



— F O R L E A S E —

SOUTH BUCKHEAD RESTAURANT OPPORTUNITY | ±2,000 SF
1929 PIEDMONT CIRCLE, ATLANTA GA 30324

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive leasing brokers of the Subject Property.

This Brochure 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 Tenant may require. Information contained herein may have been provided by the Owner, Landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

This Brochure 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/Landlord. Each prospective Tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of leasing the Property described herein.

Owner/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Landlord shall have no legal commitment or obligation to any Tenant reviewing this Brochure or making an offer to lease the Property unless a written agreement for the lease of the Property has been fully executed, delivered and approved by the Owner/Landlord and any conditions to the Tenant's obligations therein have been satisfied or waived.

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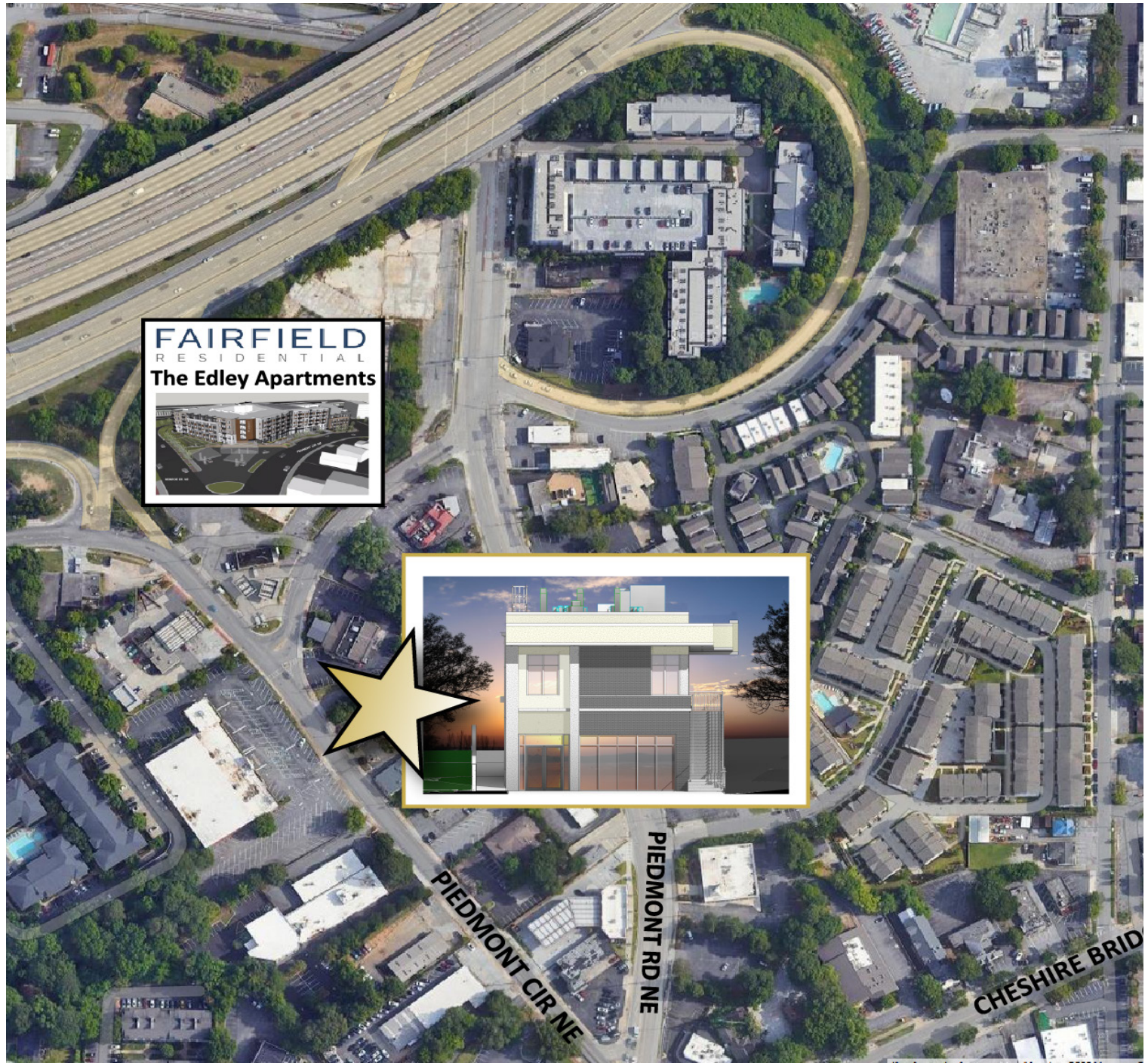
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EXECUTIVE SUMMARY

