



**Lender-Owned Event Center/Commercial Kitchen/Restaurant**  
4225 Snapfinger Woods Drive  
Decatur, GA 30035

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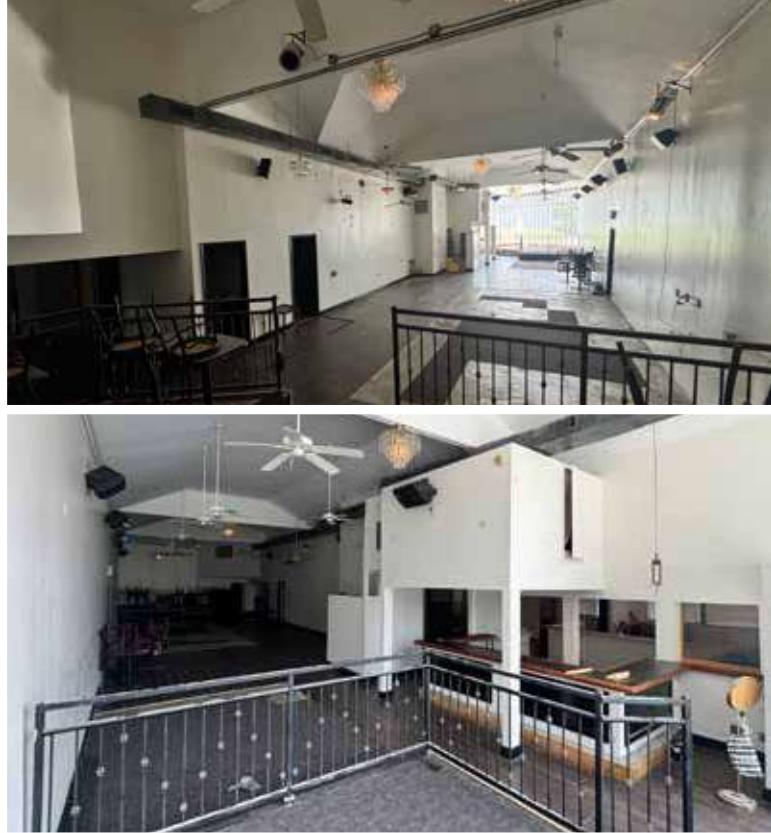
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# Property Overview

This property is a lender owned foreclosure sale. It is priced AS IS offering investors a bargain acquisition and upside potential.

The facility is strategically located with significant value-add potential in a growing market of Decatur, GA. The existing floorplan and soaring ceiling heights offer multiple use possibilities and strong income potential.

Possible uses may include event center, commercial kitchen, restaurant, studio space, retail, office, and live work.

<b>Address</b>	4225 Snapfinger Woods Dr Decatur, GA 30035
<b>Building Size</b>	±6,382 SF
<b>Stories</b>	2
<b>Parking</b>	12 Surface spaces
<b>Site Size</b>	±0.578 Acres
<b>Signage</b>	Excellent signage opportunity
<b>Zoning</b>	MU-1
<b>Sale Price</b>	\$375,000
<b>Price / SF</b>	\$58.76
<b>2025 Taxes</b>	\$7,344.50

# Property Highlights

- ±6,382 SF owner/user or investor opportunity
- Fantastic sign visibility seen by 33,200 VPD on Wesley Chapel Rd
- Existing layout great for variety of businesses
- Kitchen includes: Hood system, floor drains and walk-in freezers



