



OFFERING MEMORANDUM
FULL SERVICE UPSCALE RESTAURANT IN ALPHARETTA

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This Confidential 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 Confidential 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.

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This Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential 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 Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



FULL SERVICE RESTAURANT IN ALPHARETTA

This exceptionally well-located full-service restaurant on Mansell Road in Alpharetta provides an excellent opportunity for an owner-operator or tenant to establish its business. Situated on a 2.1 acre signalized corner site on the way from GA 400 South to North Point Mall, North Point Market Center, and Mansell Crossing (combined 2.2 million SF).

The restaurant itself is beautifully designed – guests enter a vestibule area on the western side of the building and are greeted and taken into the large dining room at the entrance. Several private dining rooms with fireplaces are available for larger parties or business meetings. Another dining room and large bar area are to the left of the entrance in the northern portion of the restaurant and there is quiet patio seating just outside overlooking Mansell Road. The large, full-service kitchen is on the eastern side of the building and is equipped to serve the restaurant's 342-person seating capacity.

Please do not contact business or employees

PROPERTY HIGHLIGHTS

- Full service upscale restaurant in Alpharetta
- SF: 8,757 | AC: 2.1 | YOC: 2001
- Layout includes vestibule, two main dining rooms, bar area, several private dining rooms & patio area
- Full-service kitchen | Seating capacity of 342
- Parking Spaces: 131 | Ratio \approx 15/1,000 SF

LOCATION HIGHLIGHTS

- Located 0.2 miles from Exit 8 (Mansell Rd) on GA 400
- Average daily traffic: 153,000 on GA 400 at Exit 8
- Corner lot at signalized intersection with monument sign
- Frontage: 236' on Mansell, 374' on Resurgens Park, 499' on Beaver Creek
- 3-mile office radius includes 85k employees | 14.7 Million SF
- 78k residents within 3-mile radius with 7% projected growth through 2021
- 3-mile income: \$97k avg HH income

SALE | \$3,900,000
LEASE | \$18,000/MONTH NNN



FULL SERVICE RESTAURANT IN ALPHARETTA

Address	2355 Mansell Road
	Alpharetta, GA 30022
County	Fulton
Building Size	8,757 SF
Lot Size	2.1 acres
Zoning	O&I
Parking Spaces	131
Year Built	2001
Sale	\$3,900,000
Lease	\$18,000/month NNN







