



536 Decatur St

Atlanta, GA 30312

SUBJECT PROPERTY

OLD FOURTH WARD RETAIL/RESTAURANT/SPECIAL PURPOSE BUILDING
±5,000 SF + 1,034 SF PATIO | ZONED INDUSTRIAL

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.

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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

Property Highlights

The Old Fourth Ward Market property is conveniently located in the Old Fourth Ward neighborhood of Atlanta, less than 0.1 mile from Edgewood Avenue's restaurant & nightlife district and 0.3 miles to King Memorial MARTA station to the west and Atlanta BeltLine Eastside Trail to the east.

Flexible zoning allows the space to be utilized for many applications including retail, light industrial, or special purpose (grocery, brewery, entertainment). In addition, the site is in a Qualified Opportunity Zone which provides added tax benefits.

BUILDING AND PROPERTY:

- ±5,000 SF Neighborhood market with additional ±1,034 SF patio
- Conversion from early 1900's warehouse finished December 2023
- 2023 Gut renovation included new roof, HVAC, MEP, parking lot, interior build-out and finishes
- 12 Off-street (four EV) parking spaces
- Walk-in cooler/freezer plus other commercial kitchen and grocery store equipment included
- 1000 Amp 3-phase power | 30 GPM well | 1500 Gallon grease trap
- 0.56-Acre future development site | 0' Side and front setbacks | Opportunity zone
- City of Atlanta I-1 Zoning ([Click for more info](#))

LOCATION:

- Located in booming Old Fourth Ward
- Adjacent to Fetch Park O4W and King of Pops Bar & Events Space
- 260' From Waldos Old Fourth Ward project: public parking garage, 170 key hotel, 119k SF office, residential, restaurants, and retail (see page 20)
- 1,500' West of Eastside Beltline Trail | 1,500' East of King Memorial MARTA station
- One block south of popular Edgewood Avenue restaurants, retail, and nightlife
- 1,647 Multifamily units delivered in the neighborhood since 2021

FOR SALE OR LEASE

Property Information

BUILDING:

ADDRESS:	536 Decatur Street SE Atlanta, GA 30312
COUNTY:	Fulton
YEAR RENOVATED	2023
TOTAL BUILDING SIZE:	±5,000 SF Market Space: ±4,145 SF Office Space: ±855 SF Outdoor Patio: ±1,034
NUMBER OF BUILDINGS:	1
SITE SIZE:	±0.58 Acres
ZONING:	I-1
PARKING:	12 Surface Spaces
NEIGHBORING BUSINESSES	Fetch Dog Park and King of Pops HQ

