



Offering Memorandum

**SPECIAL PURPOSE COMMERCIAL
BUILDING | 69,665 SF**



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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Exclusively listed by Bull Realty, Inc.

DISCLAIMER

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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, 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

SPECIAL PURPOSE COMMERCIAL BUILDING | 69,665 SF



PROPERTY OVERVIEW

Bull Realty is pleased to offer for sale 3265 Commerce Avenue in Duluth, Gwinnett County, GA (Atlanta MSA). The offering includes a $\pm 60,081$ SF high-end showroom & service building, currently used for a private luxury car & boat collection. Also included is a $\pm 9,584$ SF metal warehouse building on a fenced ± 5 acre site. It is located just off Satellite Boulevard surrounding Gwinnett Place Mall. Built in 1985, the property was extensively renovated and expanded in 2007. The property is ideal for special purpose uses such as a movie studio and special automotive use.

PROPERTY HIGHLIGHTS

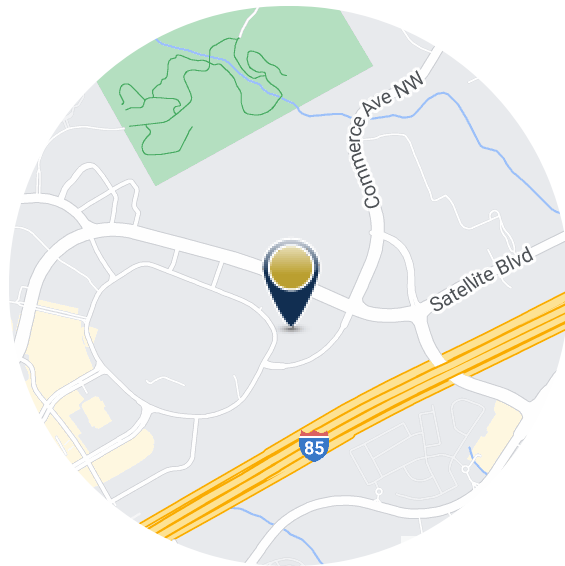
- High end showroom/service building with separate metal warehouse building totaling $\pm 69,665$ SF
- 3,400 SF executive office suite with multiple offices and conference room
- 11 drive-in bays
- Fenced 5 acre site located just off Satellite Blvd
- Extensively renovated and expanded in 2007
- Located one mile west of I-85
- All equipment and furniture included
- Ideal for special uses such as a film studio, car dealership or entertainment venue