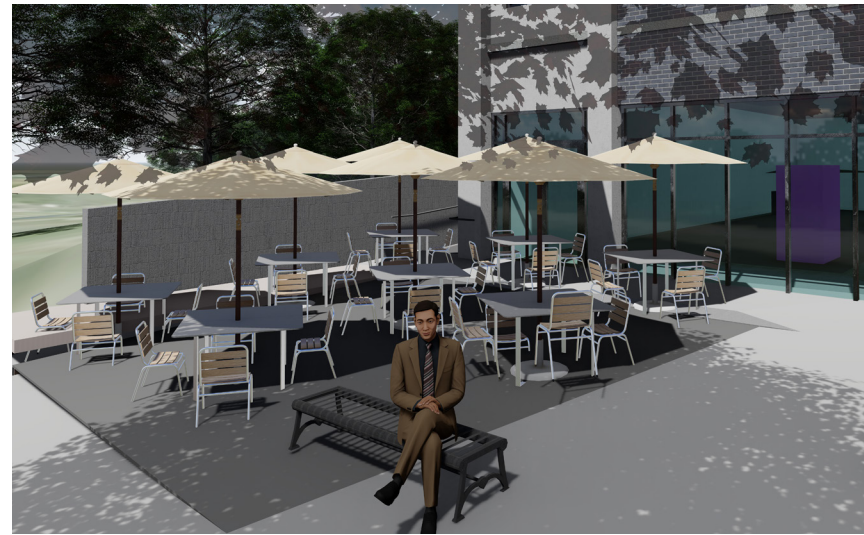
PROPERTY HIGHLIGHTS

This new $\pm 2,000$ SF restaurant space located in the lower Buckhead / Morningside area of Atlanta will be available June 2024. The space will be delivered in shell condition with the following improvements already in place: a separate ± 800 SF patio for outside dining, two 1,500 gallon grease traps, 3 Phase power, gas service, water service on separate meter, kitchen ventilation chase with fire barrier, dumpster enclosure and an open floor plan with no support posts.

The space is in the Piedmont Heights community across from Midtown Bowl and the planned 392-unit Fairfield development of The Edley Apartments at 1950 Piedmont Circle. It is within walking distance of Piedmont Road and Cheshire Bridge Road, where nearby residences and commercial enterprises include Optimist Lofts, Morningside Atlanta by Windsor Apartments, Sprouts Farmers Market and Starbucks. Piedmont Heights is just north of Piedmont Park and the Atlanta Botanical Gardens, both of which feature green spaces and host events year-round which residents and visitors enjoy.

This property is accessible to I-85, which is one tenth of a mile north of the property. Buckhead is 4 miles north and downtown Atlanta is 6 miles south.