AREA LOCATION MAPS





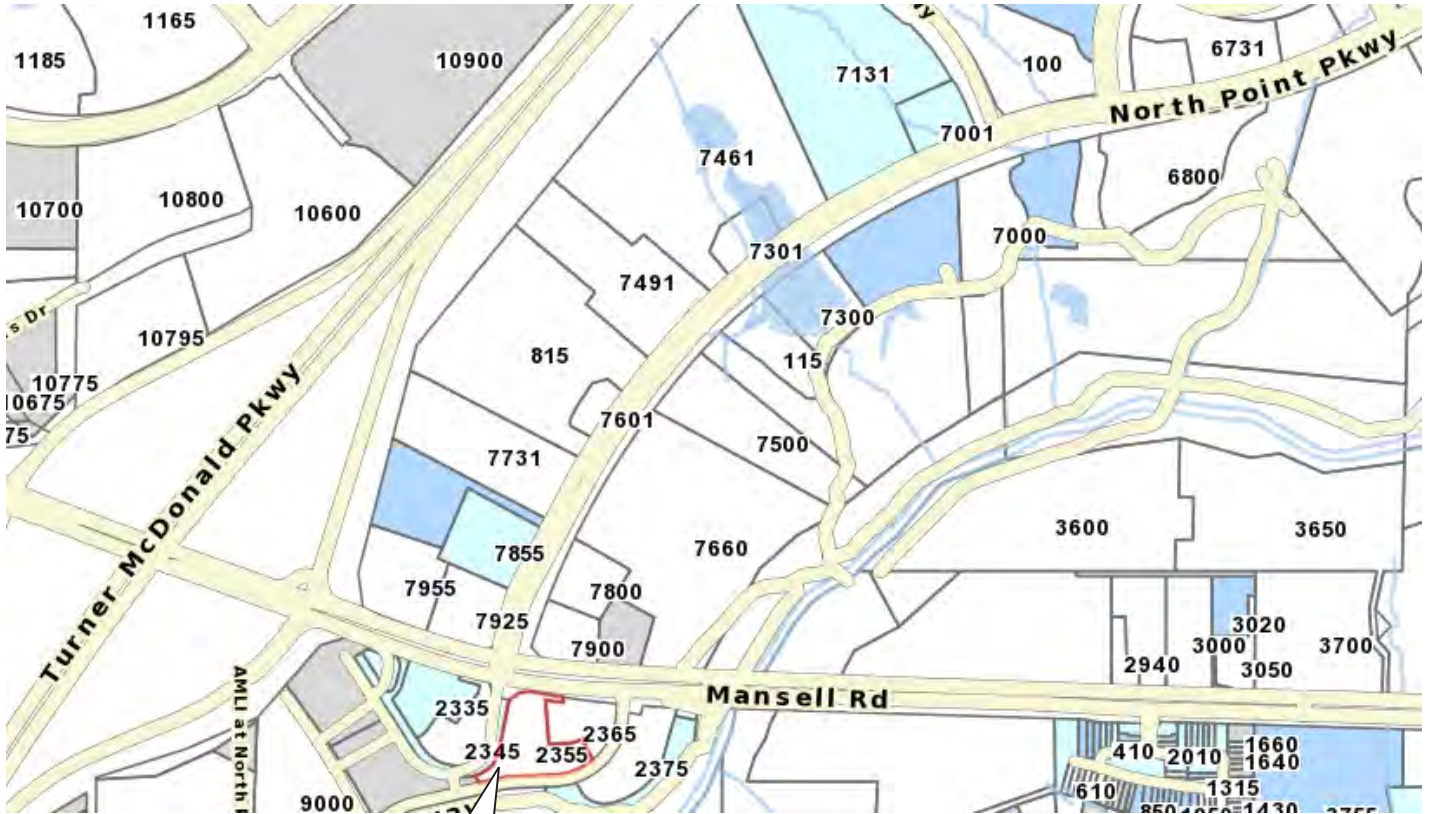
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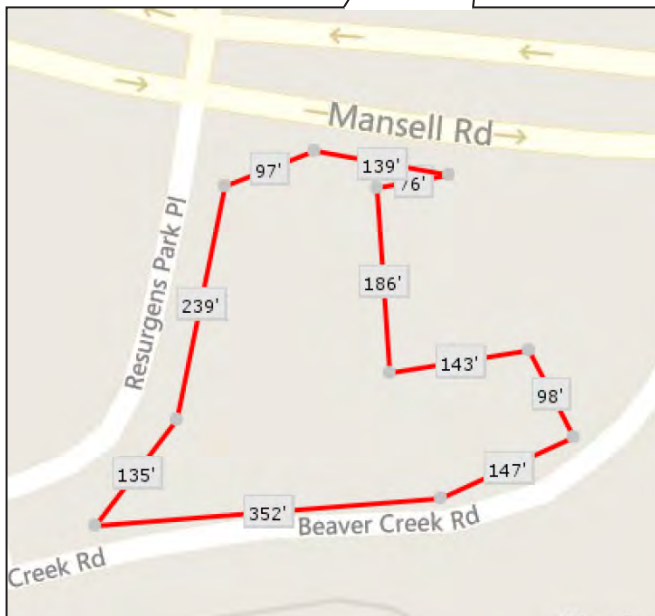


