



Offering Memorandum

**OWNER/USER MEDICAL OFFICE
BUILDING OPPORTUNITY | 10,420 SF**



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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DISCLAIMER & LIMITING CONDITIONS

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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.

EXECUTIVE SUMMARY

OWNER/USER MEDICAL OFFICE OPPORTUNITY | 10,420 SF



PROPERTY DESCRIPTION

This 10,420 SF medical office building is located just a mile and a half from the DeKalb Medical Hospital at Hillandale in Lithonia, GA. The building was constructed in 2008 and is divided into two suites. Office suite A has a medical build-out with beautiful millwork throughout. Suite B is 3,800 SF and built out for use by a physical therapist. The space can easily be reconfigured or joined to suite A to make the 10,420 contiguous.

There is monument signage in the front, with ample parking and a covered patient drop-off area. The property is located along Hillandale Park Ct. near other medical office tenants and is a proven location for a healthcare practice, as it has operated successfully as a medical facility for the past decade. The proximity to DeKalb Medical Hospital at Hillandale (soon to be Emory) makes the location very appealing.

PROPERTY HIGHLIGHTS

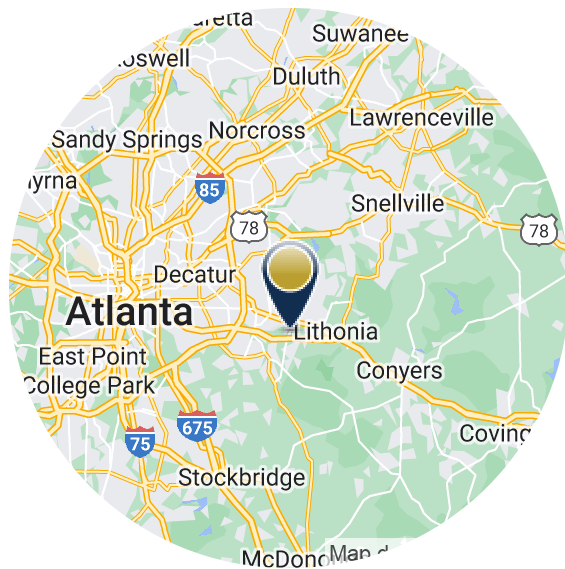
- 10 exam rooms with intercom system throughout
- Large lobby with plenty of space for office staff behind desk
- Large doctor's office with full bathroom and private garage access
- 3 private offices and 1 conference room capable of seating 12 people
- 1 break room and 1 staff office
- Contains nurses' station and lab
- Multiple restrooms throughout for patients and staff

PRICE | \$1,600,000

PROPERTY OVERVIEW

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Address:	5404 Hillandale Park Court, Lithonia, GA 30058
County:	DeKalb
Site Size:	1 Acre
Building Size:	10,420 SF
Parcel ID:	16 041 06 017
Zoning:	C1
2017 Taxes:	\$19,362.00
Sale Price:	\$1,600,000



EXTERIOR PHOTOS

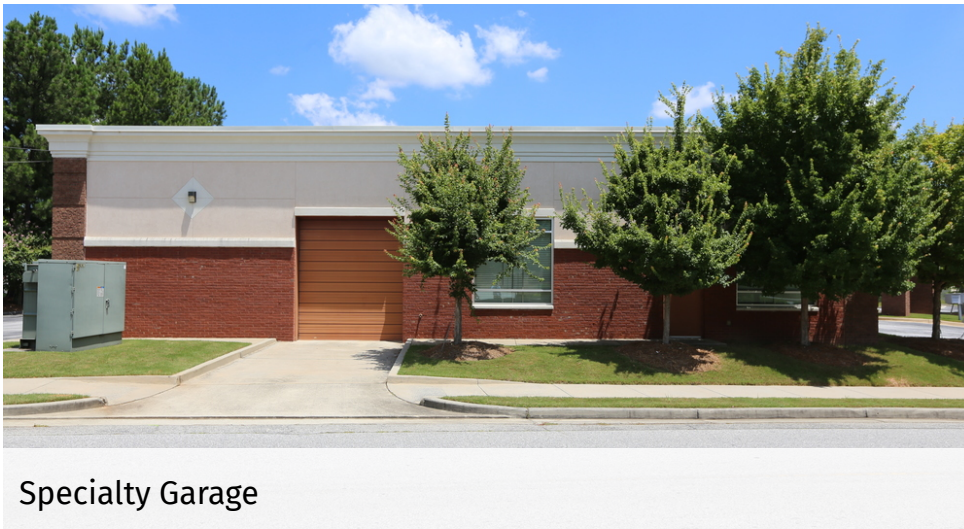
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Front Right



