



Multitenant Retail Opportunity **FOR LEASE**

1985 Campbellton Rd SW
Atlanta, GA 30311



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Property Overview

This five unit, $\pm 5,350$ SF strip center on Campbellton Road in the city of Atlanta is available for lease. It is 82% occupied with one unit available for immediate lease for retail or office use. Built in 2007, it sits on a ± 0.57 acre that is zoned MRC-2, which specifies medium density residential and commercial uses along corridors. It has two curb cuts and approximately 21 parking spaces. Nearby traffic counts on Campbellton Road average 9,500 VPD. Neighboring retail establishments include the Dollar Tree anchored Campbellton Plaza Shopping Center, Advance Auto Parts, Family Dollar, Bank of America and BP. Downtown Atlanta is 5.5 miles northeast of the property and I-285 is 3.5 miles west of it.

Unit 2 is a ± 960 SF space consisting of an entryway, three private rooms (one ± 87 SF and the other two ± 75 SF each), open area (± 388 SF), small storage area and one restroom.

Address	1985 Campbellton Rd SW, Atlanta, Georgia 30311
Building Size	$\pm 5,350$ SF
Available Space	± 960 SF
Availability	Immediate
Parcel ID	14 016800020817
Parking	Surface & Off-Street
Year Built	2007
Site Size	± 0.57 Acre
Zoning	MRC-2 (Mixed Commercial Residential - City of Atlanta)

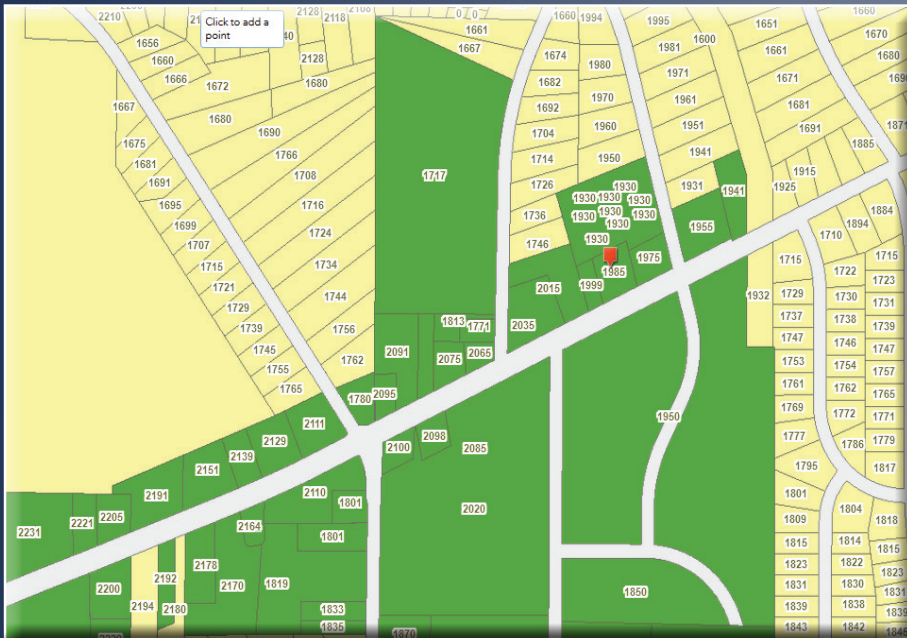
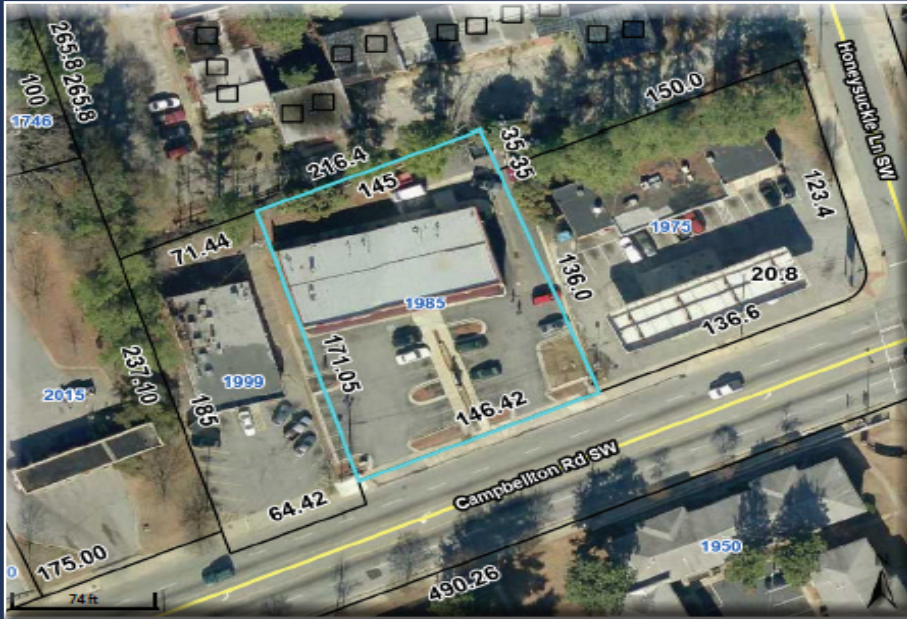


