



**UNITED STATES
POST OFFICE**

Offering Memorandum

**14,236 SF FLEX BUILDING
ON 3 ACRES**



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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DISCLAIMER

14,236 SF FLEX BUILDING ON 3 ACRES

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, suitability 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 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 on 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 Owner/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 Broker. 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. 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.

EXECUTIVE SUMMARY

14,236 SF FLEX BUILDING ON 3 ACRES



EXECUTIVE SUMMARY

Former USPS shipping facility available for sale or lease in Riverdale, Georgia. The structure is well built and maintained, with attractive brick exterior and several offices and break area lining the perimeter of the building. High ceilings and open work space make up the majority of the building's ±14,236 SF. The building sits on 3 acres, most of which is paved parking (ratio approximately 5.62).

PROPERTY HIGHLIGHTS

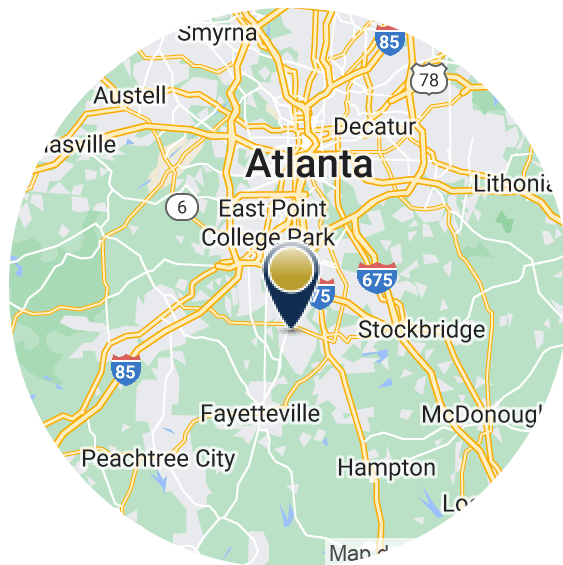
- Flexible building that could be well fitted for medical, traditional office, special use, industrial/warehouse/shipping or some retail uses
- Total building size 14,236 SF (≈12,100 SF of warehouse space and ≈2,136 SF of office)
- GB (General Business) zoning allows for those above and more
- Generous TI package given appropriate financials, credit, and rate
- Brick construction with loading dock
- Less than 10 miles to Hartsfield-Jackson International Airport
- 3 acre, rectangular parcel that is mostly paved parking
- Parking ratio 5.62/1,000 SF (approximately 80 spaces)
- 4 packages HVAC units with an average capacity of 8 tons each
- Seller financing available to qualified purchasers

LEASE RATE | \$6.50/SF NNN
SALE PRICE | \$900,000

PROPERTY OVERVIEW

14,236 SF FLEX BUILDING ON 3 ACRES

Address:	8060 Webb Rd, Riverdale, GA 30274
County:	Clayton
Total Building Size:	14,236 SF
Warehouse SF:	≈12,100
Office SF:	≈2,136
Site Size:	3 Acres
Year Built:	1996
Dock High Doors:	1
Zoning:	GB
Parking Spaces:	≈80
Cross Streets:	SR 85
Lease Rate:	\$6.50/SF NNN
Price:	\$900,000