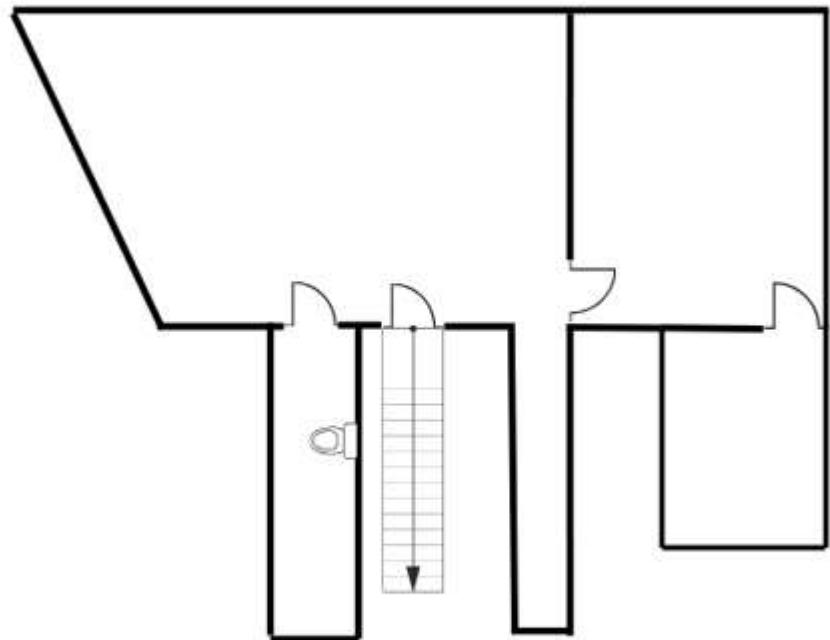


# Floor Plan

First Floor

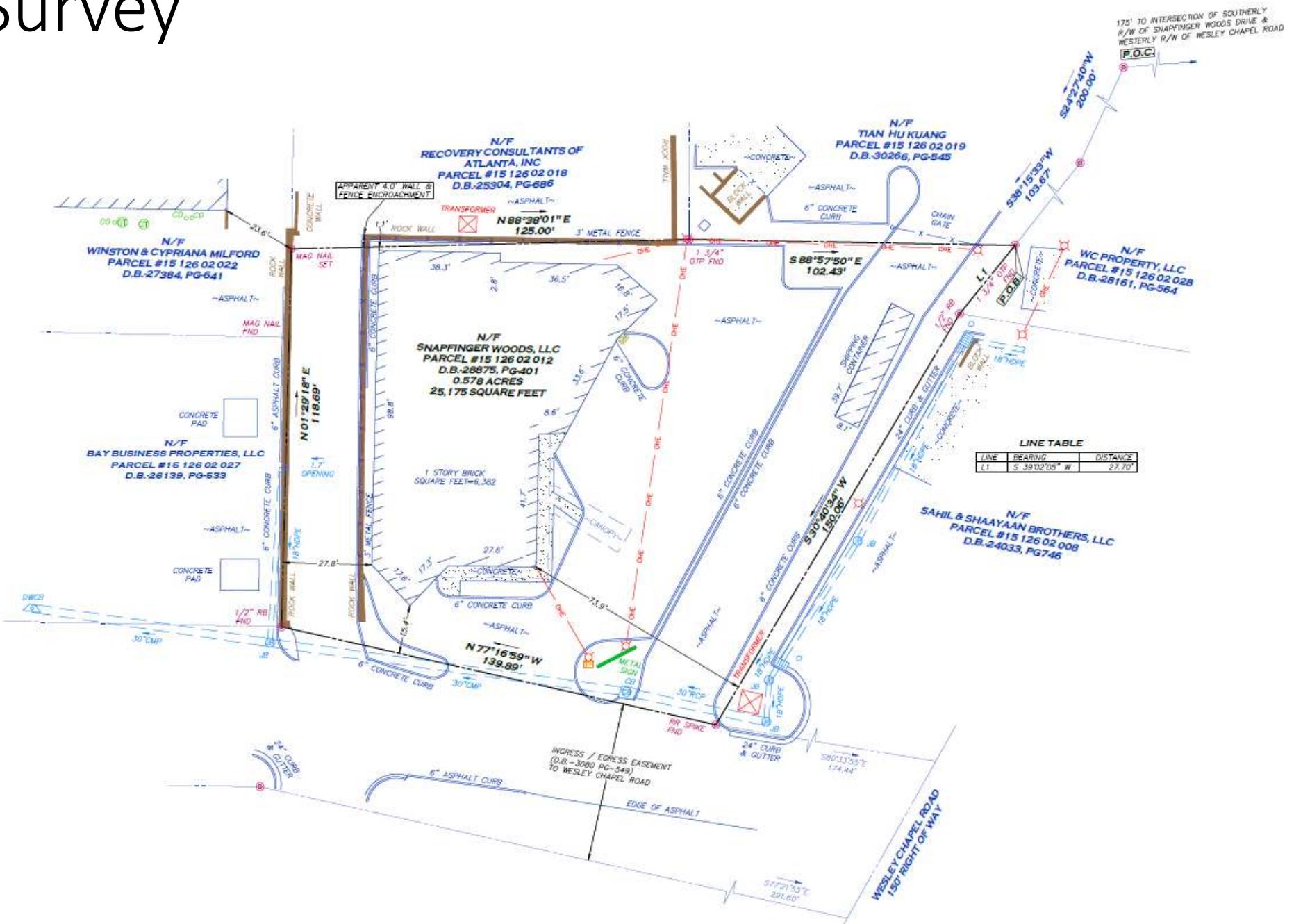


Second Floor



*This is not to scale, only for illustrative purposes\**

# Survey



# In the Area- Retail at Wesley Chapel Road