Lease Rate | **\$15/SF/YR**

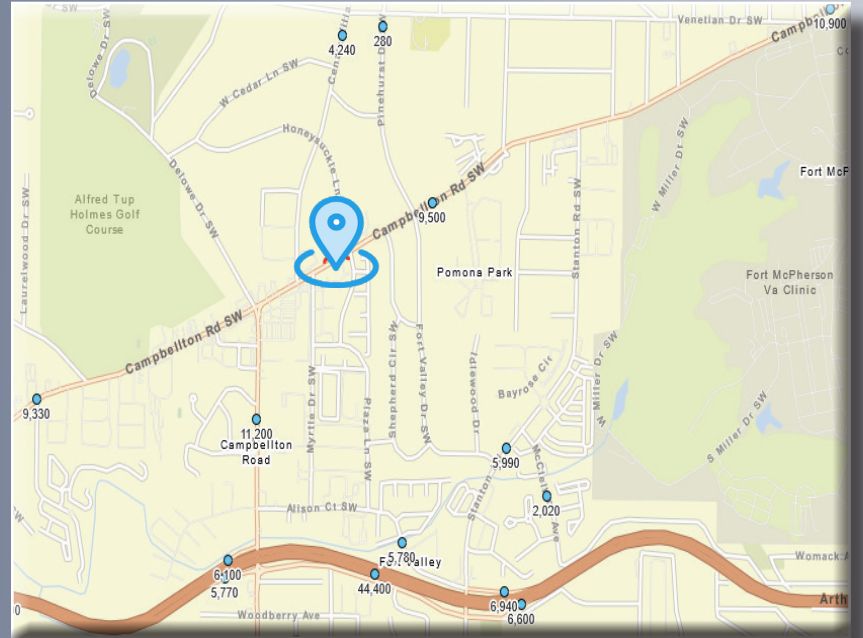
Unit 2



Various Maps



City of Atlanta Map with Zoning in Green



GA DOT Traffic Count Map

In The Area



Subject Property

- 1 **Campbellton Road SW**- American Deli, Subway, Dollar Tree, Exxon
- 2 **Hartsfield-Jackson Atlanta International Airport**
- 3 **Lakewood Ampitheatre**

- 4 **The West End-** Monday Night Garage, Wild Heaven, Boxcar, Honeysuckle Gelato
 - 5 **The Mall West End-** Foot Locker, Citi Trends, Cricket, Beauty Depot, SNIPES, Journeys
 - 6 **Adams Park**
 - 7 **Zoo Atlanta & Grant Park**
 - 8 **Tyler Perry Studios**
 - 9 **Adair Park**