PRICE | \$9,999,999

PROPERTY OVERVIEW

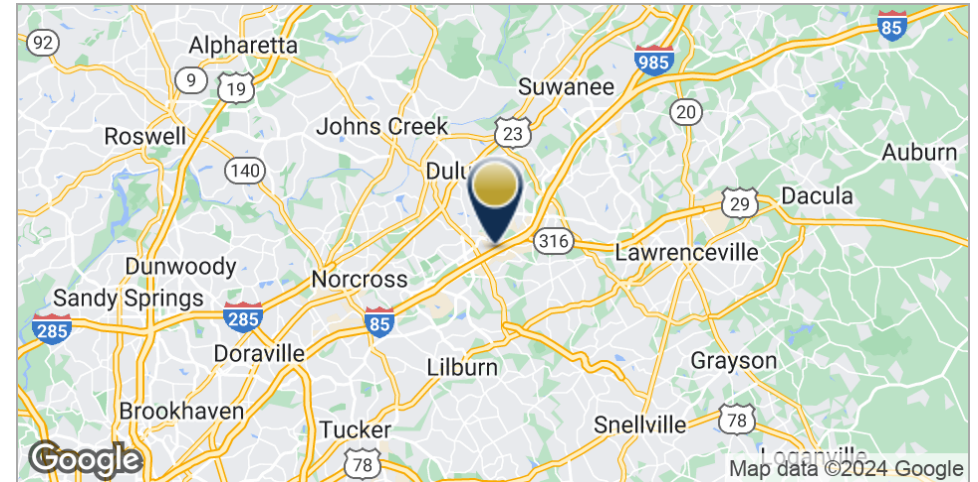
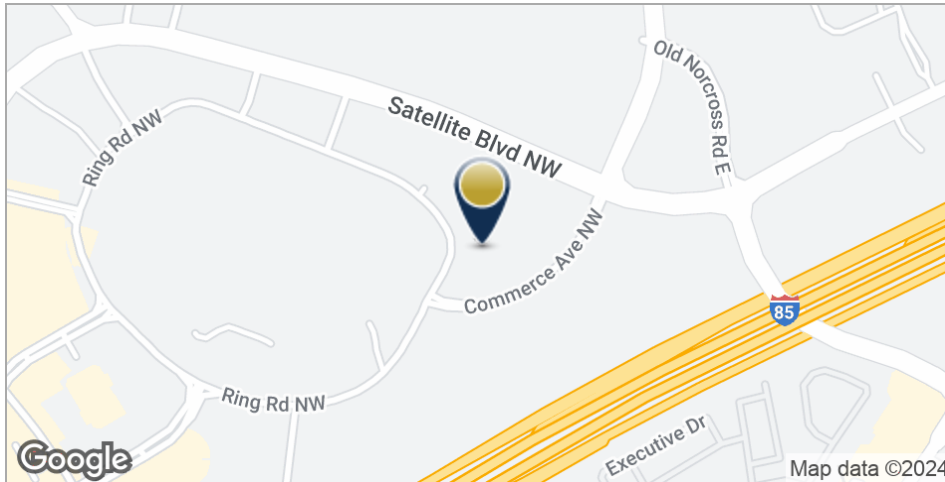
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Address:	3265 Commerce Ave, Duluth, GA 30096
County:	Gwinnett
Year Built:	1985
Renovated:	2007
Building Sizes:	60,081 SF main building & 9,584 SF warehouse (69,665 SF total)
Site Size:	5 acres
Ceilings:	12' - 24'
No. Bays:	11 total
Parking:	± 150 spaces
Parcel ID:	R6206 013
Zoning:	C3
Proposed Use:	Automotive dealership, film or music studio
2017 Taxes:	\$100,878
Sale Price:	\$9,999,999



LOCATION MAPS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,207	98,469	244,374
MEDIAN AGE	29.6	30.9	32.3
MEDIAN AGE (MALE)	30.0	29.9	31.4
MEDIAN AGE (FEMALE)	29.5	31.9	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,960	35,050	82,854
# OF PERSONS PER HH	2.4	2.7	2.8
AVERAGE HH INCOME	\$55,554	\$65,558	\$74,162
AVERAGE HOUSE VALUE	\$193,417	\$245,232	\$243,678

Source: ESRI

LOCATION DESCRIPTION

The subject property is located just off Satellite Blvd, in close proximity to Gwinnett Palce mall and numerous auto dealerships in a heavy retail-focused area. Traffic counts on Satellite Blvd near the subject averaged 22,800 vehicles per day per the GA DOT. The subject property is 1.2 miles west of Interstate 85 and 32.5 miles northeast of downtown Atlanta.