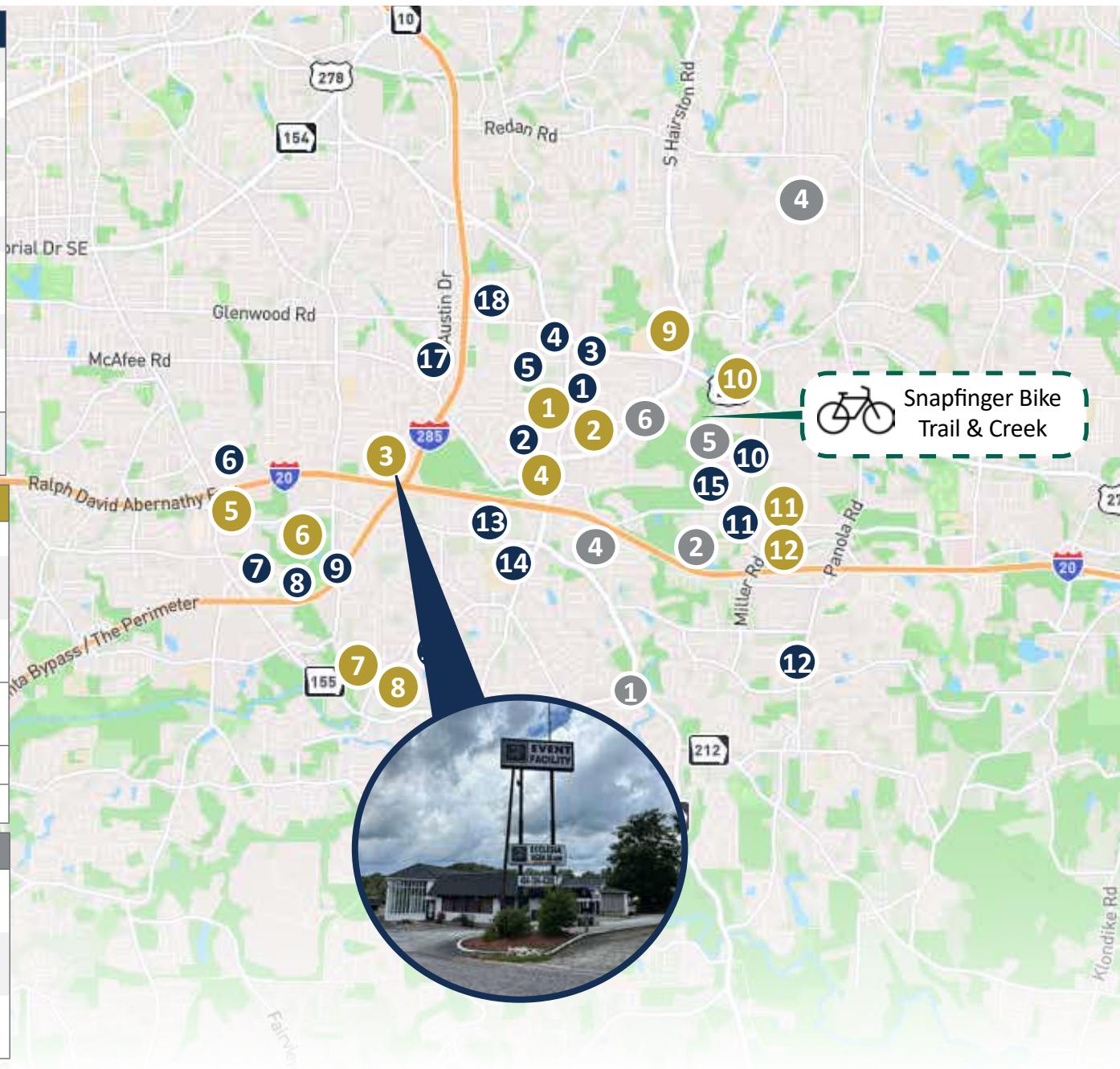


# In the Area- Retail, Parks, and Education

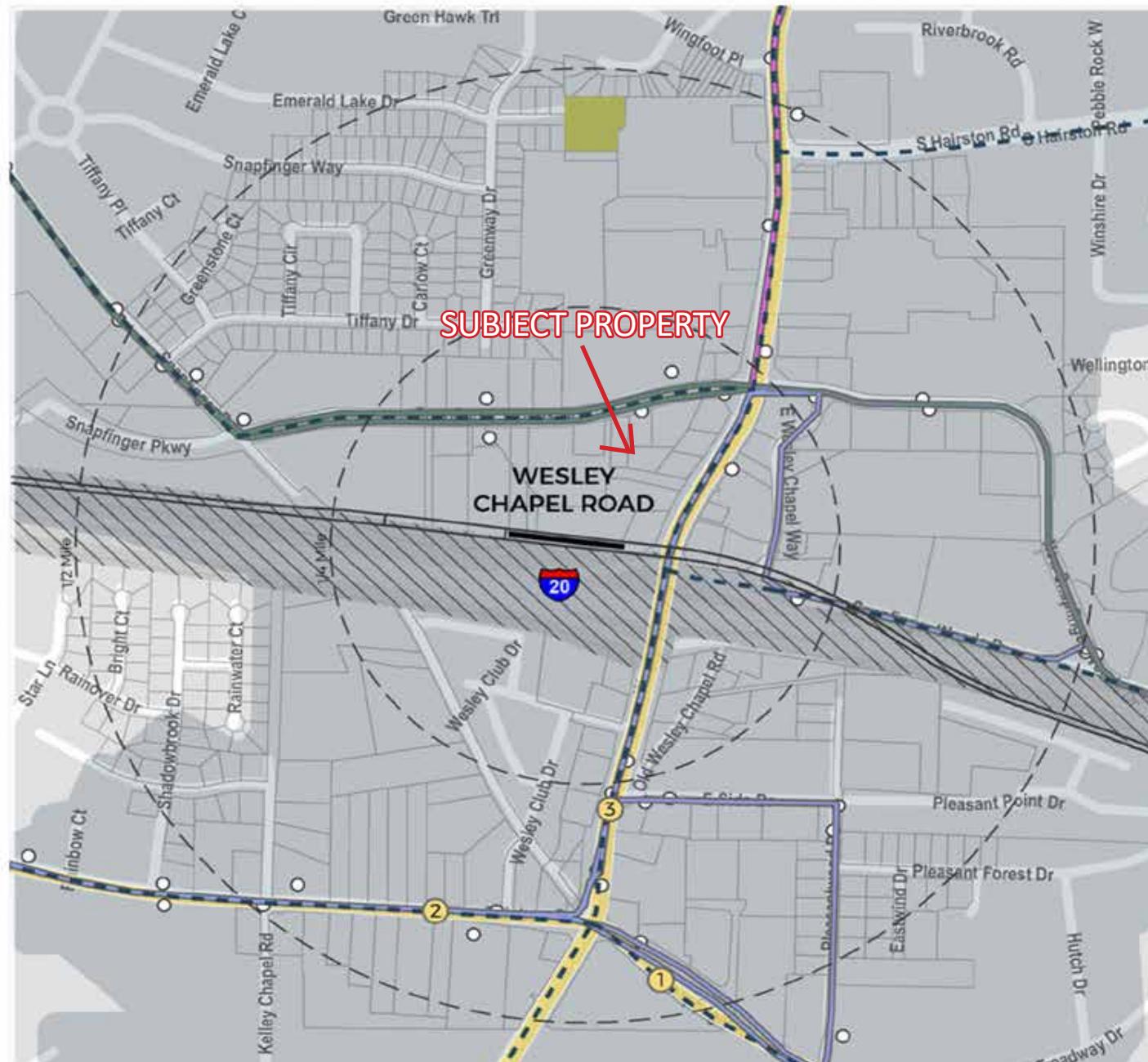
DINING & RESTAURANTS			
1	Chick-Fil-A	2	Dunkin'
3	Chipotle	4	Subway
5	McDonald's	6	Church's Texas Chicken
7	KFC	8	Taco Bell
9	Dairy Queen	10	Bojangles
11	This is it! Southern Kitchen & BBQ	12	Champion Wings
13	JJ's Fish and Chicken	14	Jaybee's Tenders
15	Spice Restaurant & Lounge	16	The Spot Sports Bar & Grill
17	Chicken & Biscuit House	18	Waffle House