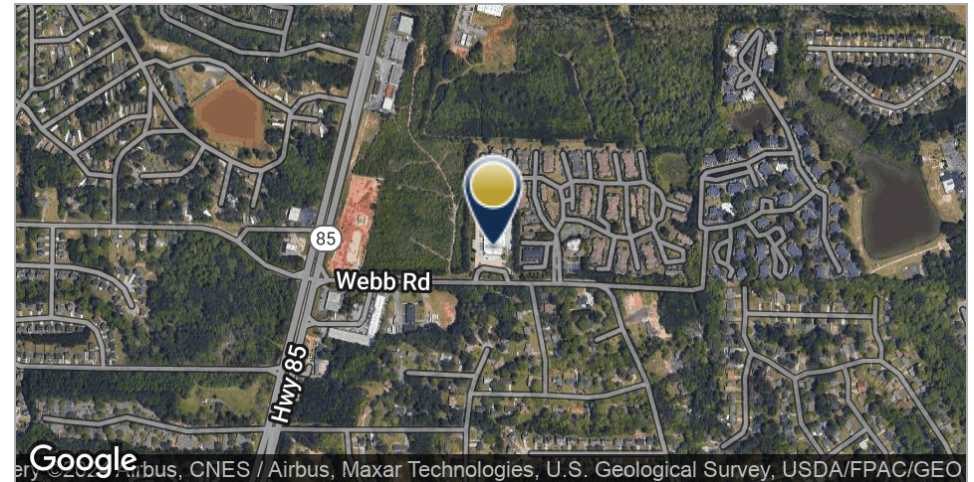
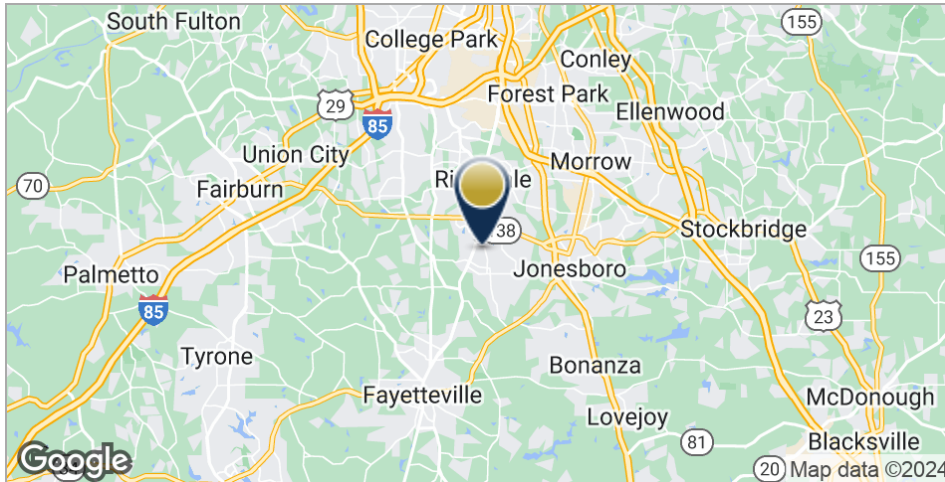
ADDITIONAL PHOTOS

14,236 SF FLEX BUILDING ON 3 ACRES



LOCATION MAPS

14,236 SF FLEX BUILDING ON 3 ACRES



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,746	70,832	158,969
MEDIAN AGE	28.4	31.1	31.8
MEDIAN AGE (MALE)	24.6	27.9	29.8
MEDIAN AGE (FEMALE)	31.9	33.9	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,540	23,365	53,934
# OF PERSONS PER HH	3.0	3.0	2.9
AVERAGE HH INCOME	\$50,316	\$52,492	\$51,542
AVERAGE HOUSE VALUE	\$117,877	\$132,171	\$145,028