PARCEL MAP

THE PROPERTY



TAX PLAT



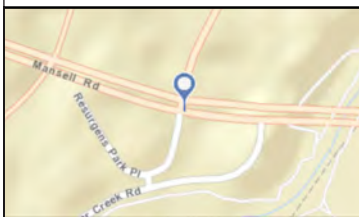
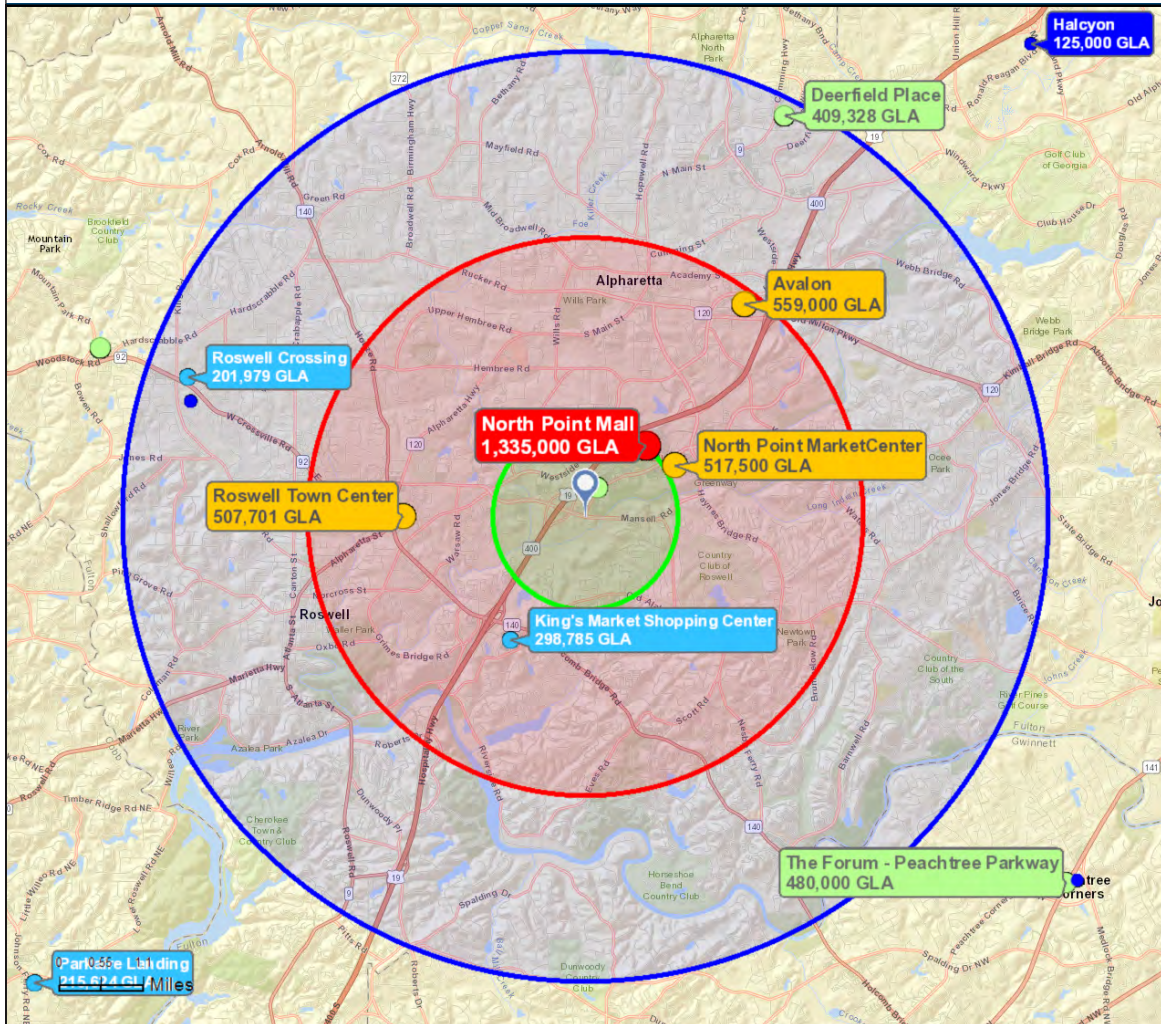


esri

Major Shopping Center Map

2355 Mansell Rd, Alpharetta, Georgia, 30022
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.03764
Longitude: -84.30638



Source: Directory of Major Malls, Inc.