Retail & Shopping			
1	Kroger	2	Planet Fitness
3	Chapel Hill Shopping Center	4	The Home Depot
5	The Gallery at South Dekalb	6	Sunrise Shopping Center
7	Publix Super Market	8	Chapel Hill Shopping Mall
9	Wallgreens	10	La Fitness
11	Walmart	12	Lowe's

EDUCATION			
1	Martin Luther King High School	2	Atlanta Christian School
3	Narvie Harris Elementary School	4	Rainbow Elementary
5	Miller Grove Middle School	6	Mary Mcleod Bethune Middle School



# In the Area- Transit



## WESLEY CHAPEL ROAD

— Proposed Transit Alignment  
█ Proposed Transit Station  
□ Proposed Station Area

### Bicycle Priority Network

— Bicycle Priority Network

### Pedestrian Priority Areas

□ Pedestrian Priority Areas

### Bike-Ped Activity Centers

□ Bike-Ped Activity Centers

### Transit

— MARTA 111  
— MARTA 186  
— MARTA 86  
○ Transit Stops

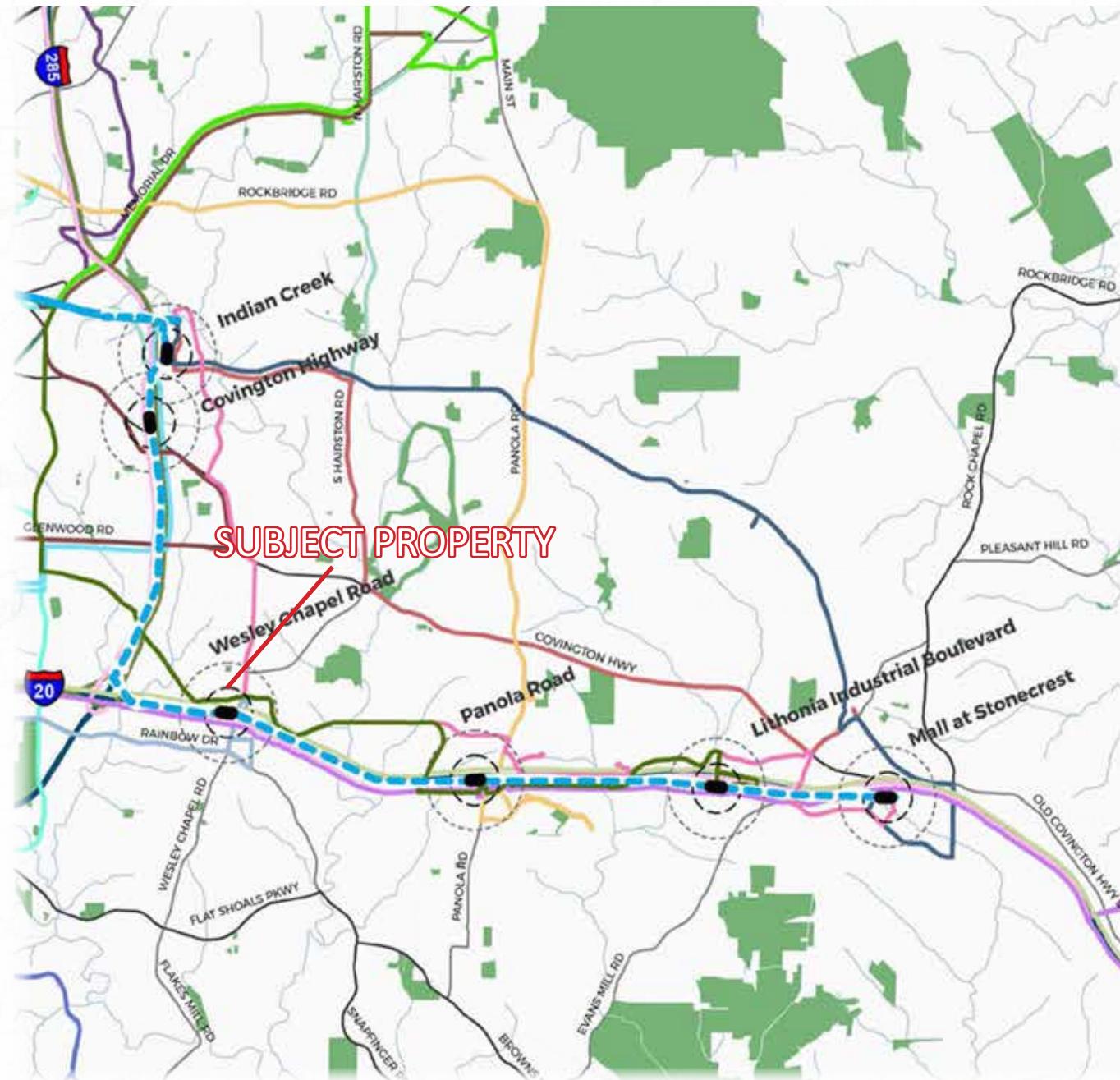
### Regional Transportation Plan

□ Regional Transportation Plan

### DeKalb CTP - Proposed Projects

- ① Flat Shoals Parkway / Flakes Mill Road / Snapfinger Road / Wesley Chapel Road ATMS
- ② Rainbow Drive Bicycle / Pedestrian Improvements
- ③ Wesley Chapel Road Pedestrian

# In the Area- MARTA Transit



## BUS SERVICE

- Proposed Transit Alignment
- Proposed Transit Station
- 1/4 Quarter Buffer
- Proposed Station Area (1/2 Mile Buffer)

## MARTA Rail Line

- BLUE

## Bus Lines

- GRTA 419
- GRTA 423
- GRTA 426
- GRTA 428
- MARTA 107
- MARTA 111
- MARTA 114
- MARTA 115
- MARTA 116
- MARTA 117
- MARTA 119
- MARTA 121
- MARTA 123
- MARTA 125
- MARTA 15
- MARTA 186
- MARTA 21
- MARTA 221
- MARTA 24
- MARTA 74
- MARTA 8
- MARTA 86
- MARTA 9

# In the Area

## GEORGIA STATE UNIVERSITY PERIMETER COLLEGE

Georgia State University's Perimeter College is a gateway to higher education for the Atlanta region and beyond. There are five campuses plus online programs where students take advantage of their support and small classes to build a solid academic foundation. Since 2014, Perimeter College's three-year graduation rate has more than tripled and in the 2019-2022 academic year, they awarded 17% more associate degrees than the previous year.



## STONE MOUNTAIN

Stone Mountain is a prominent geological formation located in DeKalb County, Georgia, renowned for its colossal granite dome. It is the centerpiece of Stone Mountain Park, a popular recreational and historical site offering hiking trails, a scenic railroad, and various family-friendly attractions. The park also features a cultural and educational center, making Stone Mountain a notable landmark blending natural beauty with historical significance.



## EAST LAKE GOLF COURSE

East Lake Golf Club is a private facility located approximately 5 miles east of downtown Atlanta. Established in 1904, East Lake was the home course of the legendary golfer Bobby Jones and much of its Clubhouse serves as a tribute to his accomplishments. It is now the permanent home of the TOUR Championship, the culminating event of the PGA TOUR Playoffs for the FedEx Cup.



## DOWNTOWN DECATUR

The city of Decatur is four square miles with 18,000 residents inside Atlanta's I-285 perimeter highway. The main street, Ponce de Leon Avenue, has more than 200 mostly independent shops, restaurants, galleries, salons and other service businesses. Decatur draws students, office workers, residents and visitors who love to "shop local."



## EMORY UNIVERSITY

Emory University is a top ranked private institution recognized internationally for its outstanding liberal arts colleges, graduate and professional schools and one of the world's leading healthcare systems. It generates \$734 million in research funding annually and had a total annual enrollment of 15,398 for Fall 2020.



## CHILDREN'S HEALTHCARE OF ATLANTA EGLESTON HOSPITAL

Located on the Emory University campus in DeKalb county, Egleston hospital offers many services including an Emergency Department and cardiac and transplant centers. This location has 295 staffed beds and sees over 11,000 patients annually.



# Area Developments

## LULAH HILLS

The board of the Decide DeKalb Development Authority on Thursday voted unanimously to grant \$70 million in tax reimbursements over a 15-year period to EDENS as an incentive for the company's planned redevelopment of the 76-acre North DeKalb Mall location. The reimbursements mean EDENS could start tearing down the mall in 60 days. EDENS also owns the Toco Hills shopping center. The project, which will give North DeKalb Mall the new name of Lulah Hills will be a \$843 million mixed-use development.