AERIAL MAP

SPECIAL PURPOSE COMMERCIAL BUILDING | 69,665 SF



EXTERIOR PHOTOS

SPECIAL PURPOSE COMMERCIAL BUILDING | 69,665 SF



EXTERIOR PHOTOS

SPECIAL PURPOSE COMMERCIAL BUILDING | 69,665 SF



INTERIOR PHOTOS

SPECIAL PURPOSE COMMERCIAL BUILDING | 69,665 SF



WAREHOUSE PHOTOS

SPECIAL PURPOSE COMMERCIAL BUILDING | 69,665 SF



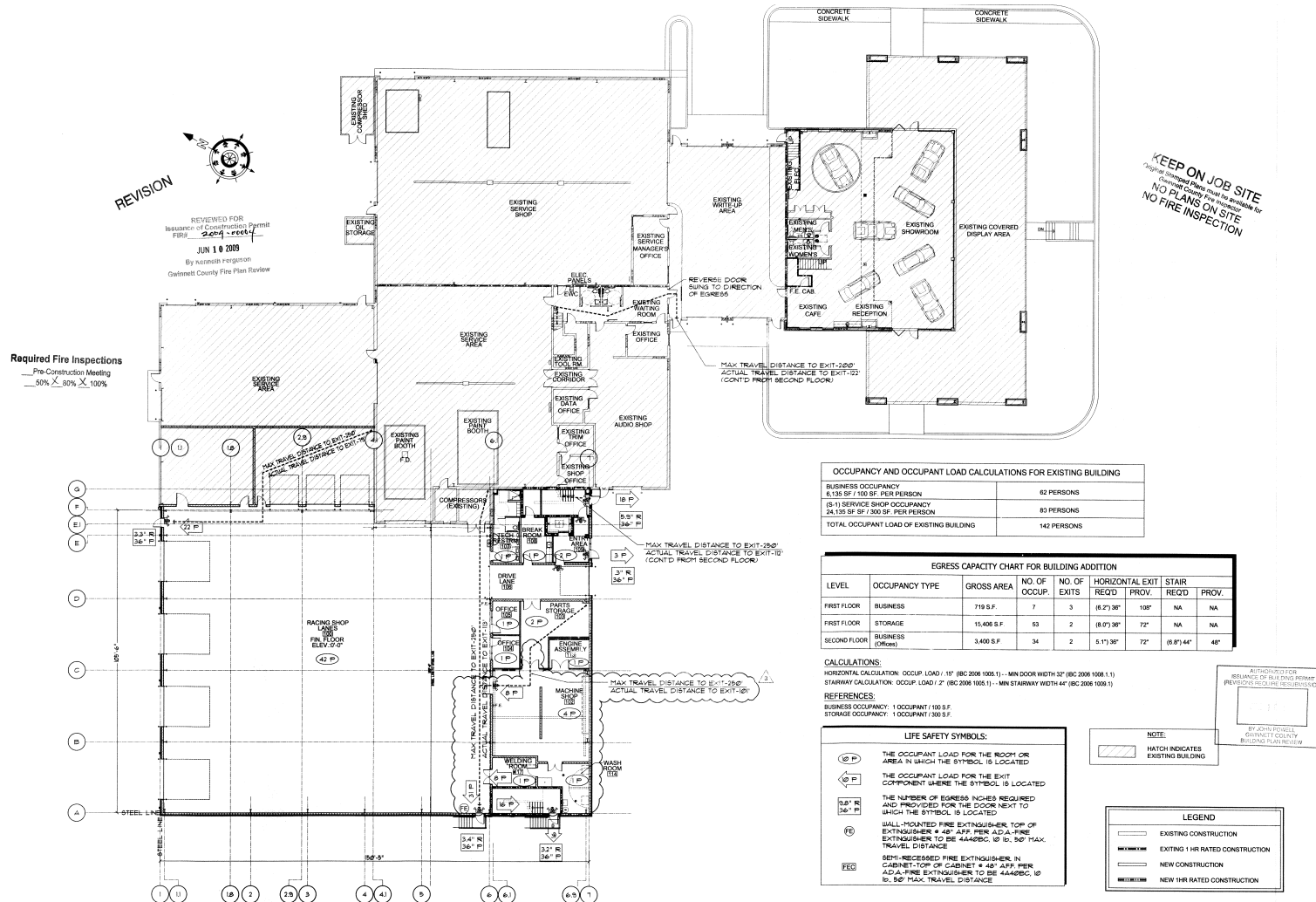
WAREHOUSE PHOTOS

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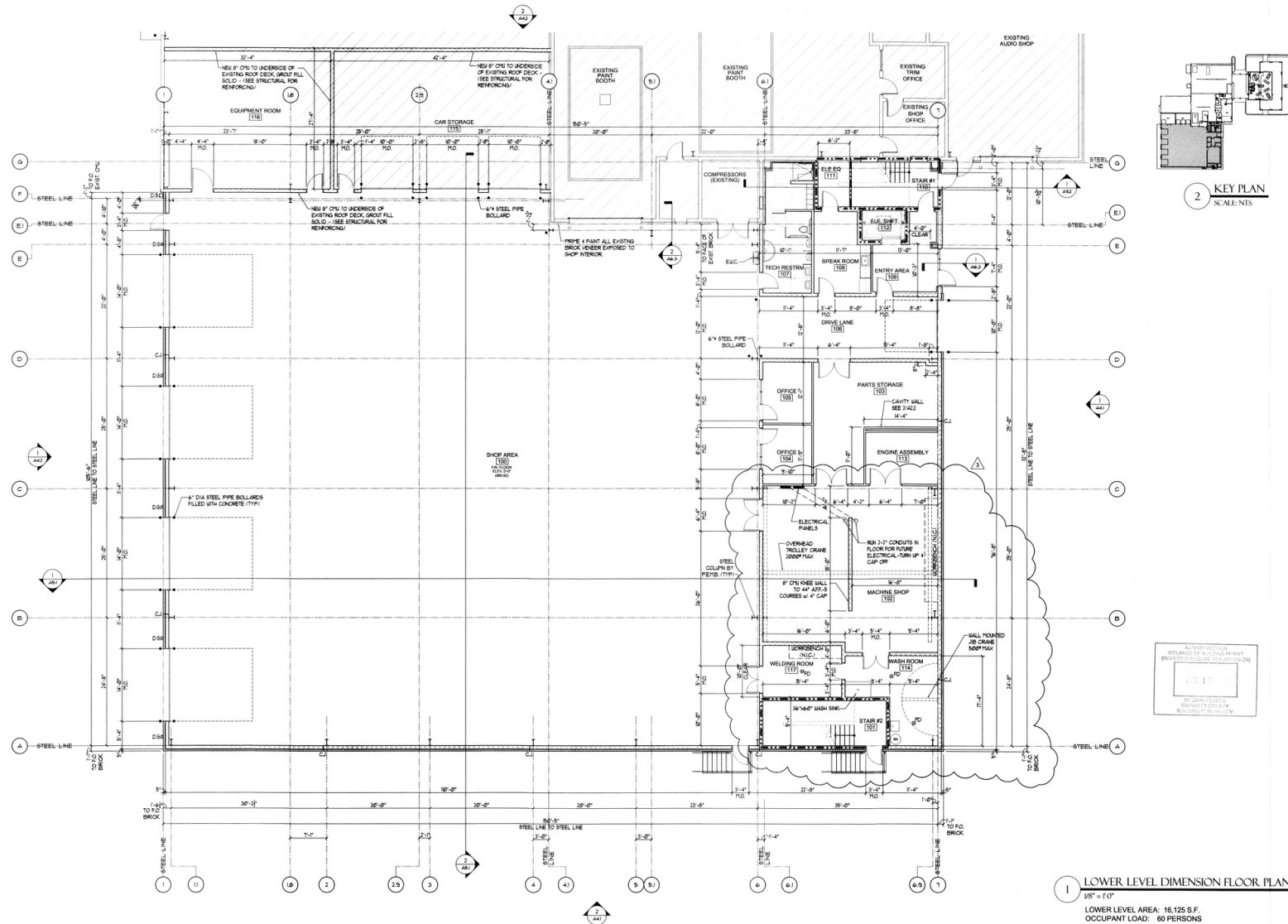
FIRST FLOOR OFFICE / SHOWROOM

