

CANDLER ROAD

ALSTON DRIVE

MEMORIAL DRIVE

2961 Alston Drive

Atlanta, GA 30317

Freestanding Industrial/Flex Building
±14,000 SF | East Atlanta (Inside I-285)



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 Highlights

Rare opportunity to purchase a ±14,000 SF freestanding industrial/flex building located on the east side of Atlanta with easy access to downtown Atlanta, Decatur, I-20, I-285, Kirkwood, and East Lake. The property consists of four sections, each with its own drive-in door access, making it ideal for single or multiple tenants. The main warehouse space has 16' clear height ceilings with an oversized dock-high drive-in door that is ramped. Other ceiling heights range from 9' to 16' throughout. The property also has a large, gated storage/parking area in the rear. Great fit for most service-type business such as landscape, construction, HVAC, etc.

MAIN WAREHOUSE BUILDING:

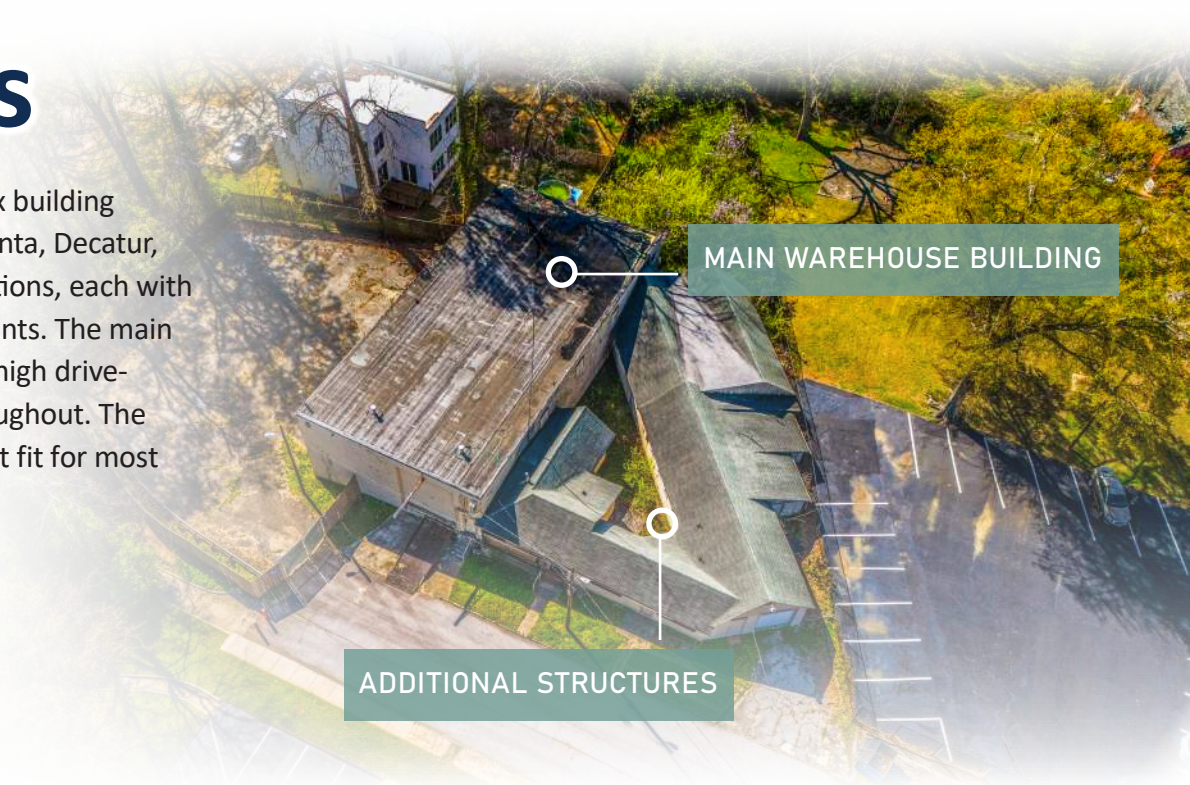
- ±10,000 SF on 2 levels (±5,000 SF each)
- Main level has 16' clear height to bottom of beams
- Lower level has 9' clear height to bottom of beams
- Each level has drive-in access
- Oversized dock-high door on main level at the street (ramped)
- Grade-level door to lower level in rear