## INDIAN CREEK MARTA RENOVATION

The Indian Creek project launches MARTA's Rail Station Rehabilitation Program, a multi-year \$300 million investment in improving the customer experience through projects that range from the aesthetic to the transformative. In addition to enhancing customer safety with new lighting and wayfinding, projects will use materials that are easier to maintain, making stations cleaner and safer for riders.



## EAST DECATUR GREENWAY

This trail originates at the Avondale MARTA transit station on College Avenue and ends at the Friends School on South Columbia Street. It is utilized by south Decatur neighborhoods as a recreational venue and as a way to access MARTA. This property is located less than one mile from Wesley Chapel MARTA station which is to be constructed soon.



## WESLEY CHAPEL ACTIVITY CENTER

The Wesley Chapel Activity Center in Decatur, Georgia, is a community facility managed by the DeKalb County Recreation, Parks, and Cultural Affairs Department. It serves as a venue for a variety of recreational, educational, and social activities for residents. The center typically offers programs for all ages, including fitness classes, arts and crafts, and community events. It also has facilities that can be rented for private events.



## ELECTRIC OWL STUDIOS

Located at 3963 Redan Road just southeast of Avondale Estates near the Indian Creek MARTA Station (which is presently undergoing a \$10 million facelift), the \$60 million Electric Owl Studios spans 312,000 square feet and is set to employ more than 2,000 people. By combining the magic of filmmaking with cutting-edge green technologies, this state-of-the-art facility positions itself as "the greenest film studio on earth."



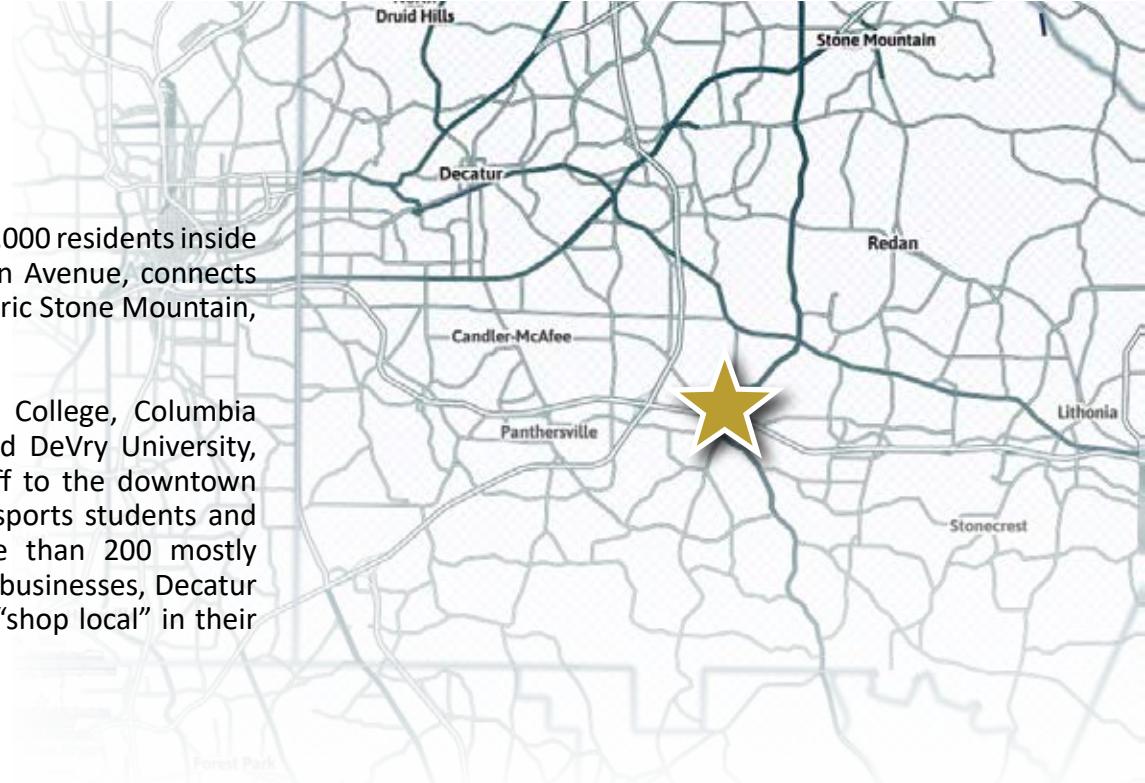
# DECATUR, GA

The city of Decatur is four square miles of hometown hipness with 18,000 residents inside Atlanta's I-285 perimeter highway. The main street, Ponce de Leon Avenue, connects Decatur to the city of Atlanta, just six miles to the west, and to historic Stone Mountain, just six miles to the east.

A quintessential college town, Decatur is home to Agnes Scott College, Columbia Theological Seminary, Branches of the Art Institute of Atlanta and DeVry University, which all bring hundreds of commuting students, faculty and staff to the downtown square. Emory University is close by with a free shuttle that transports students and residents between campus and downtown Decatur. With more than 200 mostly independent shops, restaurants, galleries, salons and other service businesses, Decatur draws students, office workers, residents and visitors who love to "shop local" in their walkable tree-shaded downtown.

## BELVEDERE PARK

Belvedere Park is an unincorporated neighborhood 3 miles from Decatur and 2 miles from the Decatur station operated by MARTA, the region's transit service. Passengers can catch the train there and arrive in downtown Atlanta in 15 minutes. Residents can reach the station via the MARTA bus, which stops in Belvedere Park. The neighborhood borders Memorial Drive, which connects to downtown, and Interstate 285, a loop that encircles Atlanta.