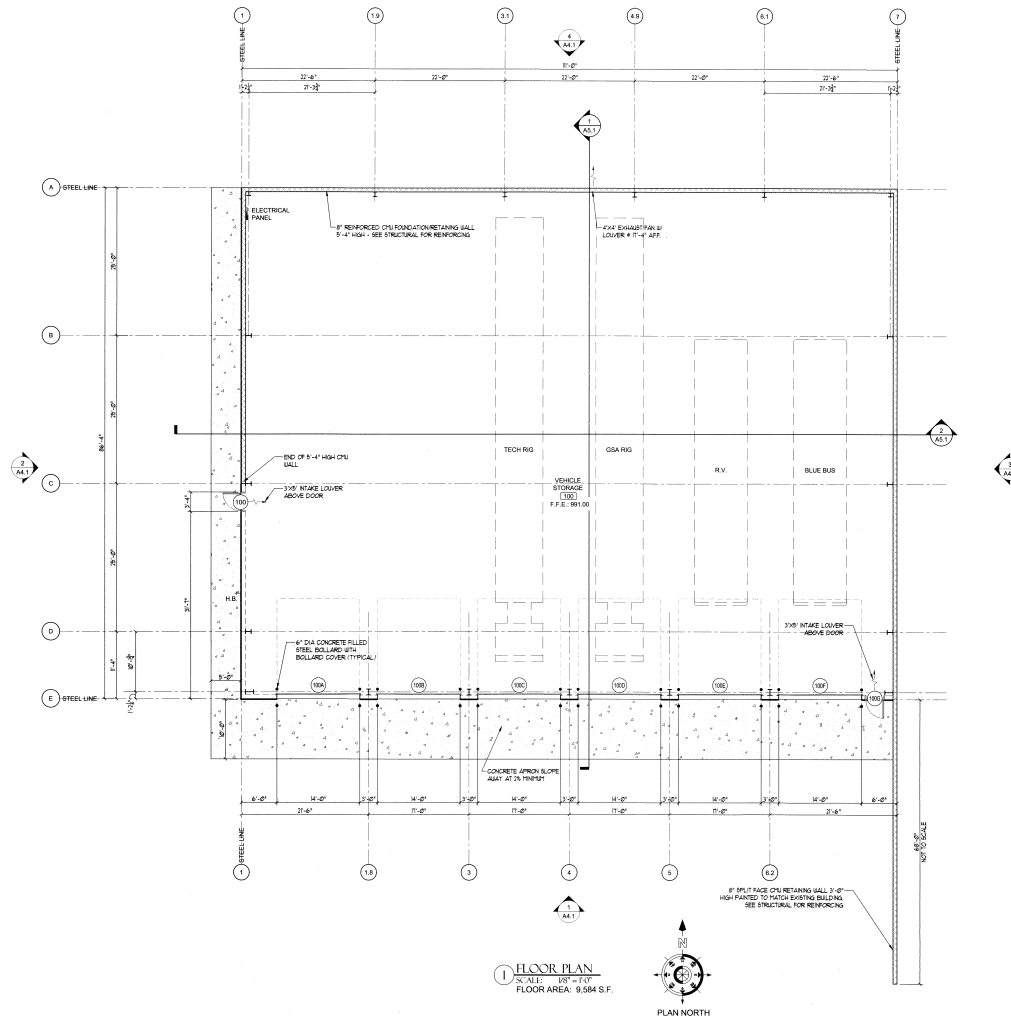
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