ADDITIONAL STRUCTURES:

- ±4,000 SF on one level
- Consists of office and warehouse/storage areas
- 1 "garage sized" drive-in door
- Ceiling heights range from 8' to 10'
- Interior private courtyard area open to elements

OTHER ATTRIBUTES:

- Large gated paved storage area in rear. Perfect for service truck parking, equipment and/or supply storage or general parking
- Private setting off of Memorial and Candler Road, hidden from heavy traffic
- Ideal for any small service-type businesses (i.e. landscape, construction, HVAC, etc.)
- Great opportunity for a private car club or similar business
- Easily converted to 3-4 tenant use



Property Information



\$995,000

PRICE



±14,000 SF

TOTAL BUILDING SIZE



8'-16'

CLEAR HEIGHT



15-183-02-001

PARCEL ID



C2

ZONING



1

DOCK-HIGH DOOR
(RAMPED)



2

GRADE-LEVEL
DRIVE-IN DOORS



Parking

LARGE GATED AREA IN
REAR OF BUILDING

Information contained herein may have been provided by outside sources and while deemed reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period. This is not an appraisal.

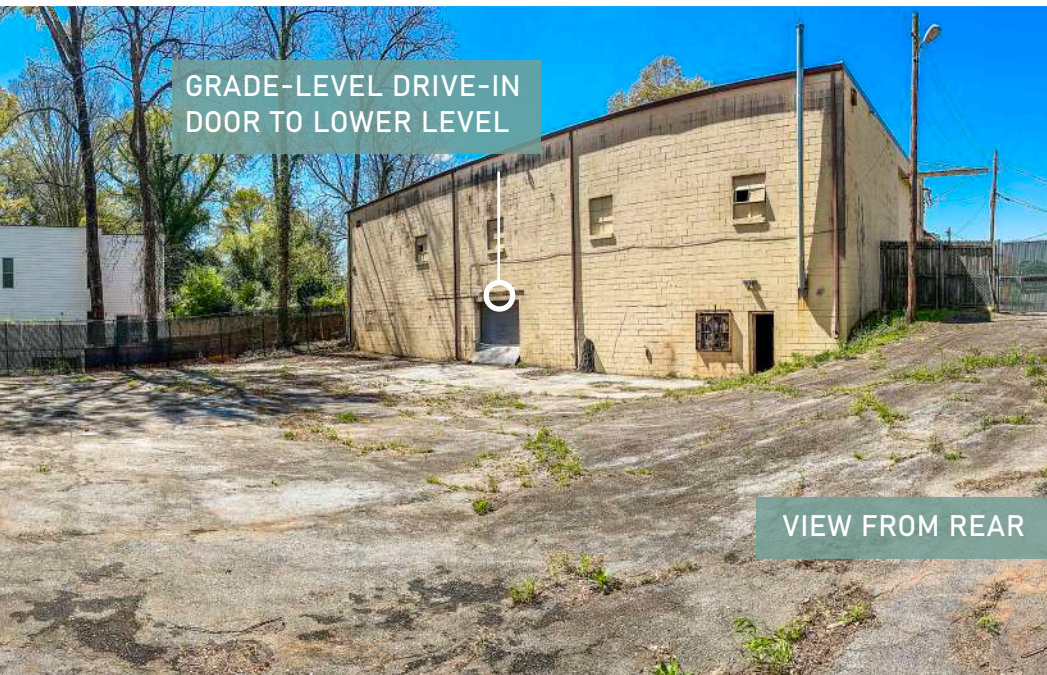
Parcel Map





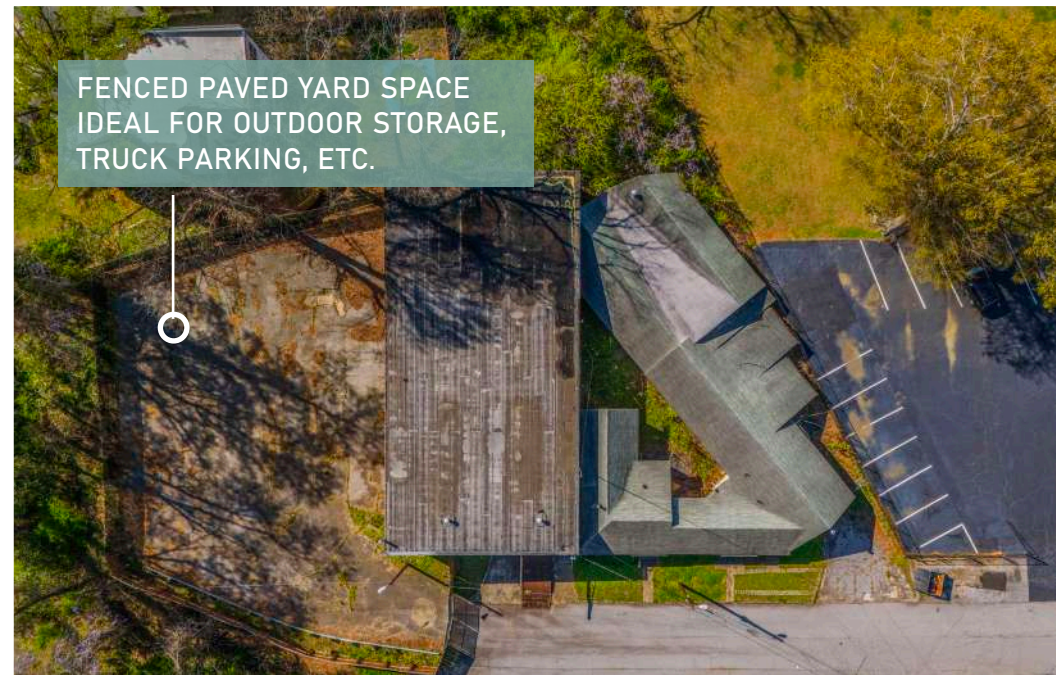
OVERSIZED DOCK-HIGH
DOOR WITH RAMP

EXTERIOR PHOTOS



GRADE-LEVEL DRIVE-IN
DOOR TO LOWER LEVEL

VIEW FROM REAR



FENCED PAVED YARD SPACE
IDEAL FOR OUTDOOR STORAGE,
TRUCK PARKING, ETC.