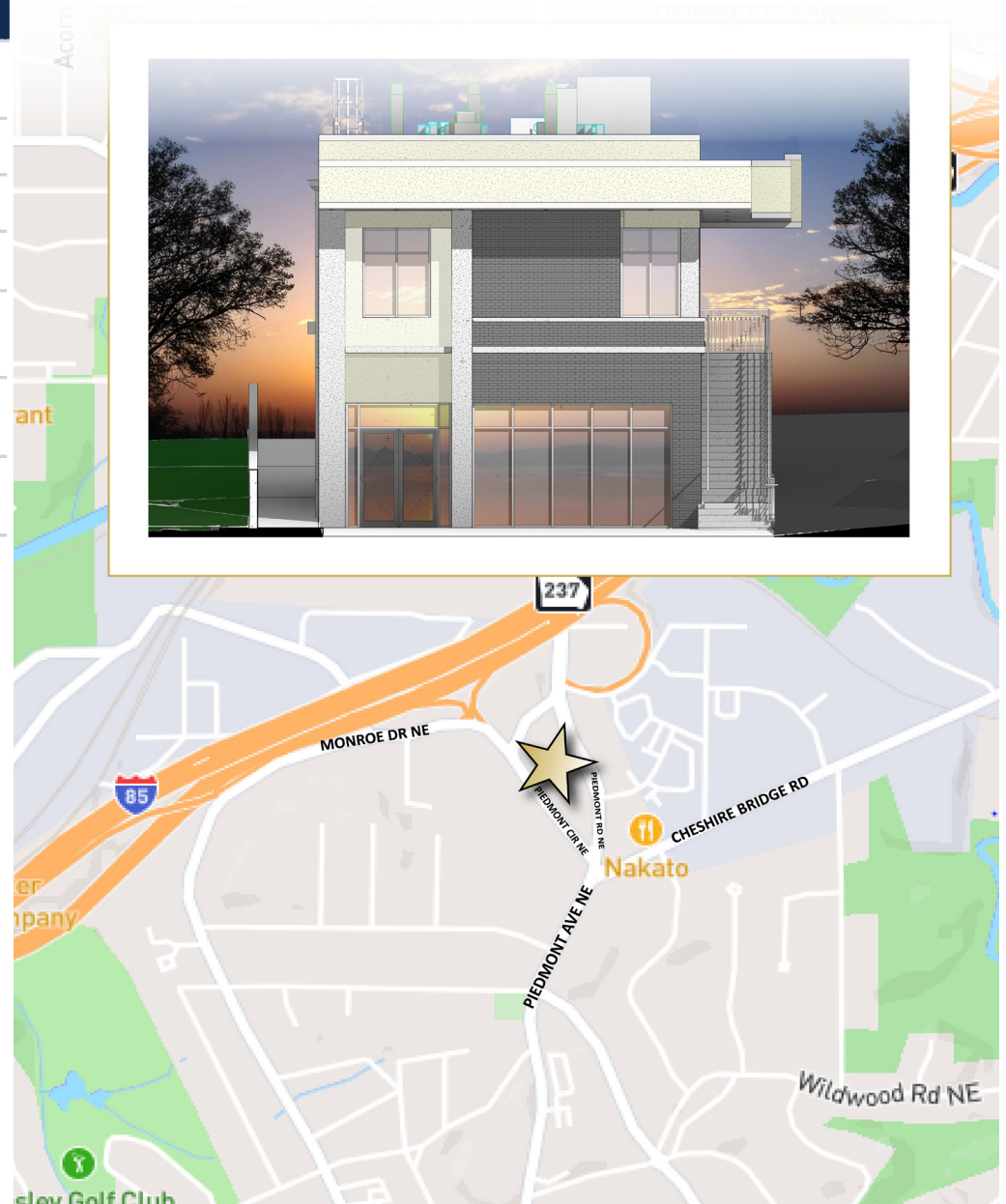