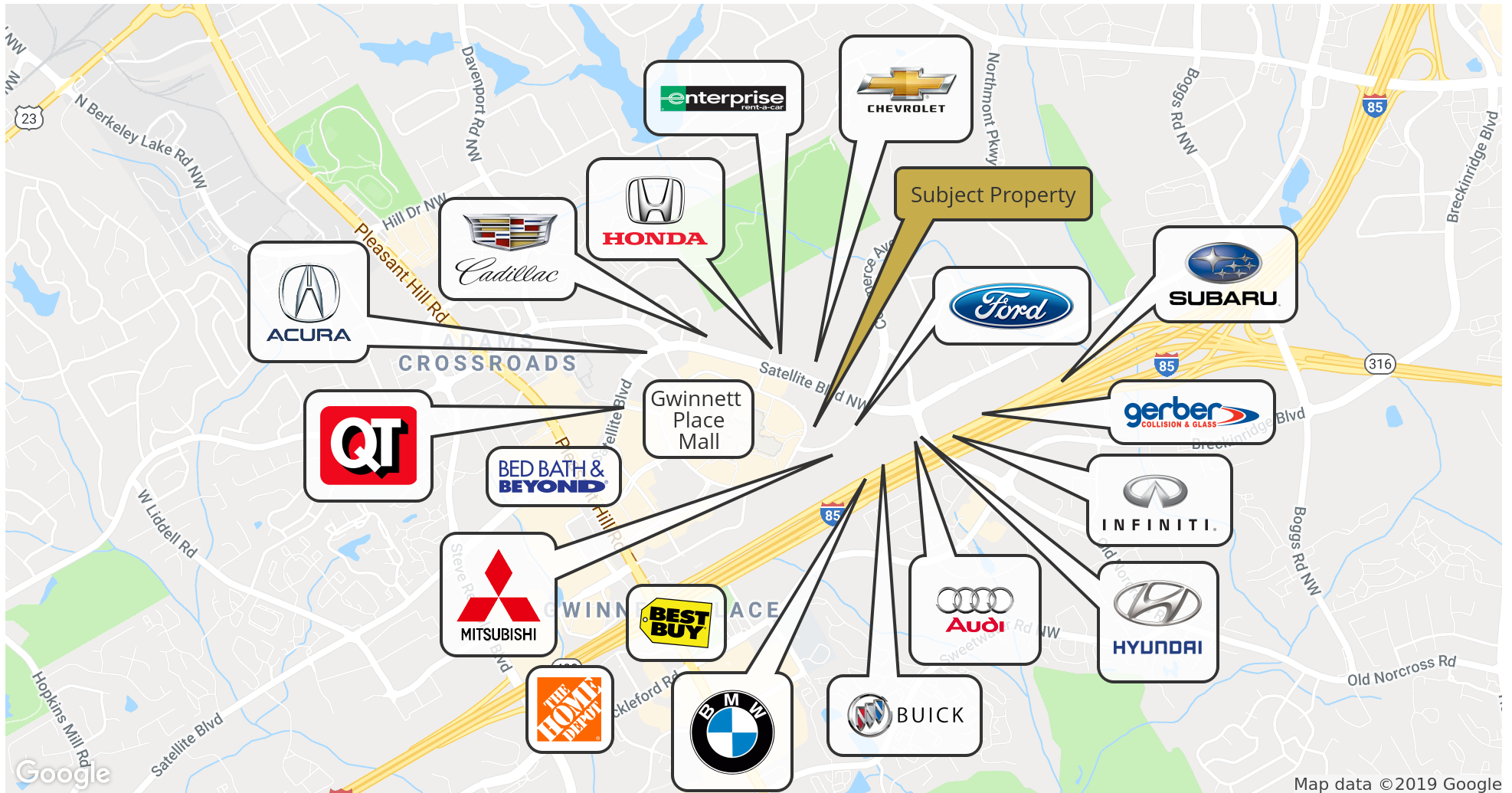