Monument Signage



Specialty Garage



Front

INTERIOR PHOTOS

OWNER/USER MEDICAL OFFICE OPPORTUNITY | 10,420 SF



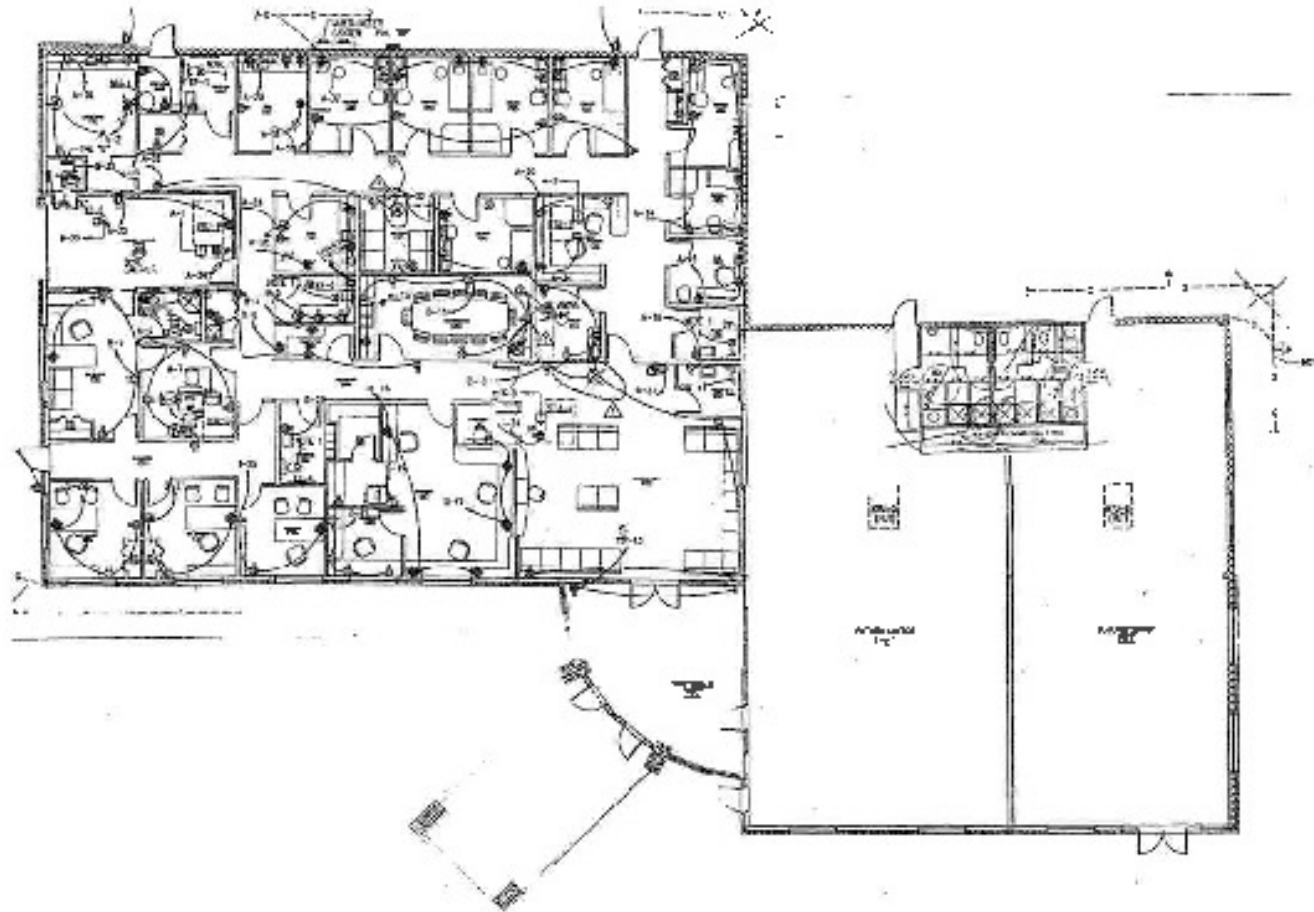
INTERIOR PHOTOS

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FLOOR PLAN

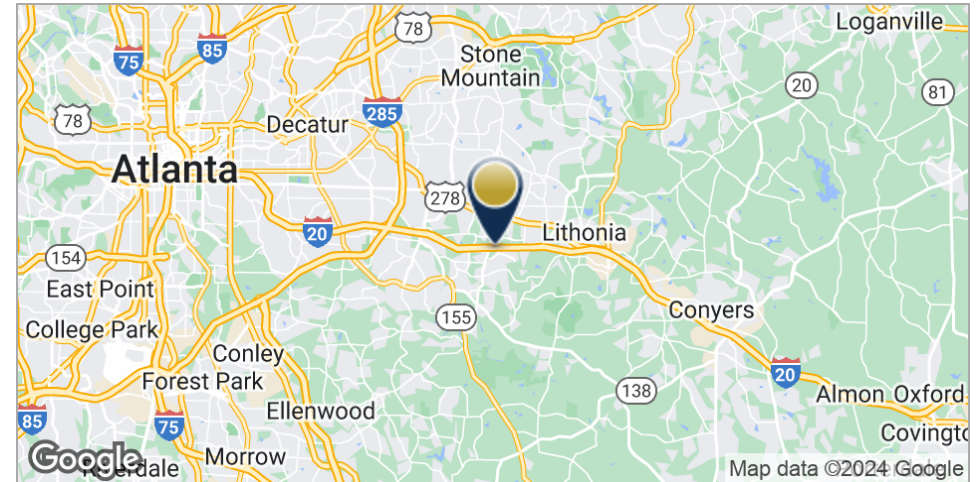
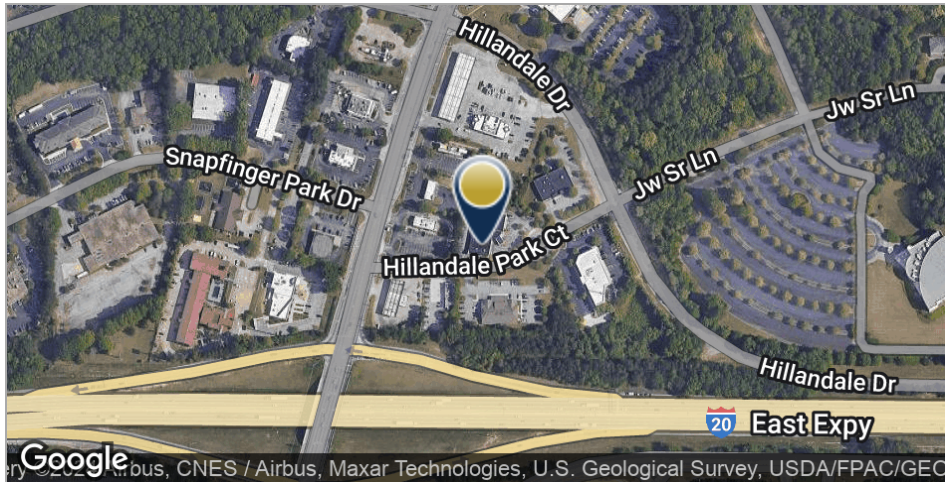
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LOCATION MAPS

OWNER/USER MEDICAL OFFICE OPPORTUNITY | 10,420 SF



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,797	69,092	165,136
MEDIAN AGE	31.6	33.2	33.7
MEDIAN AGE (MALE)	29.5	29.6	30.6
MEDIAN AGE (FEMALE)	33.0	35.4	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,203	26,042	59,390
# OF PERSONS PER HH	2.4	2.7	2.8
AVERAGE HH INCOME	\$46,381	\$52,553	\$56,726
AVERAGE HOUSE VALUE	\$136,978	\$157,195	\$159,475