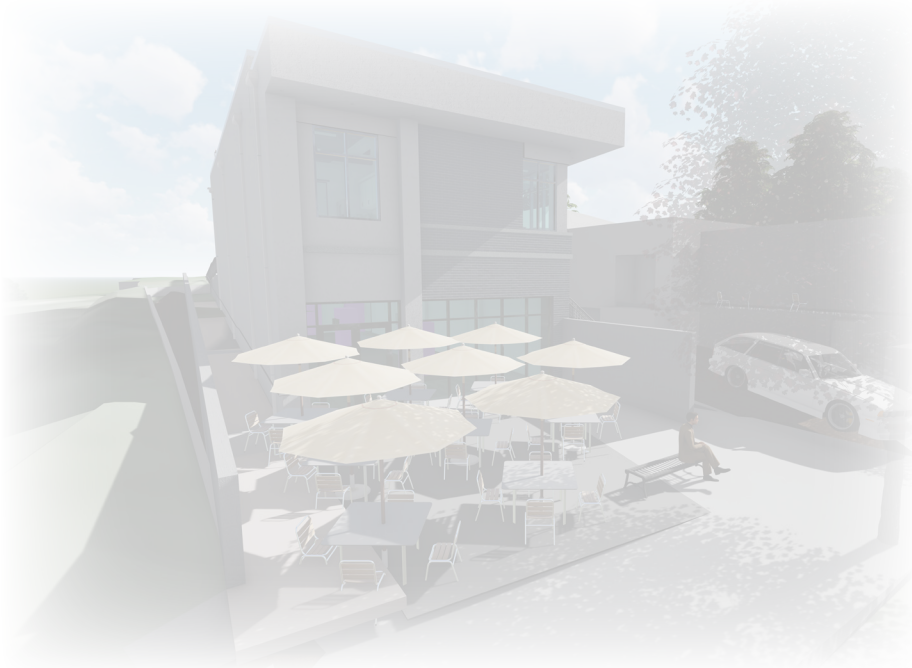
LEASE RATE | \$35.00/SF + NNN