LOWER LEVEL SHOP

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NEARBY DEVELOPMENTS

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NEARBY DEVELOPMENTS

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1



Parsons Alley

This recent 30,000 SF development was an important addition to downtown Duluth, providing new vitality and commercial options alongside existing businesses and a range of improvements the city has undertaken over the last few years. This award-winning redevelopment was completed in Spring 2017 and has a steady stream of visitors.

2



Revel at Infinite Energy

This 118-acre mixed-use project will be built on a county-owned property that surrounds the Infinite Energy Arena. The project is expected to begin development in early 2019 with hopes of completion by Fall of 2020. The concept tentatively includes 215,000 SF of specialty retail, 600,000 SF of office space, a 35,000 SF theater, a 25,000 square-foot food hall, 700 residential units and much more.

3



Downtown Duluth Residential Project

In early 2017, the City of Duluth approved construction of a new downtown community set to feature close to 100 homes and 36-unit townhomes near City Hall at the corner of Hill St. and Hardy St. VP of Land Acquisition, Clint Walters cited "the high-quality of food, retail, and entertainment options nearby" as one of the reasons downtown Duluth was chosen for the project.

The Village in Duluth

This \$64 million redevelopment project will feature 375 apartments as well as 11 retail/office storefronts with connected living space and corner restaurant sites. The 8-acre development will also feature a wrapped parking deck, tree lined boulevard with sidewalks and public art sites. The village is replacing the Proctor Square retail complex.

4



Peachtree Corners Town Center

At completion, this premier mixed-use development, located at the corner of Peachtree Parkway and Medlock Bridge Road, will include 51,000 SF of restaurants and 18,560 SF of retail. It will also include a theatre, municipal parks, an integrated pedestrian trail system and a high-end townhome community. Over 70 upscale townhomes, will also be constructed.

5



Redevelopment Near Gwinnett Place

Several proposals are in the works to facilitate a dense urban development and encourage residential and commercial development. Concepts include a 25-story building, a 7-story hotel, green space, mixed-use buildings, a parking deck and amenities like multi-use paths and pedestrian boulevards. These conceptual plans reflect what CID officials are doing with property owners around the district.

6



Sources: PartnershipGwinnett.com, GwinnettDailyPost.com, AJC.com, DuluthGA.net, PeachtreeCornersGA.gov, FuquaDevelopment.com

ABOUT THE AREA

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FILM & ENTERTAINMENT IN GWINNETT COUNTY

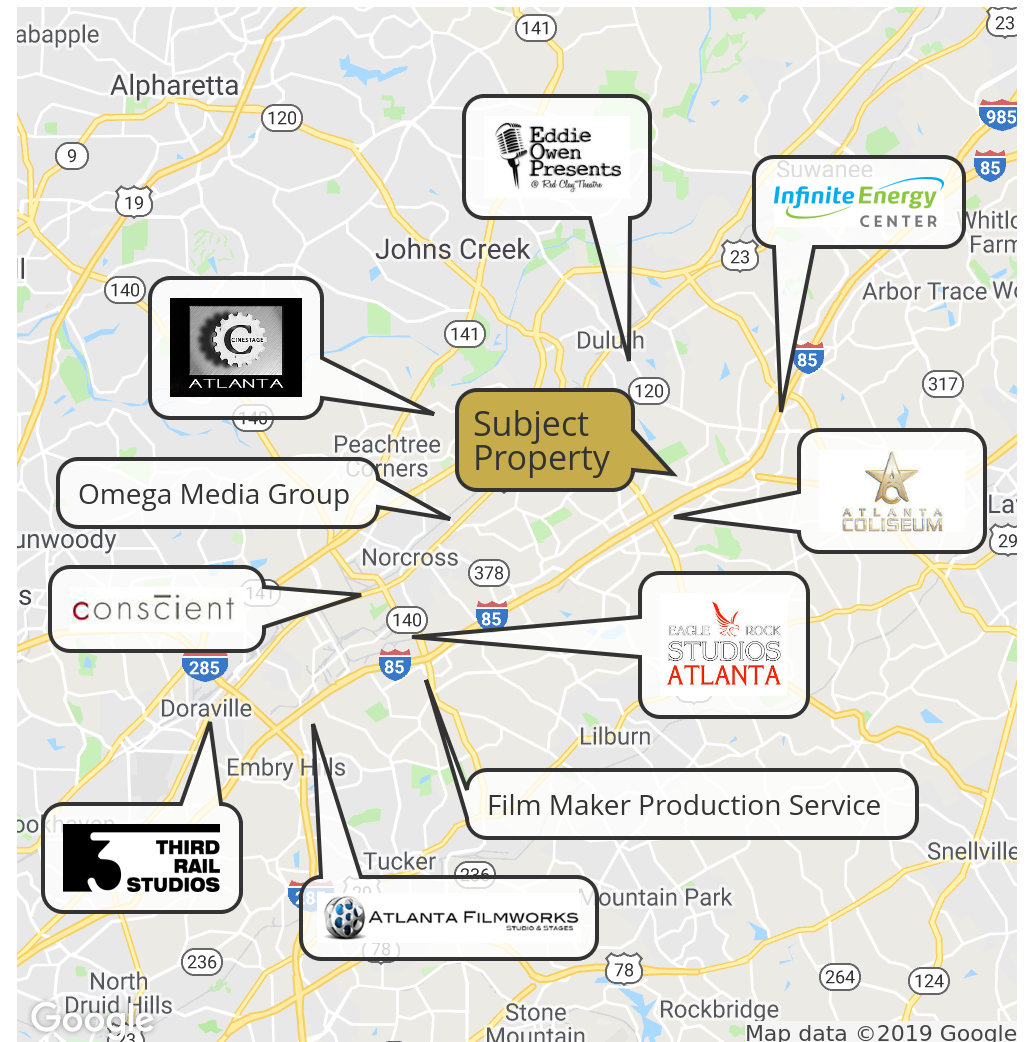
Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It also hosts many arts and entertainment options such as the Infinite Energy Center, Eddie Owens Presents: Red Clay Music Foundry, Atlanta Coliseum, Hudgens Center for the Arts and the Gwinnett History Museum.

