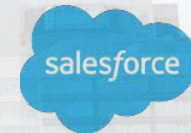
Millennial
Population

22.2%

Gen Z
Population

(Data based on 10 mile radius)

MAJOR EMPLOYERS



TRUIST



EMORY
UNIVERSITY
HOSPITAL
MIDTOWN





03

CONTACT INFORMATION

Broker Profiles



JARED DALEY
Commercial Real Estate Advisor
404-876-1640 x111
Jared@BullRealty.com

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. 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.



ANGIE SARRIS
Commercial Real Estate Advisor
404-876-1640 x176
Angie@BullRealty.com

Angie assists developers, 1031 exchange participants, and private equity clients with the acquisition and disposition of single tenant and multi-tenant retail investment properties throughout the southeast. Angie also provides select retail project leasing and tenant representation in Atlanta. 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.



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.

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



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 4736 Redan Rd, Stone Mountain, Georgia 30083. 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 _____

CONTACT INFORMATION

JARED DALEY
Commercial Real Estate Advisor
404-876-1640 x111
Jared@BullRealty.com

ANGIE SARRIS
Commercial Real Estate Advisor
404-876-1640 x176
Angie@BullRealty.com

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

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