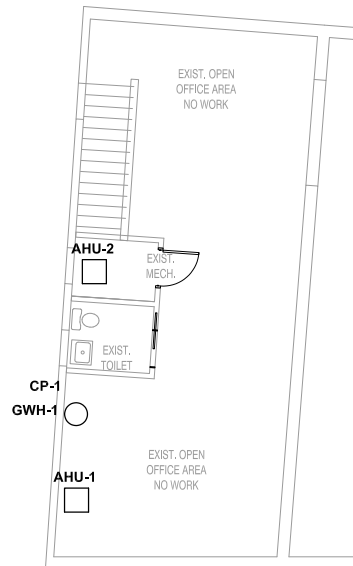
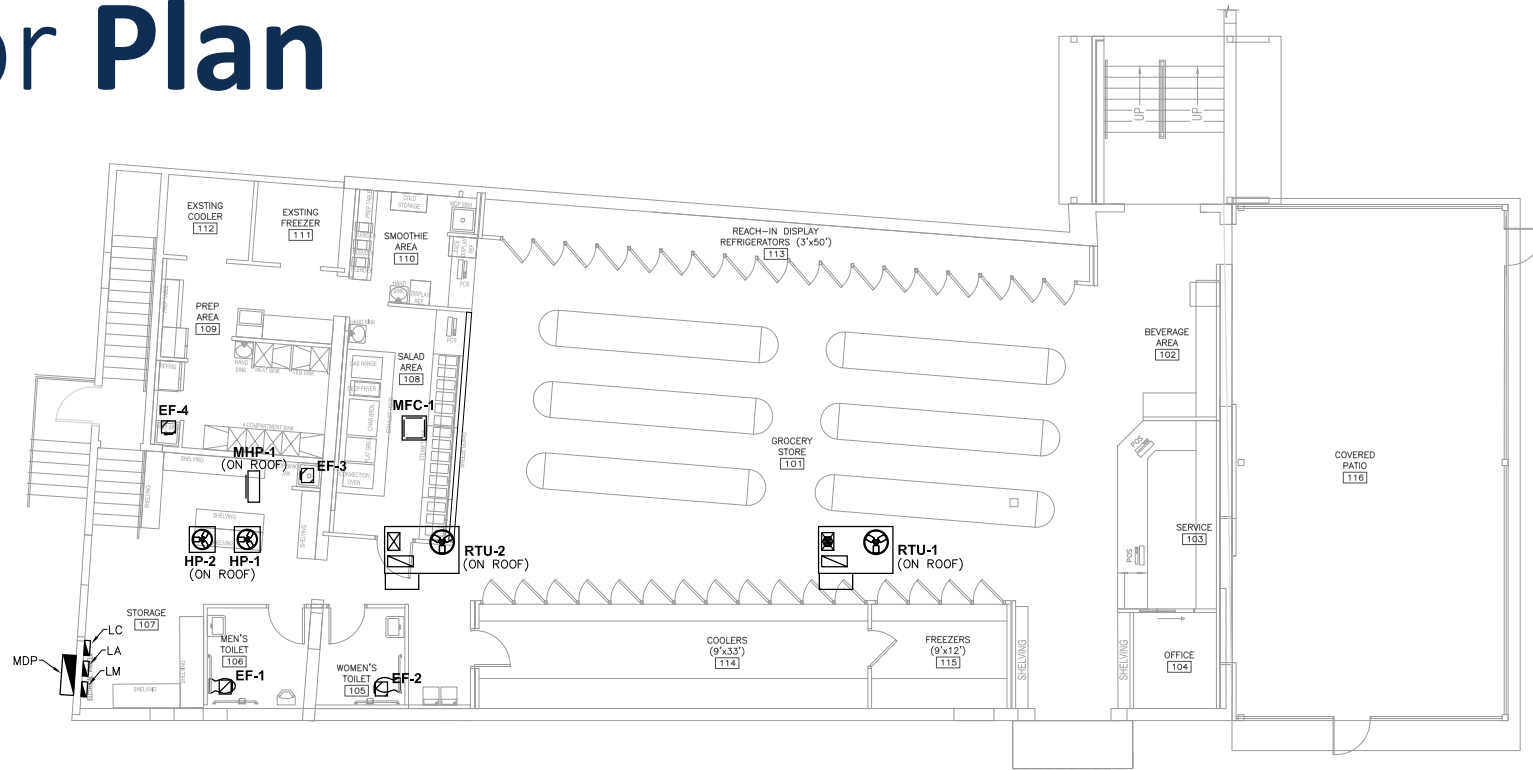
FINANCIAL:

SALE PRICE:	Contact Broker
LEASE RATE:	\$20,000 monthly + NNN

Site Plan



Floor Plan

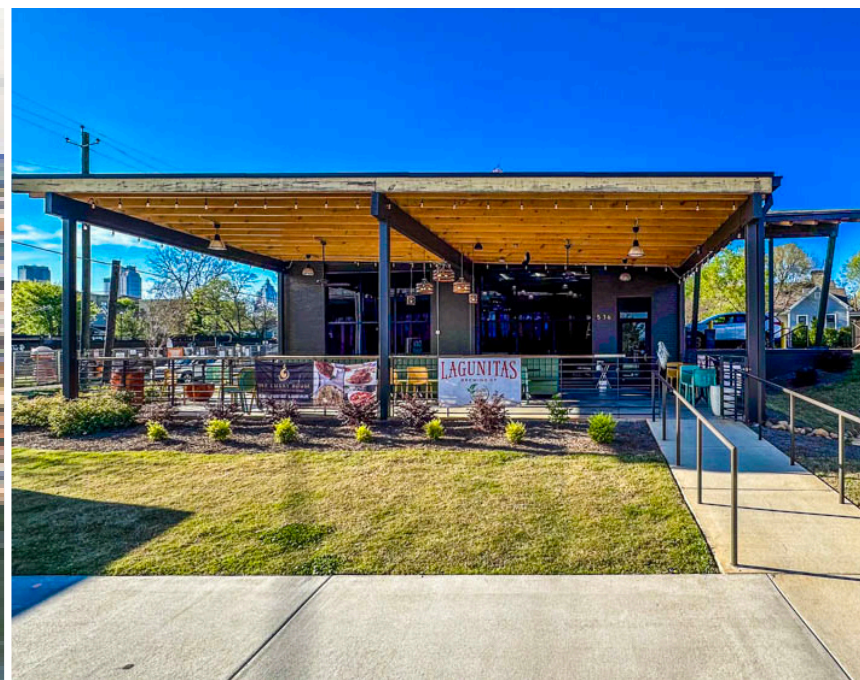


OVERALL MECHANICAL POWER PLAN
3/16" = 1'-0"