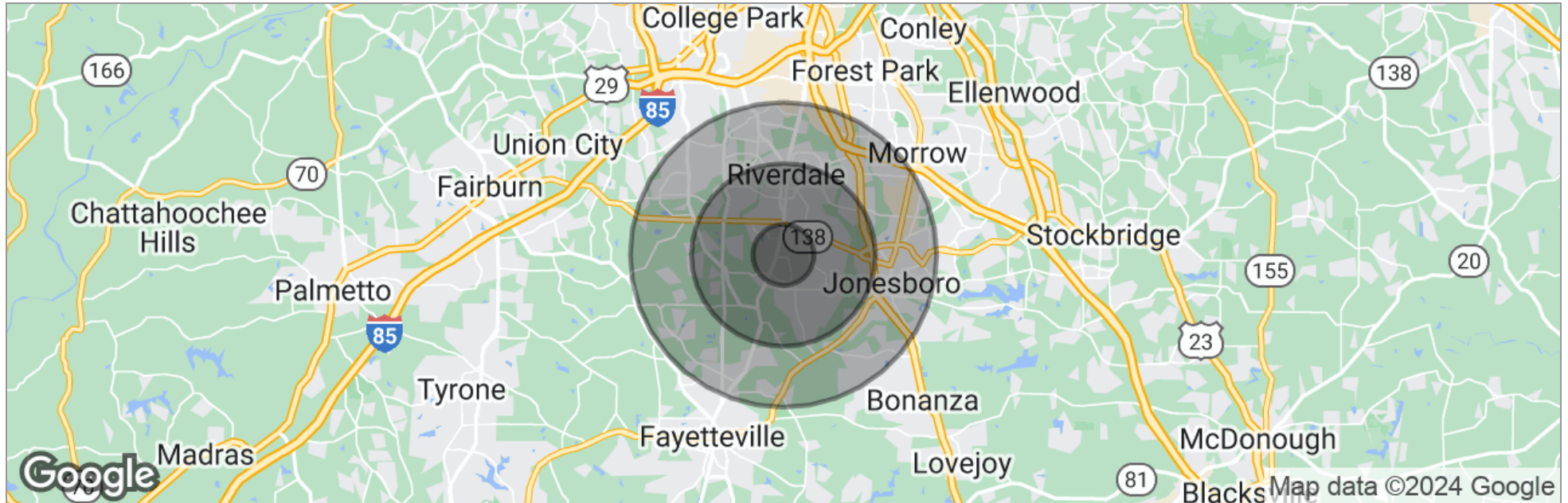
Source: ESRI

LOCATION DESCRIPTION

Less than 10 miles to Hartsfield-Jackson International Airport.

