

FLEXIBLE RE-PURPOSING OPPORTUNITY

BACK UP AVAILABLE

FORMER FAMILY DOLLAR
UNION CITY, GA

OFFERING MEMORANDUM



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BULL REALTY, INC.
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EXECUTIVE SUMMARY

FORMER FAMILY DOLLAR

4960 Roosevelt Hwy, Union City, GA 30291

\$935,000 | \$116.87/SF

INVESTMENT OFFERING

This attractive former Family Dollar awaits a new concept! The 8,000 SF, three-sided brick building, built in 2003, sits on a 1.2-acre lot on a busy four lane road, Roosevelt Hwy (US Hwy 29) in Union City in South Fulton County GA. It is located only 8 miles from Atlanta Hartsfield-Jackson International Airport, near major interstate highways and a short 20-minute drive to downtown Atlanta.

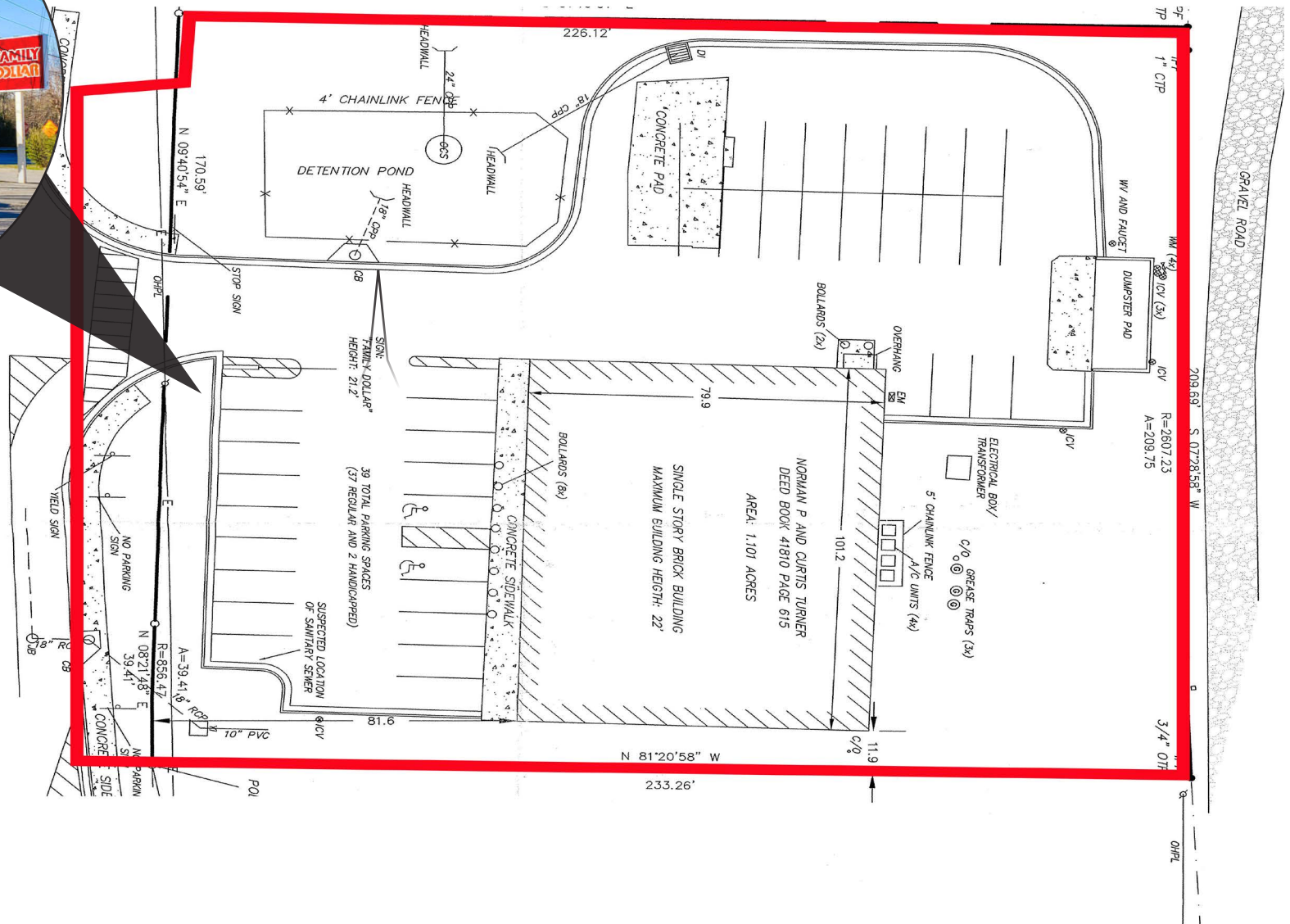
This site is zoned GC (General Commercial by the City of Union City), meaning this highly flexible structure can be re-purposed or sub-divided for a broad range of concepts - retail, medical, auto, office, restaurant, pet care, and more. Favorable demographics include traffic counts of over 21,000 vehicles per day, a 5-mile population of 113,000+ and an average household income of \$88,000. The property has had recent re-coating of the roof and parking lot and upgraded exterior LED lighting. The store was closed at the beginning of May of this year.