OVERSIZED DOCK-HIGH
DOOR WITH RAMP

EXTERIOR PHOTOS



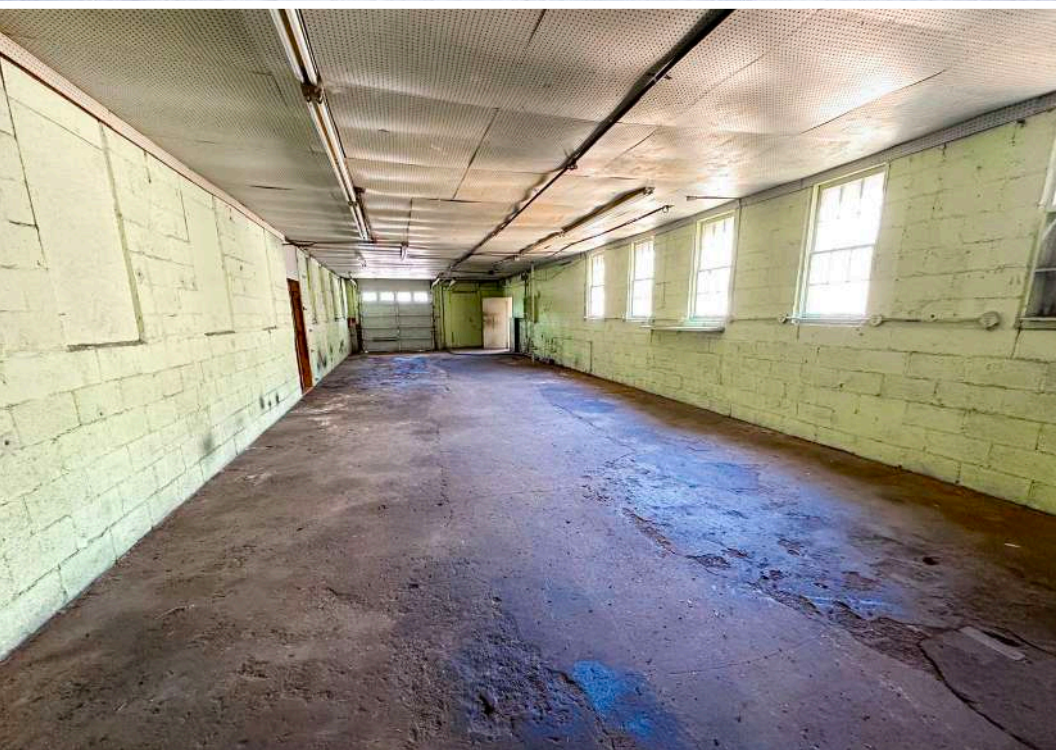


MAIN LEVEL WITH
16' CLEAR HEIGHT

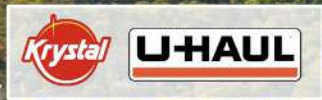
INTERIOR PHOTOS



LOWER LEVEL WITH
9' CLEAR HEIGHT



THE GALLERY AT SOUTH DEKLAB
3 MILES | 8 MIN DRIVE



SUBJECT PROPERTY

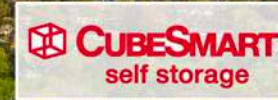


ALSTON DRIVE

CANDLER ROAD



22,663 VPD



MEMORIAL DRIVE

CANDLER ROAD

ALSTON DRIVE



SUBJECT PROPERTY



Area Overview

Big City Vibes, Small Town Charm

DECATUR

The city of Decatur is four square miles of hometown hipness with 18,000 residents inside Atlanta's I-285 perimeter highway. The main street, Ponce de Leon Avenue, connects Decatur to the city of Atlanta, just six miles to the west, and to historic Stone Mountain, just six miles to the east.