DEMOGRAPHICS MAP

14,236 SF FLEX BUILDING ON 3 ACRES

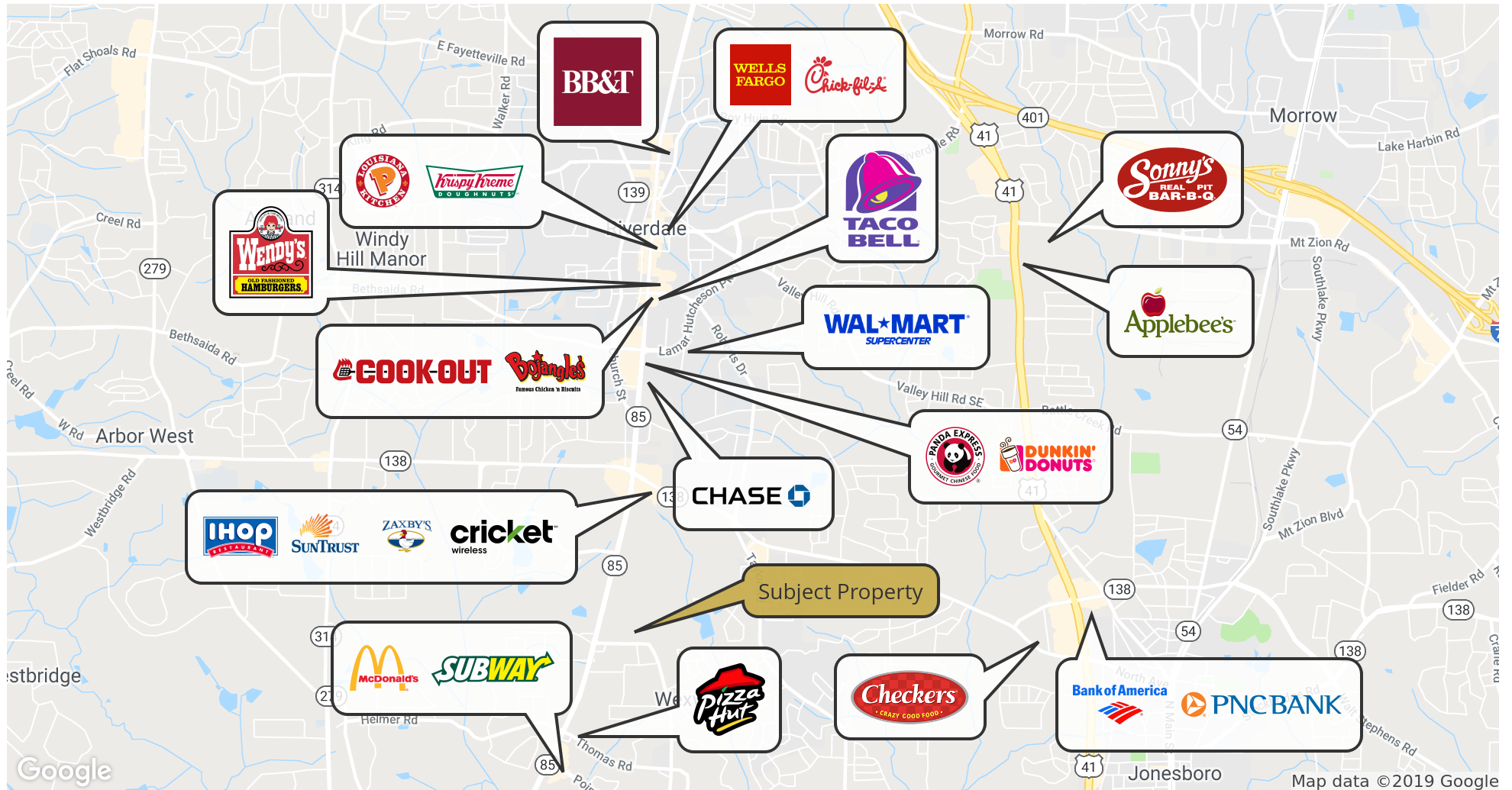


	1 Mile	3 Miles	5 Miles
Total Population	10,746	70,832	158,969
Population Density	3,421	2,505	2,024
Median Age	28.4	31.1	31.8
Median Age (Male)	24.6	27.9	29.8
Median Age (Female)	31.9	33.9	33.4
Total Households	3,540	23,365	53,934
# of Persons Per HH	3.0	3.0	2.9
Average HH Income	\$50,316	\$52,492	\$51,542
Average House Value	\$117,877	\$132,171	\$145,028

* Demographic data derived from 2020 ACS - US Census

RETAILER MAP

14,236 SF FLEX BUILDING ON 3 ACRES







Michael Wess, CCIM
Broker
MWess@BullRealty.com
O: 404-876-1640 x150

Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service and exceptional results. 2018 served as Michael's breakout year, individually closing 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold approximately \$400 million across almost 200 transactions. These days, the partnership averages almost a closing a week and over \$100M in sales annually.

The team holds many pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during selling previous attempts.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance and economics. An Associate Broker since 2021, Michael is a pinned Designee of the prestigious Certified Commercial Investment Member (CCIM) Institute since 2017 and has been an annual member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

Michael is also a 'big brother' in the Big Brothers Big Sisters organization and enjoys other philanthropic endeavors. He completed his first



Andy Lundsberg
Partner, Bull Realty
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O: 404-876-1640 x107

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over \$100 million year to date and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

Organizations:
National Association of Realtors-Georgia
Atlanta Commercial Board of Realtors
Young Council of Realtors (YCR)
Million Dollar Club (2008 - Present)

CONFIDENTIALITY AGREEMENT

14,236 SF FLEX BUILDING ON 3 ACRES

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 8060 Webb Rd. 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 Bull Realty, Incorporated 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 __ / __ / __

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

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