South Fulton County has attracted several national firms including Kraft Foods, Amazon, Costco, Kellogg's, Caterpillar Logistics Services, Coca-Cola Bottling, Del Monte Foods, DHL and more. As a result of this and its proximity to the airport and downtown Atlanta, the area continues to grow! Bring your concept and take advantage of this location and pricing.

INVESTMENT HIGHLIGHTS

- Opportunity for a new concept at this recently closed former Family Dollar
- The current footprint features large \pm 1.2-acre parcel with an \pm 8,000 SF three-sided brick building and parking for 38 vehicles
- South Fulton County location on busy four-laned U.S. Hwy 29 with over 21,000 VPD
- Recent property upgrades include roof and parking lot re-coating exterior lighting upgraded to LED
- 5-Mile population of over 113,000 and growing with an average household income of over \$88,000
- Vacant "box", zoned GC, allows for flexible repurposing for many potential concepts: retail, medical, auto, office, restaurant, and more – just imagine!
- Good value for the money at only \$116.87 per SF!

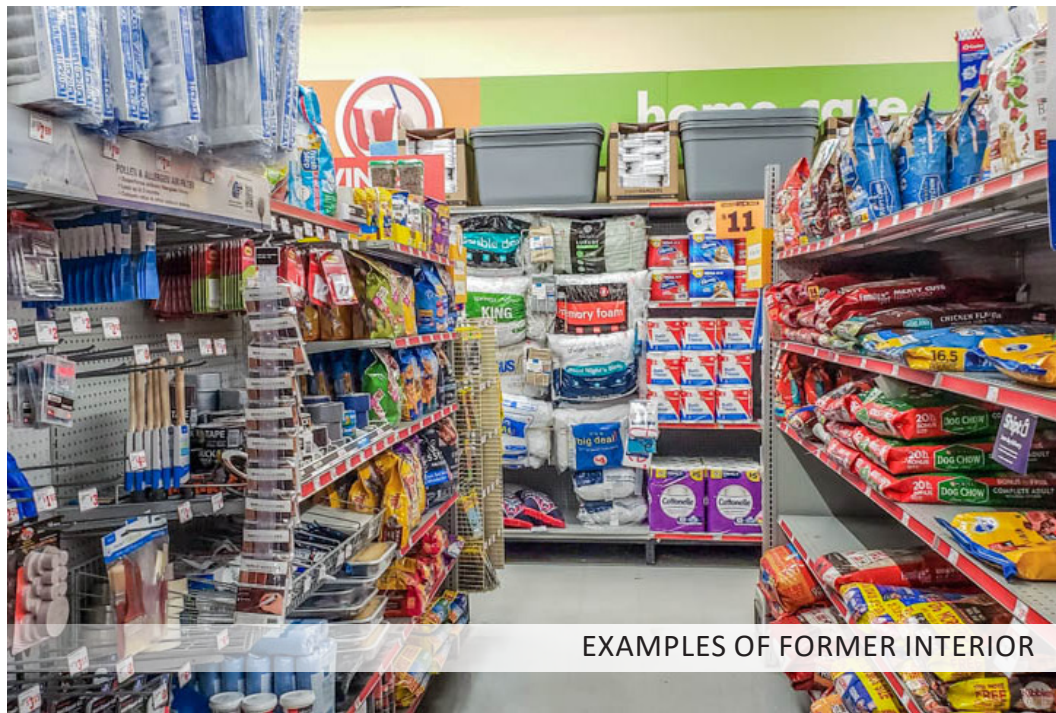
SURVEY



ROOSEVELT HIGHWAY (US HIGHWAY 29)