A quintessential college town, Decatur is home to Agnes Scott College, Columbia Theological Seminary, Branches of the Art Institute of Atlanta and DeVry University, which all bring hundreds of commuting students, faculty and staff to the downtown square. With more than 200 mostly independent shops, restaurants, galleries, salons and other service businesses, Decatur draws students, office workers, residents and visitors who love to "shop local" in their walkable tree-shaded downtown. [\(Source\)](#)

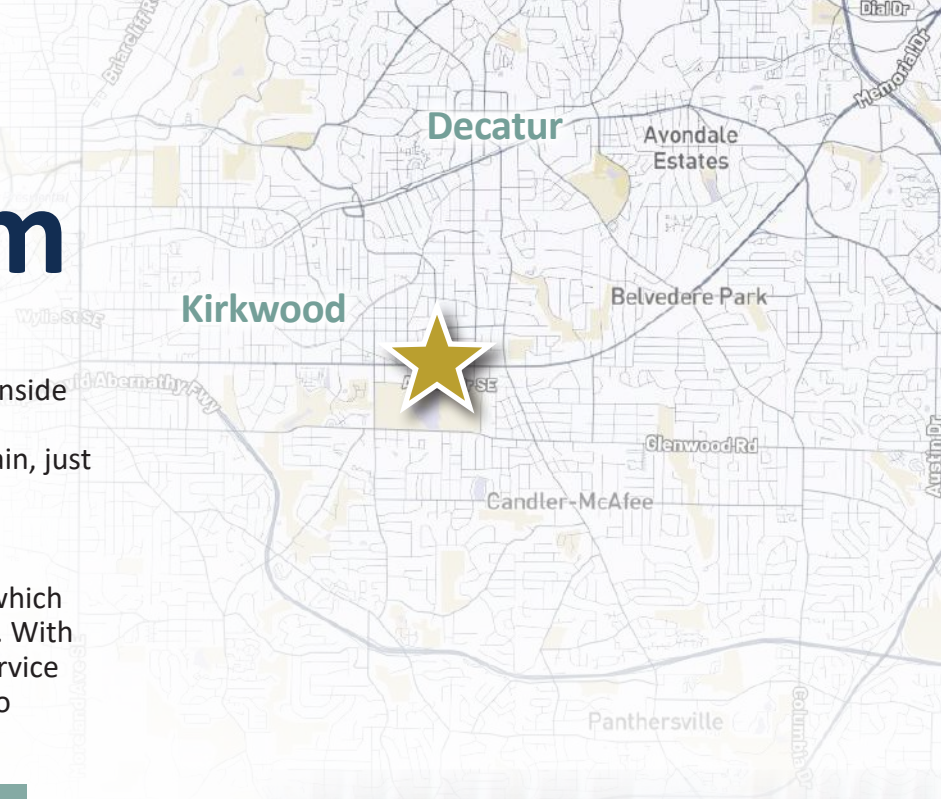
Kirkwood

Kirkwood is a national historic designated neighborhood on the east side of Atlanta, Georgia. Kirkwood is situated entirely in DeKalb County, bordered by the neighborhoods of Lake Claire, East Lake, Edgewood and Oakhurst.