Gross Leasable Area

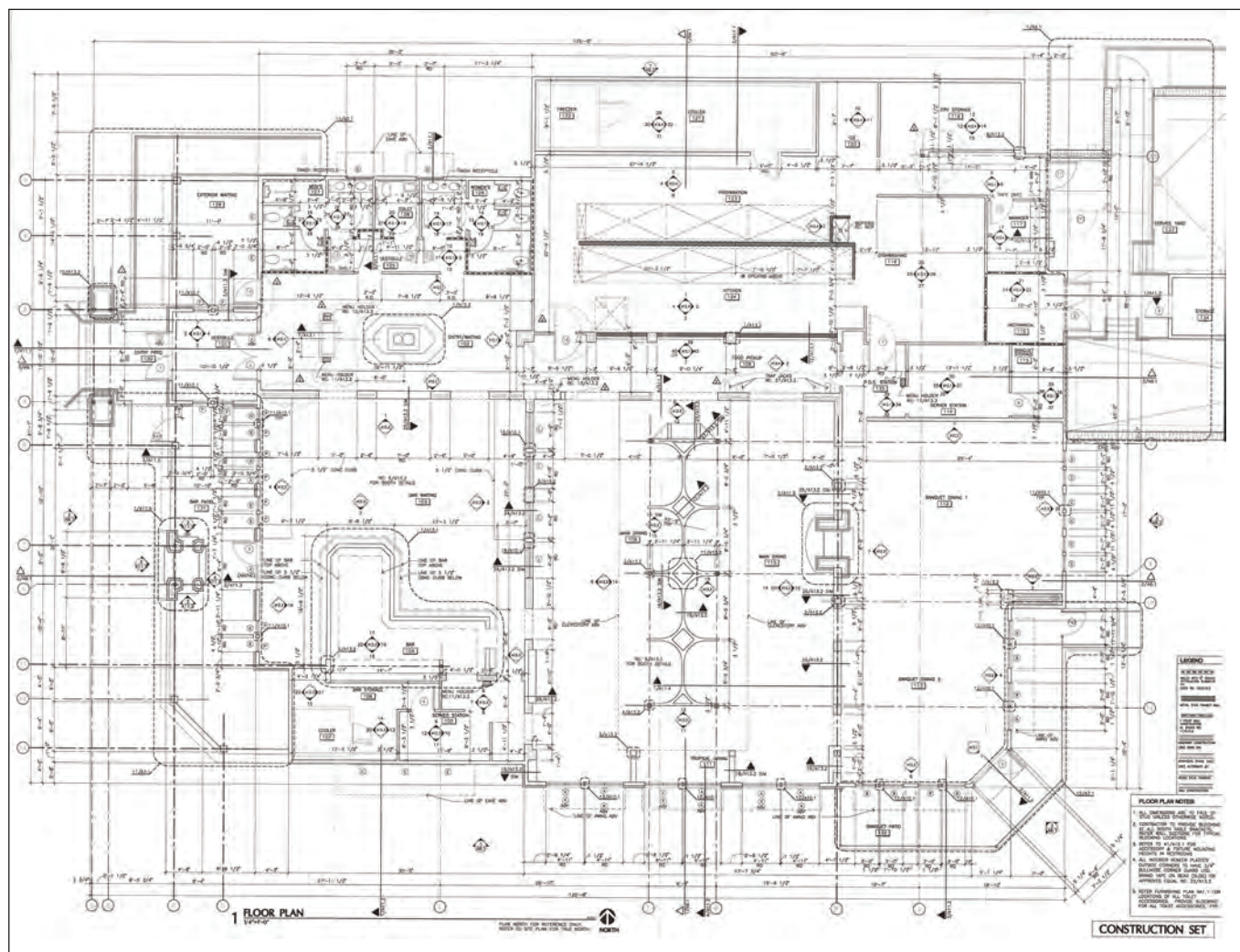
- Less than 200,000 sq ft
- 200,001 - 300,000
- 300,001 - 500,000
- 500,001 - 800,000
- More than 800,000



January 19, 2017

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NOTES:

1. This Plan is re-produced from a Preliminary Site Plan, Sheet C-3, dated 9/13/00, by Freeland and Kauffman

2. Test boring locations were located in the field as shown using a 100-foot tape, referencing the fire hydrant at the northeast corner of the site.

△ BM - temporary assumed benchmark: rim sewer manhole = El. 100.0

approx. scale: 1"=80'