MECHANICAL EQUIPMENT-ELECTRICAL SCHEDULE

EQUIPMENT TAG	BRANCH CIRCUIT	DISCONNECT SWITCH #		FUSES	MOTOR CENTER#	NOTES
		FRAME	FUSE			
AHU-1	LM-16,20	30	②	2	-	
AHU-2	LM-40,42	30	②	2	-	
HP-1	LM-14,16	30	②	2	-	①
HP-2	LM-36,38	30	②	2	-	①
MHP-1	LM-22,24	30	②	2	-	①②
RTU-1	LM-24,6	60	②	3	-	①
RTU-2	LM-6,10,12	60	②	3	-	①
EF-1	LOCAL LIGHTING CIRCUIT	-	-	-	-	①
EF-2	LOCAL LIGHTING CIRCUIT	-	-	-	-	①
EF-3	LOCAL LIGHTING CIRCUIT	-	-	-	-	①
EF-4	LOCAL LIGHTING CIRCUIT	-	-	-	-	①
QWH-1	LM-33	30	-	1	-	①
CP-1	LM-35	30	-	1	-	①

- REMARKS:**
- ① PROVIDE NEMA 3R ENCLOSURE.
 - ② PROVIDE FUSES AS RECOMMENDED BY EQUIPMENT MANUFACTURER OR NAMEPLATE RATING.
 - ③ WIRE CIRCUIT FROM BREWER TO CONDENSING UNIT DISCONNECT, WIRE ASSOCIATED AIR HANDLING UNIT FROM CONDENSING UNIT TERMINAL BLOCK, COORDINATE WITH MECHANICAL EQUIPMENT.
 - ④ COORDINATE WITH LOCAL LIGHT SWITCH / MOTOR SENSOR IN ROOM FOR 277 VOLT LIGHTING BRANCH CIRCUIT, FUTURE TRIP DOWN TRANSFORMER AND CONNECT FOR OPERATION, MOTOR SENSOR SHALL BE SET FOR TO AVOID OCCUPANT TIME DELAY.
 - ⑤ PROVIDE MOTOR RATED SWITCH, MOUNT SWITCH ADJACENT TO UNIT.