Kirkwood is home to five of Atlanta's public parks that are situated throughout the neighborhood. Additionally, Kirkwood is working to establish the Eastside Greenway; a series of linear parks, greenspace and urban trail network traversing the neighborhood.

Over the many years, the area has gone through ebbs and flows of residential settlement, as Kirkwood houses people of varying racial, economic and social histories. This melting pot continues to attract residents and visitors alike because of its unique food, shopping and music offerings, as well as some annual events, like the Kirkwood Wine Stroll, Kirkwood Spring Fling, 'Lanta Gras and many more. As a result, Kirkwood displays a strong sense of local community and entrepreneurship.

[\(Source\)](#)



Big City Vibes, Small Town Charm

EAST LAKE

Situated just 4.5 miles from downtown Atlanta, East Lake stands as one of the city's most historically significant neighborhoods. It boasts a charming array of bungalows and cottages dating back to the 1910s through the 1940s. [\(Source\)](#)

EAST LAKE GOLF CLUB

East Lake Golf Club is the oldest golf course in the city of Atlanta and where legendary golfer Bobby Jones learned the game. The Club is not only historic, but philanthropic as well. Proceeds from Club operations support several charitable partners, including the East Lake Foundation, which has helped transform one of the nation's worst public housing projects into a thriving community. Since 2005, East Lake has been the permanent home of the TOUR Championship, the culminating event of the PGA TOUR Playoffs for the FedEx Cup. [\(Source\)](#)



In the Area

GEORGIA STATE UNIVERSITY PERIMETER COLLEGE

Georgia State University's Perimeter College is a gateway to higher education for the Atlanta region and beyond. There are five campuses plus online programs where students take advantage of their support and small classes to build a solid academic foundation. Since 2014, Perimeter College's three-year graduation rate has more than tripled and in the 2019-2022 academic year, they awarded 17% more associate degrees than the previous year.



DOWNTOWN DECATUR

The city of Decatur is four square miles with 18,000 residents inside Atlanta's I-285 perimeter highway. The main street, Ponce de Leon Avenue, has more than 200 mostly independent shops, restaurants, galleries, salons and other service businesses. Decatur draws students, office workers, residents and visitors who love to "shop local."



CENTER FOR DISEASE CONTROL (CDC)

The Center for Disease Control is the nation's leader for health security, public health and safety for transmittable diseases. To accomplish their mission, the CDC conducts critical research and provides health information on health threats while promptly responding to crisis.



EMORY UNIVERSITY

Emory University is a top ranked private institution recognized internationally for its outstanding liberal arts colleges, graduate and professional schools and one of the world's leading healthcare systems. It generates \$734 million in research funding annually and had a total annual enrollment of 15,398 for Fall 2020.



EAST LAKE GOLF COURSE

East Lake Golf Club is a private facility located approximately 5 miles east of downtown Atlanta. Established in 1904, East Lake was the home course of the legendary golfer Bobby Jones and much of its Clubhouse serves as a tribute to his accomplishments. It is now the permanent home of the TOUR Championship, the culminating event of the PGA TOUR Playoffs for the FedEx Cup.



CHILDREN'S HEALTHCARE OF ATLANTA EGLESTON HOSPITAL

Located on the Emory University campus in DeKalb county, Egleston hospital offers many services including an Emergency Department and cardiac and transplant centers. This location has 295 staffed beds and sees over 11,000 patients annually.