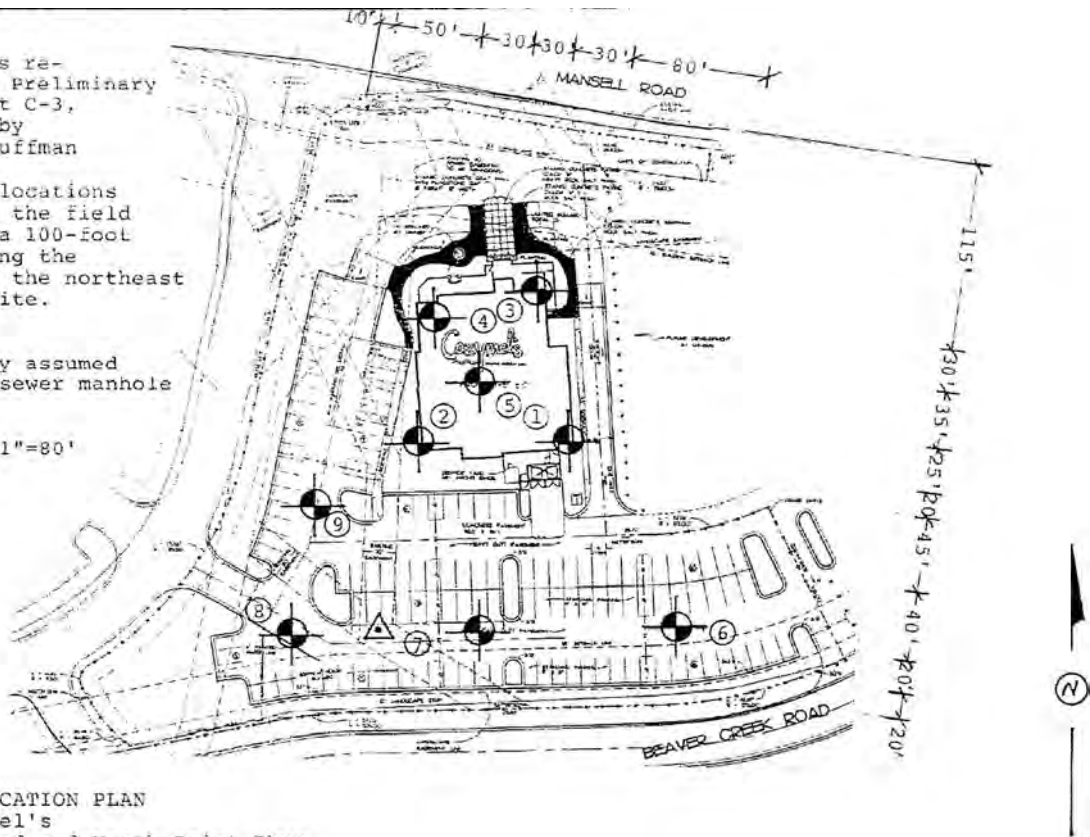
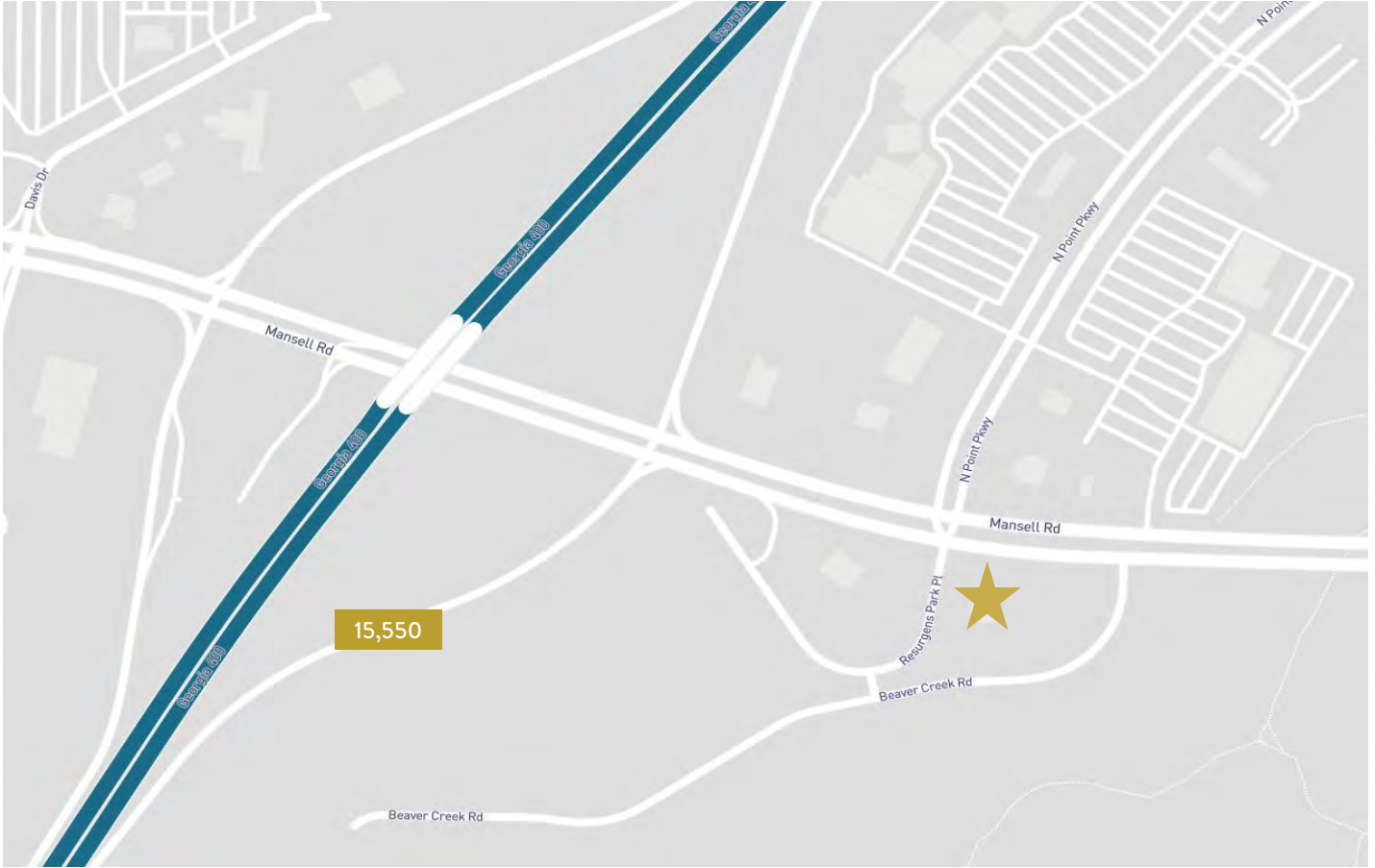