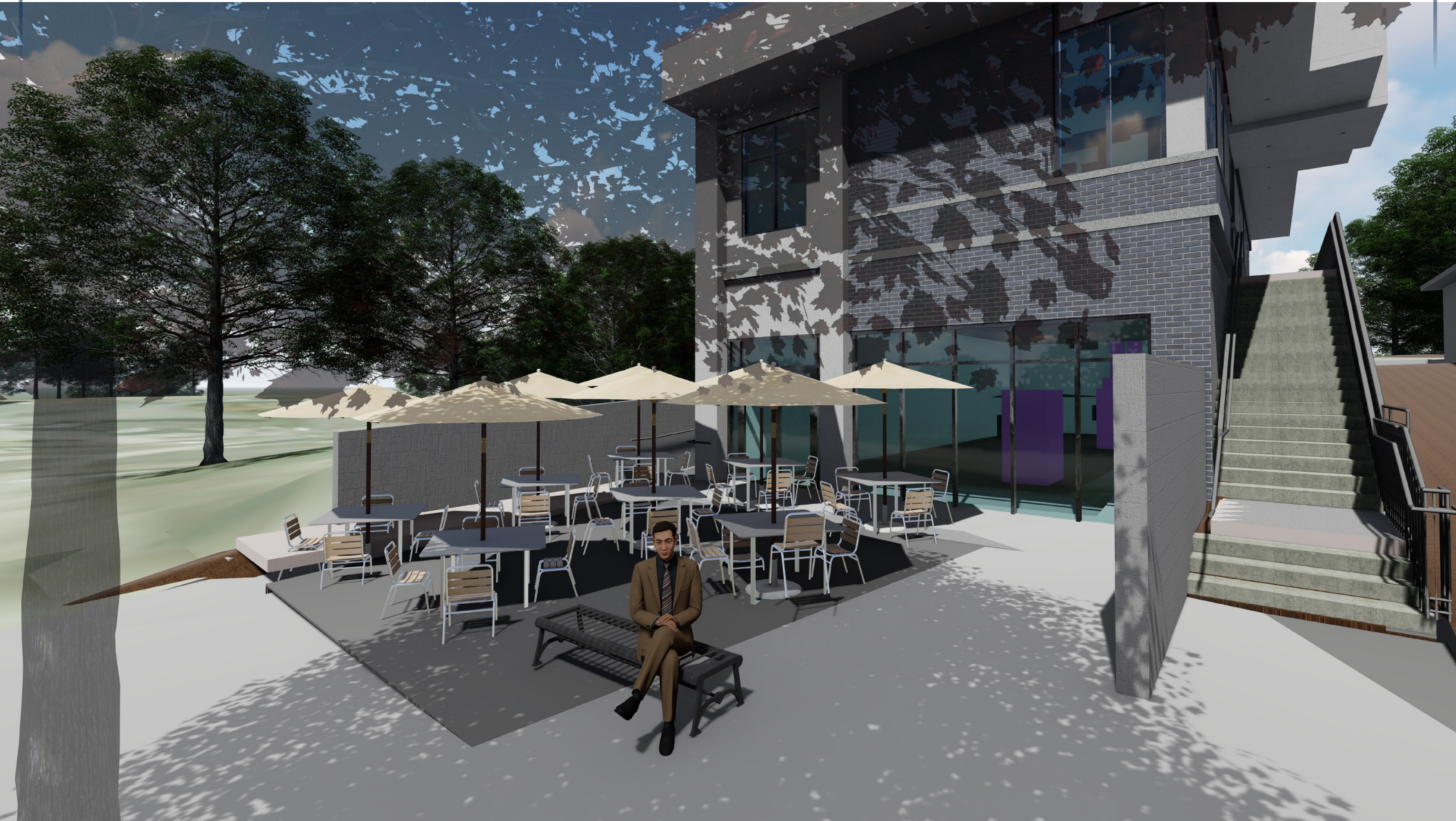
PROPERTY INFORMATION

OVERVIEW

ADDRESS	1929 Piedmont Circle Atlanta, GA 30324
COUNTY	Fulton
YEAR CONSTRUCTED	2024
TOTAL BUILDING SF	± 4,000 SF
GROUND FLOOR RESTAURANT INTERIOR SPACE	± 2,000 SF
OUTDOOR PATIO DINING SPACE	± 800 SF
LEASE RATE	\$35.00/SF NNN