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, Agnes 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**



**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

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

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

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

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

MAJOR EMPLOYERS



#8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

#1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

#2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

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.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM

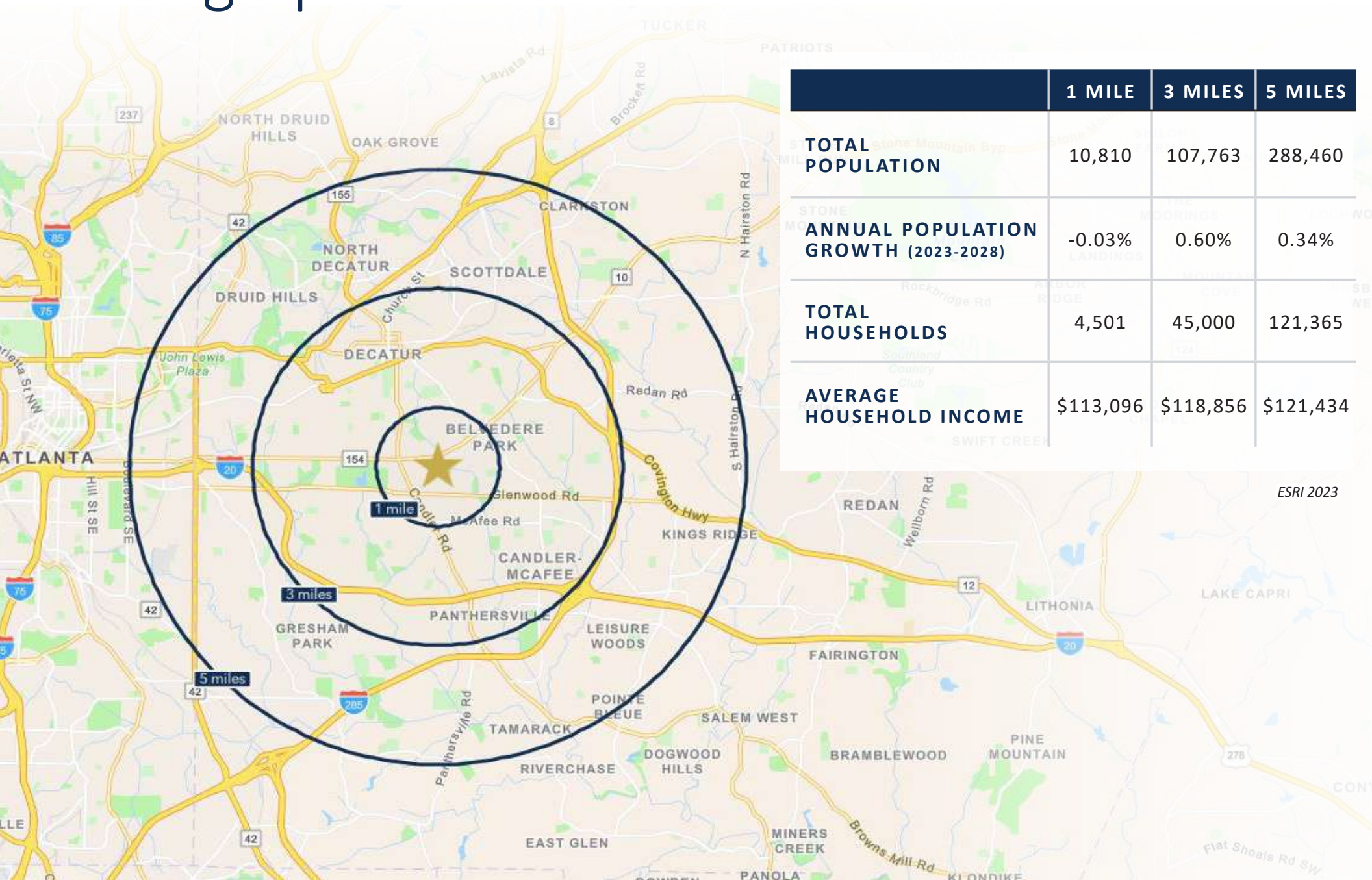


ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

Demographic Overview



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,810	107,763	288,460
ANNUAL POPULATION GROWTH (2023-2028)	-0.03%	0.60%	0.34%
TOTAL HOUSEHOLDS	4,501	45,000	121,365
AVERAGE HOUSEHOLD INCOME	\$113,096	\$118,856	\$121,434

ESRI 2023

Team Profile



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MARKETING



KATELYN WESTBROOK
MARKETING



SAM JENIA
MARKETING

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 2961 Alston Drive, Atlanta, GA. 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 _____

Bull Realty, INC.

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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**