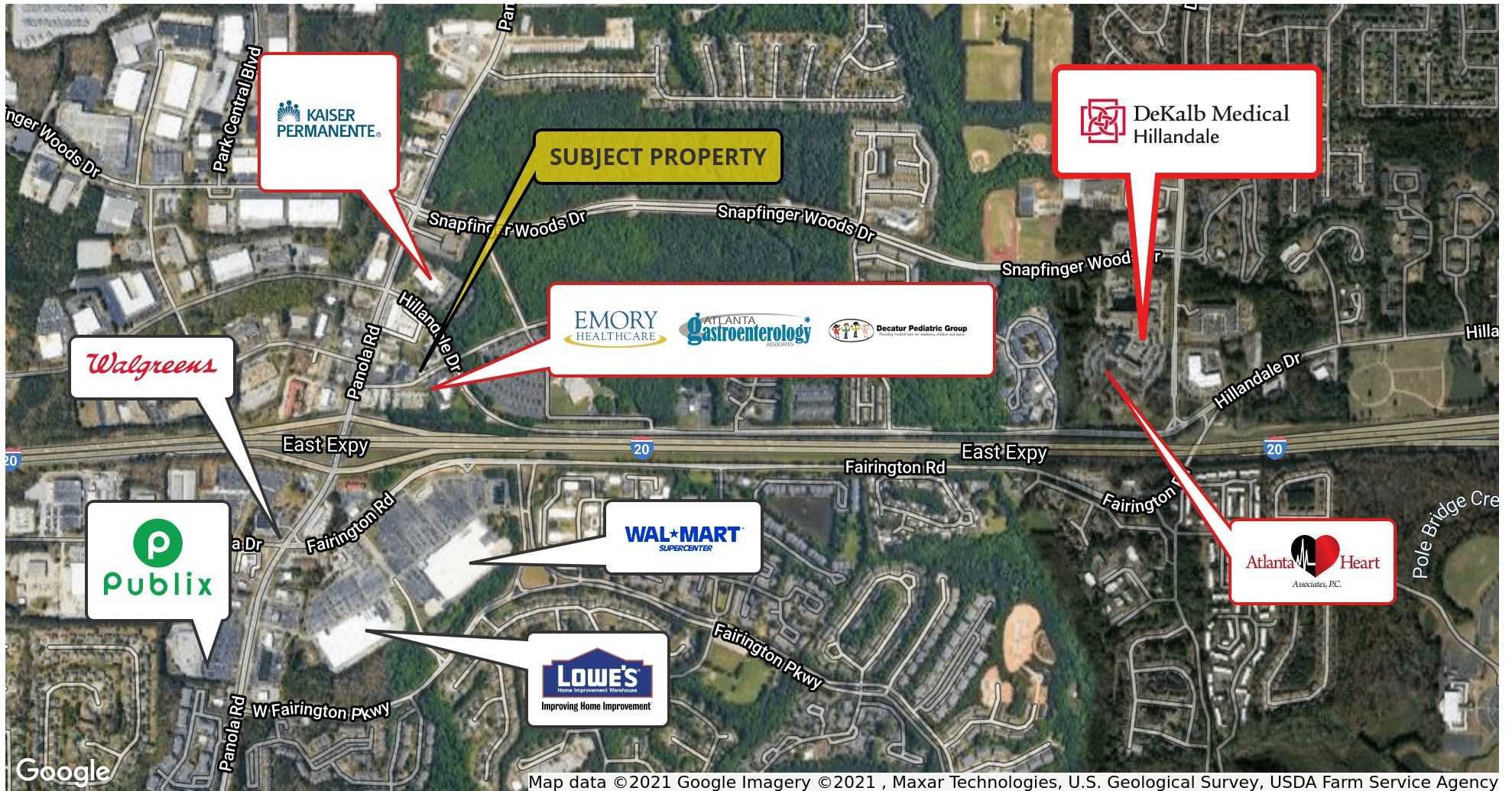
Source: ESRI

LOCATION DESCRIPTION

This property is located just a mile and a half from the DeKalb Medical Hospital at Hillendale in Lithonia, GA.