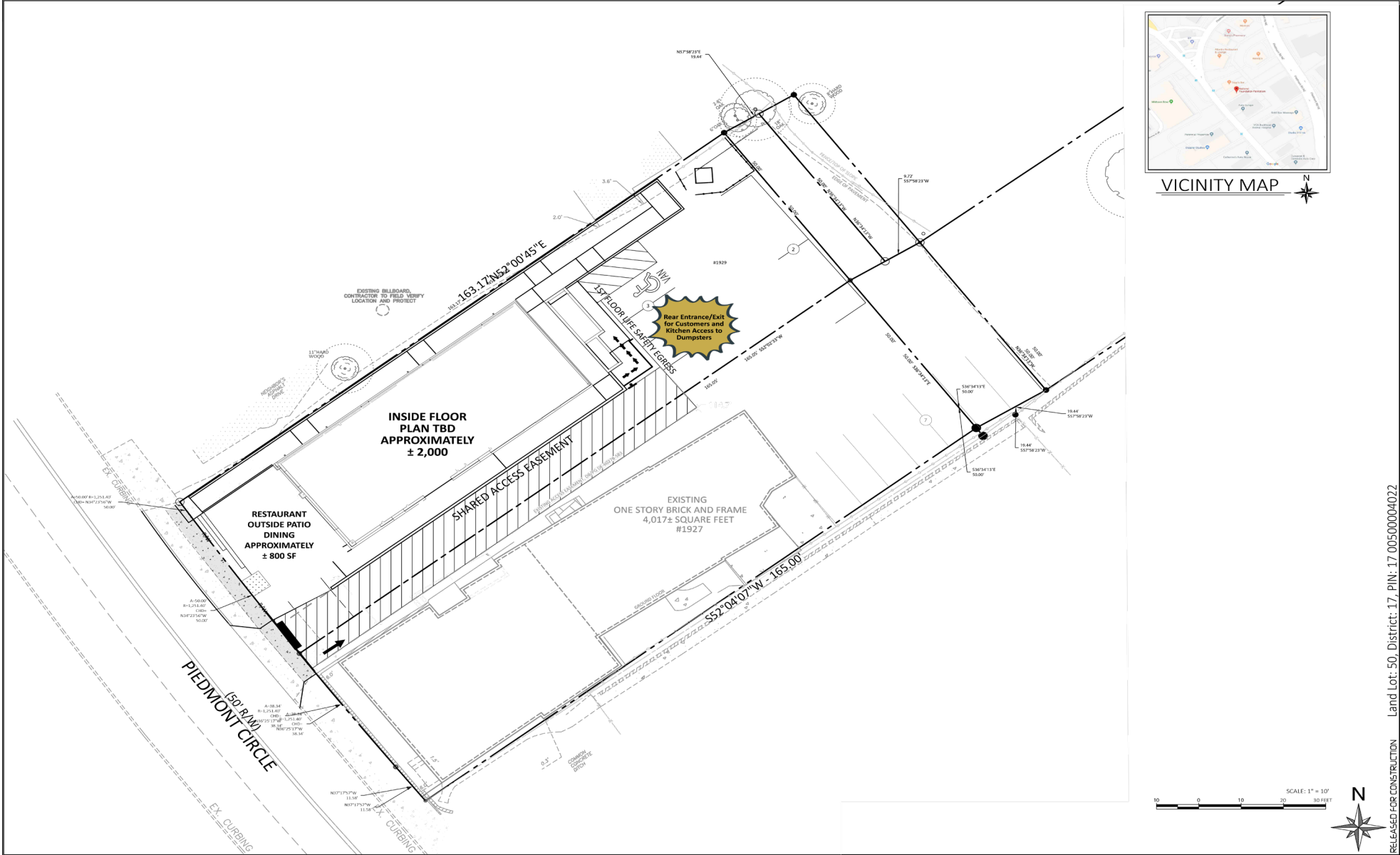
RENDERINGS



RENDERINGS



SITE PLAN



AREA DEVELOPMENTS

The Edley Apartments - New 392-Unit Apartment Development



A national developer is nearing topped-out status with part of an apartment project that replaces a vacant, blighted hotel and source of heartburn for gateway neighborhoods between Midtown and Buckhead.

Now christened “The Edley Apartments,” the nearly 400-unit venture by Fairfield Residential has risen over two busy intown thoroughfares: Piedmont Road and the Buford-Spring Connector.

The bulk of the project is located where Piedmont Road meets Piedmont Circle, across the street from Tattletale Lounge.

The Edley replaces an InTown Suites that Atlanta developer Paces Properties had scooped up in 2016, fresh off its success with Krog Street Market.

Paces’ plans to team with Austin-based hospitality company Bunkhouse and create a throwback, 162-room hotel that nodded to the lodge property’s midcentury roots never came to fruition on the sloping site.

Paces eventually sold the 4.8-acre property to Fairfield. The hotel had been vacant, graffiti-covered, and trash-strewn for several years before its demolition in 2021.

According to plans Fairfield brought before the City of Atlanta and Piedmont Heights neighborhood two years ago, The Edley will include 392 apartments in buildings standing four to six stories at 1950 Piedmont Circle. Rentals will range from studios up to two-bedroom options.

The location falls under BeltLine inclusionary zoning requirements, and Fairfield officials have said roughly 60 apartments, or 15 percent of the overall project, will be set aside for tenants earning 80 percent of the area median income or less.

According to plans Fairfield brought before the Piedmont Heights Civic Association in 2021, rents for market-rate studios at The Edley will start at \$1,400 monthly, while the largest two-bedroom options would rent between \$1,900 and \$2,500.

A parking deck with some 504 spaces is also in the mix.

According to Fairfield’s promotional website, The Edley is on pace to deliver next year. Find a look at what’s to come, and where the project stands today, in the gallery above.