# Demographic Highlights



## POPULATION

1 MILE	3 MILES	5 MILES
9,426	76,511	225,286



## HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,451	29,440	85,096



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$99,406	\$87,412	\$89,175

OTHER HIGHLIGHTS	PERCENTAGE
WHITE COLLAR	70%
BLUE COLLAR	17%
SERVICES	13%
HIGHSCHOOL GRADUATE	20%
COLLEGE	24%
BACHELOR'S/GRAD/PROF DEGREE	46%

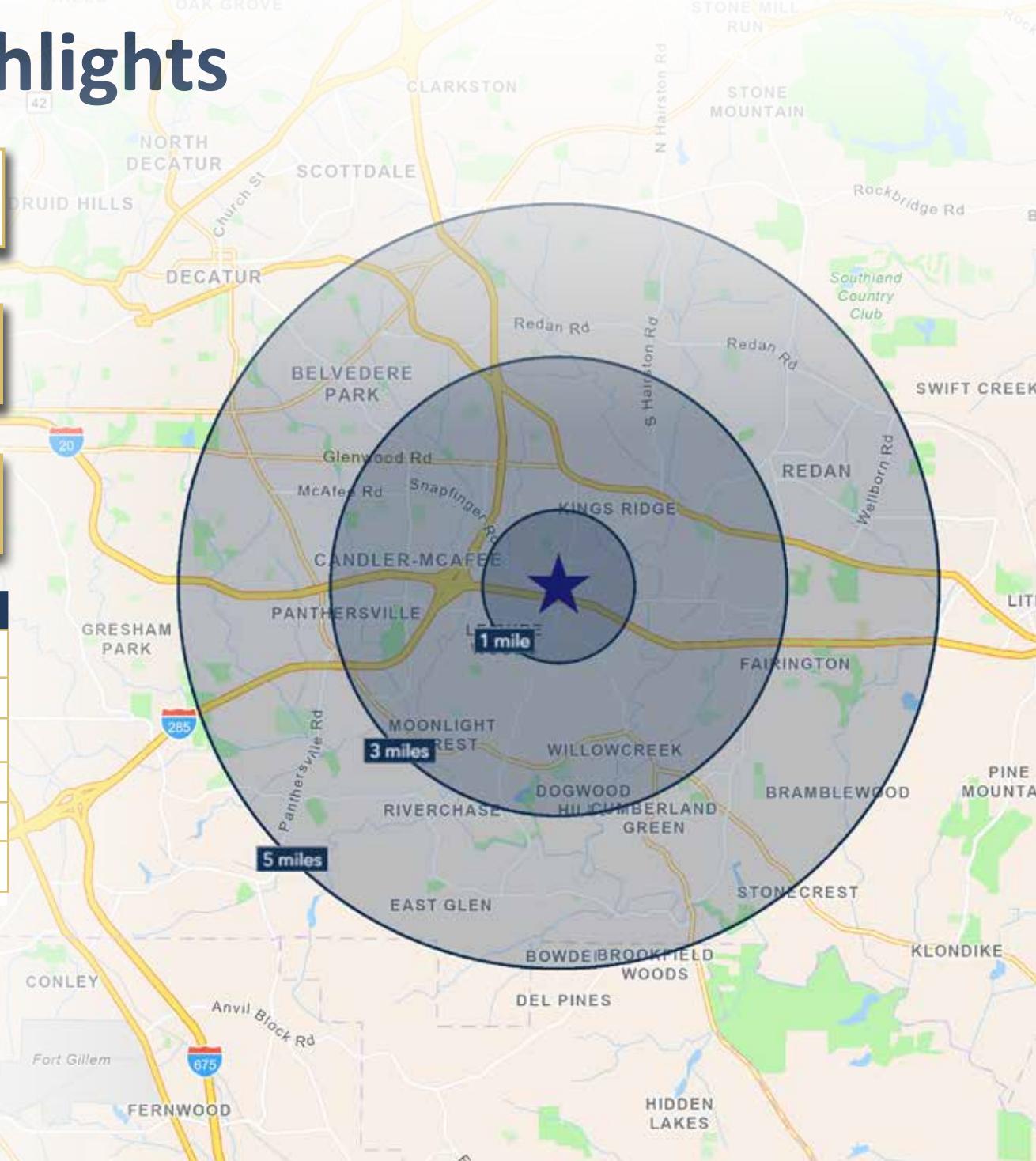


MEDIAN AGE  
40



MEDIAN DISPOSABLE INCOME  
\$53,176

ESRI 2025



# ATLANTA

## AT A GLANCE

### B U S I N E S S - F R I E N D L Y C I T Y

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

### W O R L D - C L A S S E D U C A T I O N

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

### A T T R A C T I O N S A N D T O U R I S M

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world's busiest airport, making the city a hub for business and tourism travelers alike.



## HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

## CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH

LARGEST U.S. METRO

2024 U.S. Census

#6

BEST CITIES FOR JOBS IN U.S.