GRAPELEAF ROAD

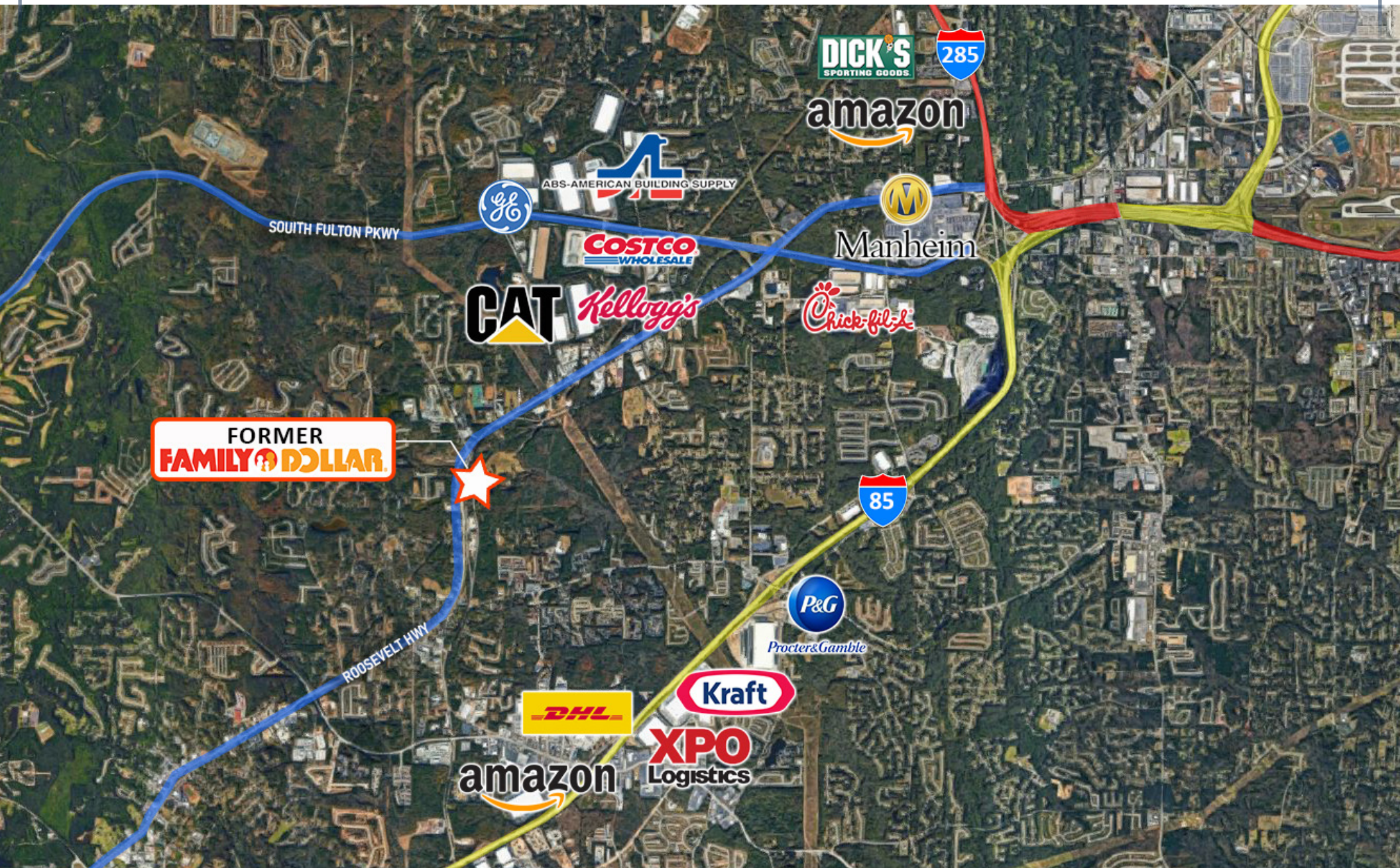
FORMER FAMILY DOLLAR PHOTOS PRIOR TO CLOSING



EXAMPLES OF FORMER INTERIOR

IN THE AREA

UNION CITY, GA



IN THE AREA

UNION CITY, GA



AREA MAP



About the Area

Union City is located just off Interstate 85 in the southern portion of Fulton County and in close proximity to Hartsfield-Jackson Atlanta International Airport. This small intimate city has all the cultural, spiritual, educational, and economic opportunities of a large metropolitan community, but the charm that can only be found in the growth and spirit that is Union City.

Union City is one of South Fulton's most thriving cities. It offers a vibrant living community, featuring a great public-school system, easily accessible city services, a thriving Parks and Recreational Program, and a great Senior Living community. With easy access to downtown Atlanta, the city offers sophistication, culturally diverse residential population of more than 21,000 residents and a thriving industrial business community. Residents and businesses alike come to Union City for its prime location, excellent city services and easy access to major thoroughfares. [\(Source\)](#)



UNION CITY



BROKER PROFILE



NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group
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404-876-1640 x 118

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multitenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs appears on the Commercial Real Estate Show, a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ADAM WILLHITE

V.P. Net Lease Investment Group
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Adam adds value for clients with single tenant net lease acquisitions, dispositions, 1031 exchanges and consulting. Utilizing Bull Realty's advanced marketing, research and database technology, he delivers industry-leading client experience and results.

Prior to pursuing his passion of real estate and joining Bull Realty, Adam worked in the field of physician recruitment where he received multiple awards as his firm's 18-time top producer of the year.

Adam graduated with a Bachelor's Degree from Kennesaw State University and is a longtime resident of downtown Atlanta. In his free time, Adam is active in dog rescue, music, home renovations and volunteering to help preserve historic Atlanta landmarks.



ABOUT BULL REALTY

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull 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 government office, medical office, private sector office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

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 intelligence, forecasts and strategies. The weekly show started as a radio show on one station in Atlanta in 2010 and grew to 60 stations around the country. The show is now available on-demand wherever you get your podcasts or on the show website www.CREshow.com.

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 4960 Roosevelt Highway, Union City, GA 30291. 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 in 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 _____

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DISCLAIMER & LIMITING CONDITIONS

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.