Source: <https://atlanta.urbanize.city/post/midtown-buckhead-piedmont-edley-project-rises-site-blighted-hotel>

IN THE AREA

LINDBERGH CENTER MARTA STATION

Lindbergh Center station is an serves both the Red and Gold lines of the (MARTA) rail system. It is the only station on this route served by the Red and Gold lines at all times. This is the second busiest station in the MARTA system, handling an average of 23,400 boardings per weekday.

SWEETWATER BREWERY

Sweet Water is a regional micro-brewery located in Atlanta, GA. They host indoor-outdoor tours, events and live music from their main distillery. Founded in 1997, Sweet Water has been serving the southeastern U.S. for the past 23 years.

PIEDMONT PARK

Piedmont Park is a 211-acre park located in Midtown. It draws more than 3 million annual visitors who enjoy the park's many amenities including fitness areas, walking trails, dog parks, farmer's market and green space. The park also hosts many annual events and music festivals that bring visitors from all over the country.

ATLANTA BELTLINE

The Atlanta BeltLine is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.



ABOUT THE AREA

BUCKHEAD

Buckhead is an affluent uptown district of Atlanta, Fulton County, Georgia, comprising approximately the northern fifth of the city. Buckhead is a major commercial and financial center of the Southeast, and the third-largest business district in Atlanta, behind Downtown and Midtown. The district's numerous high-rise office buildings, hotels and condominiums form a highly urbanized core along Peachtree Road. Surrounding this dense hub are Buckhead's residential neighborhoods, which feature large comfortable single-family homes situated among dense forests and rolling hills.

At the heart of Buckhead around the intersections of Lenox, Peachtree and Piedmont Roads, is a shopping district with more than 1,500 retail units where shoppers spend more than \$3 billion a year. In addition, Buckhead contains the highest concentration of upscale boutiques in the United States. The majority are located at Lenox Square and Phipps Plaza, sister regional malls located diagonally across from each other at the intersection of Peachtree and Lenox Roads. This commercial core also has a concentration of "big-box" retailers. The Shops Buckhead Atlanta mixed-use development brings even more exclusive and high end boutiques, restaurants, hotels, condos and office space to thriving Buckhead.

Buckhead offers world-class shopping, dining, entertainment, workspace and housing in an unsurpassed location for the ultimate urban luxury lifestyle.



IN THE AREA



MORNINGSIDE

Located just northeast of Downtown Atlanta, the Morningside/Lenox Park area is a neighborhood founded in 1931. It is located north of Virginia-Highland, east of Ansley Park and west of Druid Hills. The community features beautiful, tree-lined streets with restored Craftsman, Four-Square and Tudor-style homes. Approximately 3,500 households comprise the neighborhood that includes the original subdivisions of Morningside, Lenox Park, University Park, Noble Park, Johnson Estates and Hylan Park.

Morningside is a concentrated area filled with popular retail, restaurant and nightlife destinations. With easy access to lots of other top destinations in the Atlanta area, this is prime location for investors. The area offers a popular nearby commercial district, with shops and restaurants that draw visitors and patrons from all over the city and state. The neighborhood is also a relatively easy commute to Georgia State University and Downtown.

One of the nearby features includes the Morningside Nature Preserve, between Wellborne Drive and Wildwood Road, which has more than 30 acres of natural green space. The land's features include a one-mile, tree-lined walking trail, and a suspension bridge over South Fork Peachtree Creek. Another feature of the area is the Daniel Johnson Nature Preserve, a 25-acre wooded area located on the south end of Herbert Taylor Park near Beach Valley Road.

SOURCE: <https://www.greatamericancountry.com/places/local-life/morningside-atlanta-what-its-like-to-live-here>

BROKER PROFILES



MEGAN DALEY
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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.



JARED DALEY
Commerical Real Estate Advisor
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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
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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.

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 26 years in business and \$1.9 billion annual transaction volume.

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26

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