Greetings From

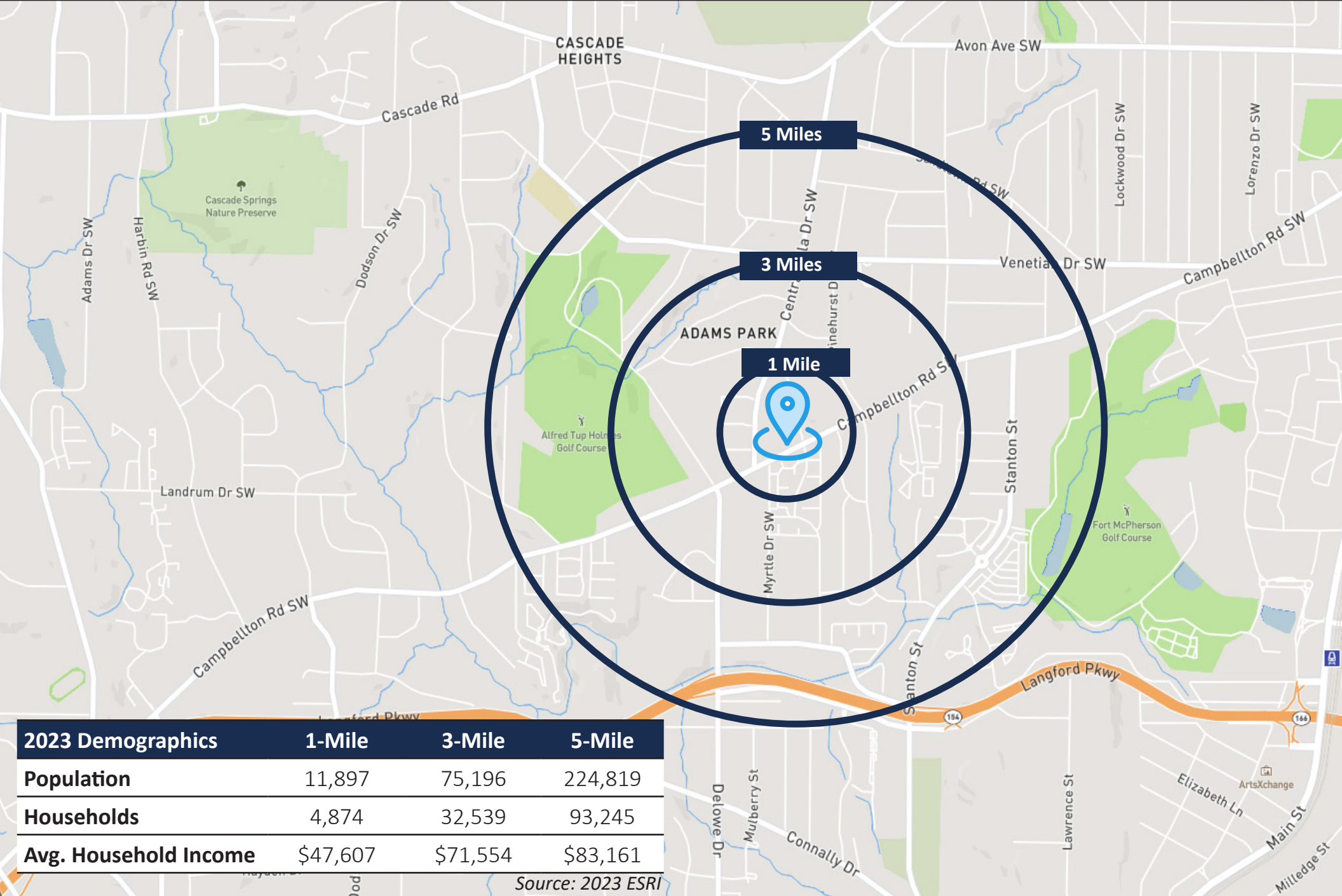


About The Area

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. Located southwest of downtown Atlanta, it is characterized by its tree-lined streets, historic homes, and diverse population. The area has undergone revitalization efforts in recent years, with new businesses, restaurants, and art galleries contributing to its lively atmosphere. The West End is also home to several landmarks, including the West End Park, the Wren's Nest Museum, and the Hammonds House Museum, which celebrate the area's African American heritage. With its strong sense of community and unique character, the West End remains a popular destination for residents and visitors alike.

The Lakewood Amphitheatre, located in Atlanta, Georgia, is a renowned outdoor concert venue that has hosted a wide range of musical performances since its opening in 1989. Situated on a sprawling 75-acre site, the amphitheater has a seating capacity of approximately 19,000, including both covered reserved seating and open lawn seating areas. Over the years, it has welcomed numerous iconic artists and bands across various genres, including rock, pop, country, and hip-hop. The venue's picturesque setting, with lush greenery and a relaxed atmosphere, makes it a popular destination for music lovers during the warmer months. With its rich history and stellar lineup of events, the Lakewood Amphitheatre continues to be a staple of Atlanta's vibrant music scene.

Hartsfield-Jackson Atlanta International Airport is the primary airport serving Atlanta, Georgia, and one of the busiest airports in the world. It covers an extensive area of over 4,700 acres and features two parallel runways, seven parallel taxiways, and five parallel concourses. The airport serves as a major hub for domestic and international flights, offering connectivity to over 150 domestic destinations and more than 70 international destinations across six continents. Hartsfield-Jackson is known for its efficiency in passenger traffic, innovative facilities, and exceptional customer service. It is a key driver of economic growth and tourism in the Atlanta metropolitan area, welcoming millions of passengers annually. Additionally, the airport plays a significant role in global air cargo operations, handling a large volume of freight and serving as a major hub for international trade.



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

#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



Broker Profiles



JARED DALEY
Commercial Real Estate Advisor
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Jared@BullRealty.com

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
404-876-1640 x176
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

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 1985 Campbellton Rd SW, Atlanta, GA 30311. 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.

50 Glenlake Parkway, Suite 600
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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**