Atlanta's growing film industry has also found a home in Gwinnett County. In 2015, Eagle Rock Studios opened its doors and is currently the largest studio facility in the United States all under one roof, with 470,000 SF. It has hosted productions such as Ozark, Dynasty, Greenleaf and Diary of a Wimpy Kid. Cinestage Atlanta was founded in 2017 with independent filmmakers in mind and offers 10,000 SF of creative space. More than 20 films (The Hunger Games, Divergent, Captain America: Civil War) and 50-plus TV shows ("The Walking Dead," "The Vampire Diaries") filmed in Atlanta and the metro area, with a vast majority setting up shop in Gwinnett County. In the last year, television and film productions generated \$1.68 billion in the state for wages to local workers in over 9,000 jobs.

Gwinnett's place in Georgia's production industry is predicted to continue growing. There are plans for a dedicated film office to help crews and residents get updates on what's going on in the community. Atlanta Filmworks Studios and Third Rail Studios are located just outside the Gwinnett county line and are major contributors to Georgia's booming industry.

Sources: ExploreGwinnett.com, AJC.com

Source: Enter text here



ABOUT THE AREA

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DULUTH, GA

The City of Duluth has a population of approximately 28,294 people and is located in Gwinnett County. About 40 minutes northeast of Atlanta, it is part of the greater metro Atlanta region. Diversity in residents is one of Duluth's strengths, with its diverse population and welcoming atmosphere towards people of all backgrounds and cultures. Duluth City Hall is nestled at the end of the beautiful Town Green in Old Town Duluth, just off Highway 120 and Buford Highway. The city was ranked in the Top 25 Places to Visit in Georgia by Vacation Idea Magazine in 2017.

City of Duluth Parks and Recreation provide optimum recreational facilities with quality programs to ensure the standard of excellence for residents. Additionally, the city's Parks and Recreation Department aspires to provide long-term, quality, safe, diverse and enduring programs targeted for various segments of the local community at reasonable costs. Financially, the department's intent is to generate maximum returns-on-investment where possible and to meet the varying and increasing demands of a growing community. It provides sufficient, well-maintained facilities and green space with associated recreation activities to achieve minimum standards as defined by the Georgia Parks and Recreation Association.

In 2017, the city received the Urban Land Institute 2017 Development of Excellence Award and the Congress for the New Urbanism Charter Award for the Parsons Alley Development.

Duluth is experiencing rapid growth. The City recognized a need to grow and strengthen their core downtown to be an amenity for residents and to establish Duluth as a place with its own identity – not just another suburb of Atlanta.





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Professional Background

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.

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.

TEAM PROFILE

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Michael Bull
Broker



Carine Davis
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Scott Jackson
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