WalletHub 2024

1.8%

PROJECTED 5-YEAR

POPULATION GROWTH (2023-2028)

ESRI 2024

#3

FASTEST GROWING

U.S. METRO

Freddie Mac 2024

46%  
Gen Z  
Population

34%  
Millennial  
Population

3.9%  
Unemployment  
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

## MAJOR EMPLOYERS

KING & SPALDING



EMORY  
UNIVERSITY



Mercedes-Benz



## #1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

## #3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

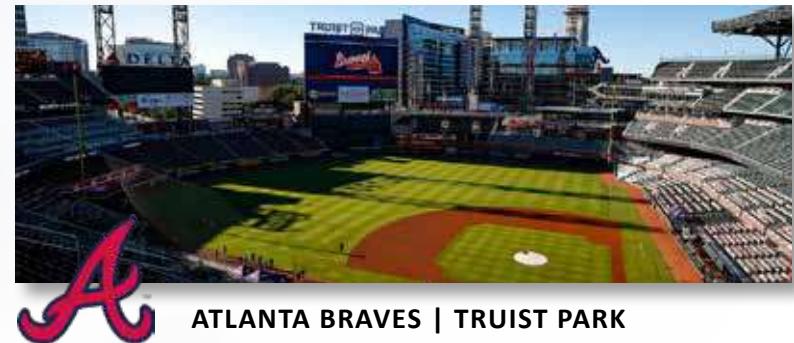
## #5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

# Broker Profiles

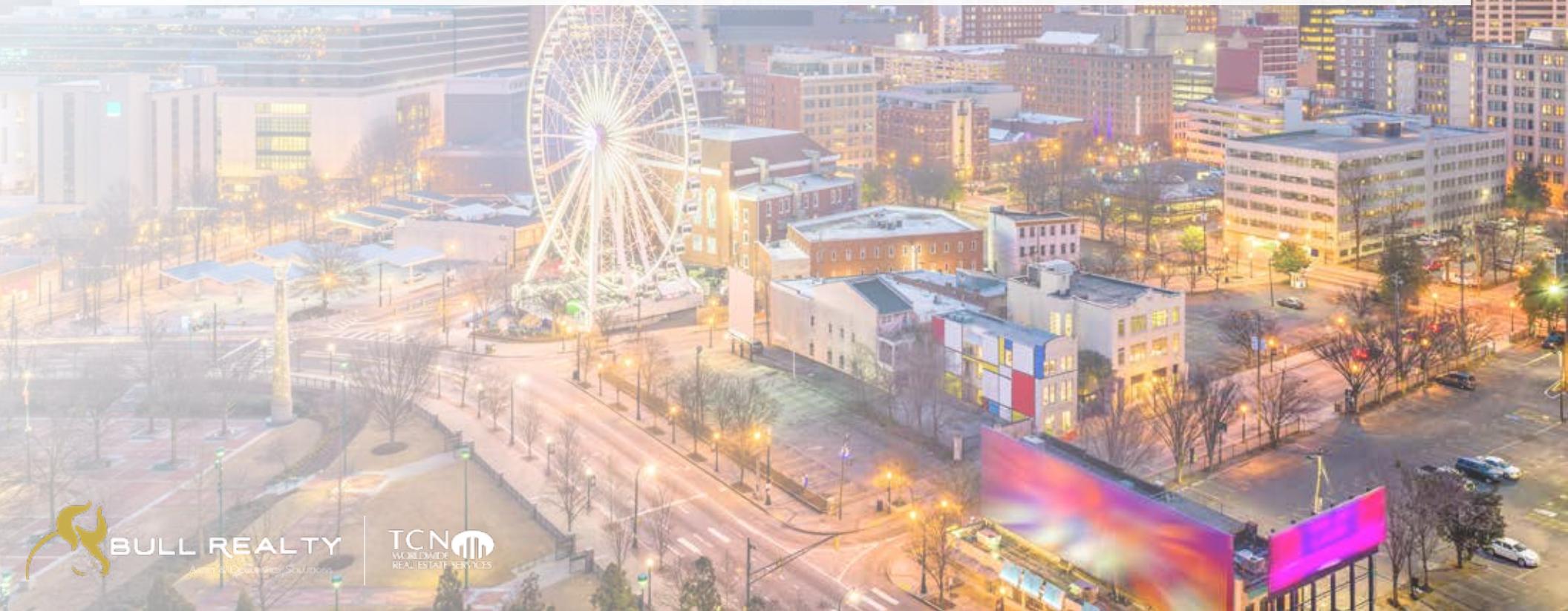


## AUSTIN BULL

Commercial Real Estate Advisor  
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[Austin@BullRealty.com](mailto:Austin@BullRealty.com)

Austin Bull specializes in assisting clients with the acquisition and disposition of commercial properties around metro Atlanta and across the Southeast U.S. He leverages Bull Realty's marketing technology, buyer databases, and market research to deliver superior client services. Austin works closely with 35 year, 8 billion transaction experienced broker Michael Bull, CCIM.

Austin has a degree in business administration from the University of North Georgia. He enjoys motorcycles and road course racing in his free time.



# ABOUT BULL REALTY

## MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

## SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

## SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

## GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

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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, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at [www.CREshow.com](http://www.CREshow.com).

## JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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28

YEARS IN  
BUSINESS

**ATL**  
HEADQUARTERED IN  
ATLANTA, GA

LICENSED IN  
**8**  
SOUTHEAST  
STATES