FIGURE 1
TEST BORING LOCATION PLAN
Proposed Cozymel's
SEC Mansell Road and North Point Pkwy
Alpharetta, GA
Project No. 7G-0012008

 GILES
ENGINEERING ASSOCIATES, INC.



DEMOGRAPHICS & TRAFFIC COUNT



= Vehicles Per Day

2016 DEMOGRAPHICS (Esri)

	1 mile	3 miles	5 miles
Population	6,874	75,618	188,950
Households	2,652	29,265	72,628
Average Household Income	\$71,612	\$97,126	\$115,261



LOCATION ALPHARETTA, GEORGIA

Alpharetta is a city in north Fulton County, Georgia, United States. It is an affluent northern suburb of Atlanta.

From the North Georgia Mountains to the Chattahoochee River along a Cherokee Indian trail, a tiny village named New Prospect Camp Ground was formed. This village, made up of tents, a log school and arbor became a trading post where Indians and white settlers exchanged their goods.

The surrounding countryside provided rich farming land, especially for cotton. On December 11, 1858, the town was chartered and became the county seat of Milton County.

Alpharetta's city website states the name is a combination of the Greek words for "first" and "town", however "town" in Greek is "Poli" or "Polis" and "Retta" is not even a Greek word. Officially chartered on December 11 of that year, Alpharetta served as the county seat of Milton County until the end of 1931 when Milton was merged with Fulton County to avoid bankruptcy during the Great Depression.

Whether you are looking for a home for yourself or your business, you will be impressed with what Alpharetta has to offer. Atlanta is consistently ranked one of the top cities in the U.S. for business and family life, and Alpharetta is one of the hottest markets in Atlanta for both commercial and residential real estate. Excellent schools, shopping, and access to jobs combined with plenty of green space and a down-home country atmosphere have made Alpharetta the premiere location in Atlanta today.





MICHAEL WESS

Associate, National Retail Group

Mr. Michael Wess joined the National Retail Group for the commercial real estate firm Bull Realty in 2016. He has experience with the consulting and sales of various types of commercial real estate and specializes in the acquisition and disposition of retail properties. Michael understands the necessity of producing individualized plans of action for his clients and he consistently works in collaboration with them in order to execute these plans and achieve their financial objectives.

Michael's expertise in the real estate industry includes experience as a property manager, property tax consultant and financial analyst for a multifamily developer. He earned his Georgia Real Estate License and the Certified Commercial Broker (CCB) certification. He is also an active member of the Atlanta Commercial Board of Realtors.

Michael graduated from the Terry College of Business at the University of Georgia earning three degrees in Finance, Real Estate and International Business. Michael also earned a minor in Spanish while participating on the rugby team and various philanthropic organizations. In his free time Michael enjoys traveling, hiking and camping.

Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in ten Southeast states. The firm was founded in 1998 with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation. Client services include disposition, acquisition, project leasing, tenant representation, asset management and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease properties.

The firm produces The Commercial Real Estate Show, a national video and talk radio show enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on radio stations, iTunes, YouTube and www.CREshow.com.

In January 2017, the firm began producing Atlanta Places TV, a YouTube show and companion radio show about interesting places to live, work, dine, shop and play around Atlanta. The shows are available on YouTube, www.AtlantaPlacesTV.com and on multiple Atlanta radio stations.

**BULL REALTY**

ASSET & OCCUPANCY SOLUTIONS

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