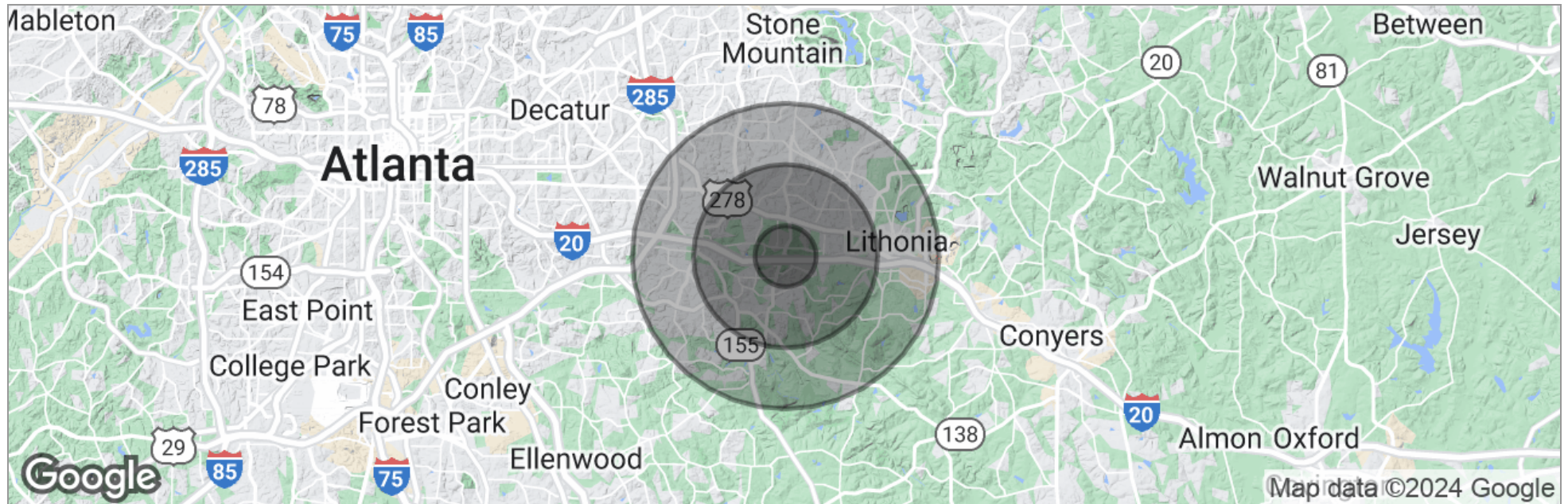
NOTABLE NEARBY RETAIL AND MEDICAL

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DEMOGRAPHICS MAP

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	1 Mile	3 Miles	5 Miles
Total Population	7,797	69,092	165,136
Population Density	2,482	2,444	2,103
Median Age	31.6	33.2	33.7
Median Age (Male)	29.5	29.6	30.6
Median Age (Female)	33.0	35.4	35.7
Total Households	3,203	26,042	59,390
# of Persons Per HH	2.4	2.7	2.8
Average HH Income	\$46,381	\$52,553	\$56,726
Average House Value	\$136,978	\$157,195	\$159,475

* Demographic data derived from 2020 ACS - US Census



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Professional Background

Mitch Smith specializes in providing users, investors, and owners of healthcare facilities with real estate services focused on realizing client-defined goals. He leverages his knowledge and background in the healthcare industry in order to provide and execute leasing strategies and marketing plans designed to maximize value and returns. He assists investors and owners in acquisitions, dispositions, and market analysis. Mitch prides himself on building and maintaining strong relationships while delivering value-driven services.

Mitch has a record of achieving favorable client outcomes in consultative sales processes stemming from his background in medical device sales where he worked with healthcare systems, retail clinics, pharmaceutical distributors, and national chain drug stores across the United States and in the Caribbean. His experience working across various sectors of the healthcare industry provide him with unique insights into the markets and trends, thus supporting his identification of strategies and indicators necessary to improve upon his client satisfaction and results.

Mitch is an Atlanta native and graduate of Auburn University. He lives in Dunwoody and enjoys traveling, offshore fishing, scuba diving and sports.

Bull Realty is a commercial real estate sales, leasing, management and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast 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 iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show.