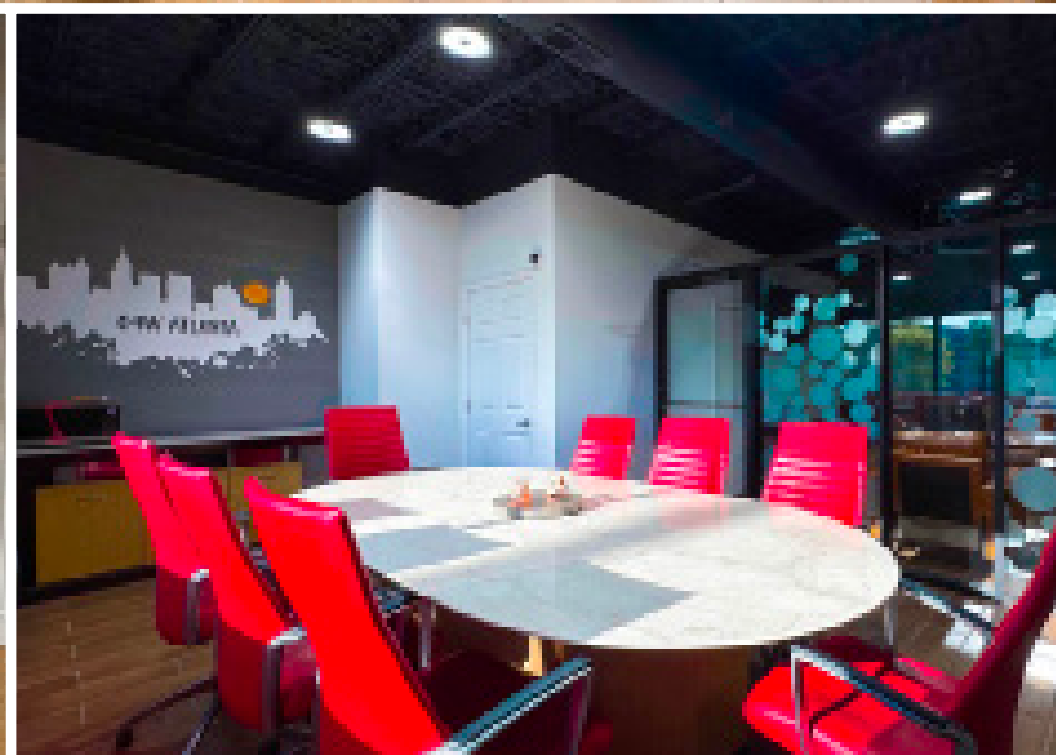
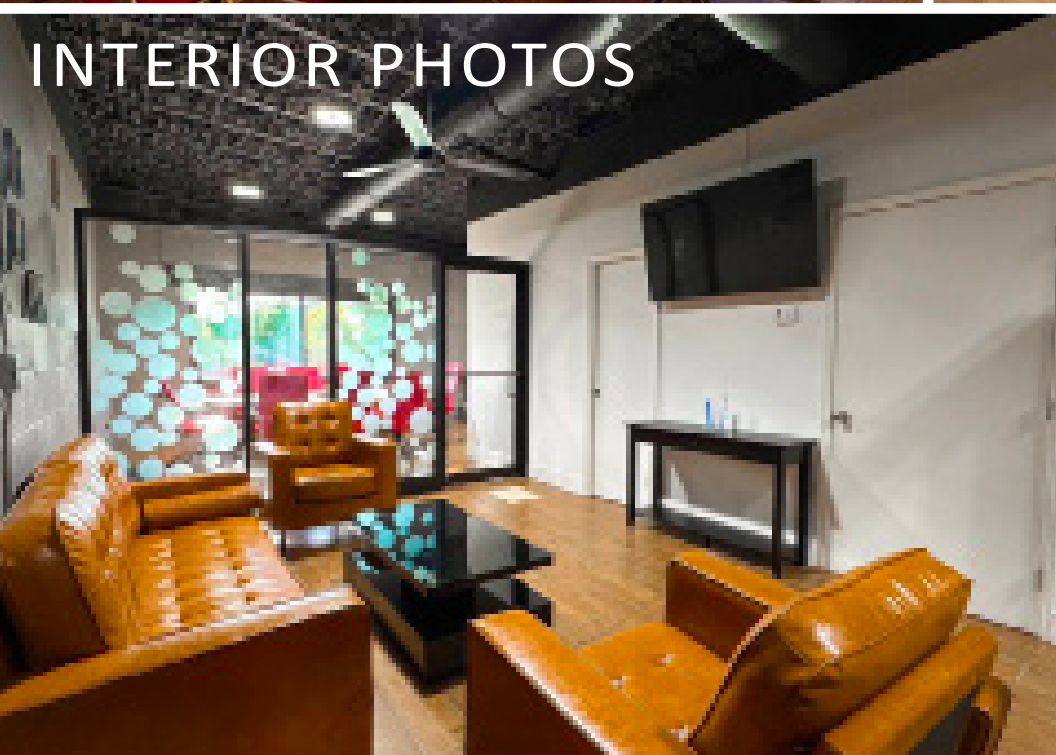


EXTERIOR PHOTOS

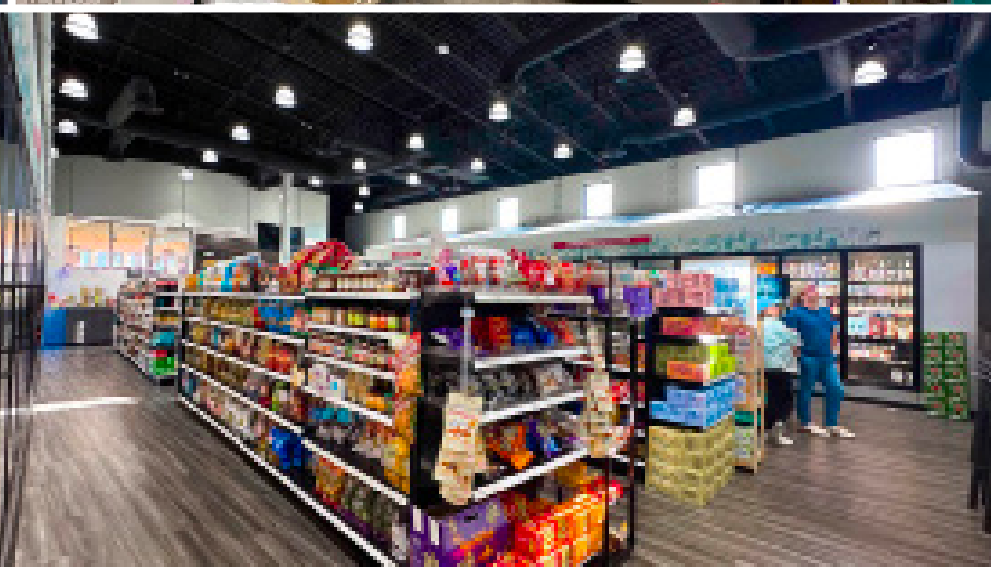
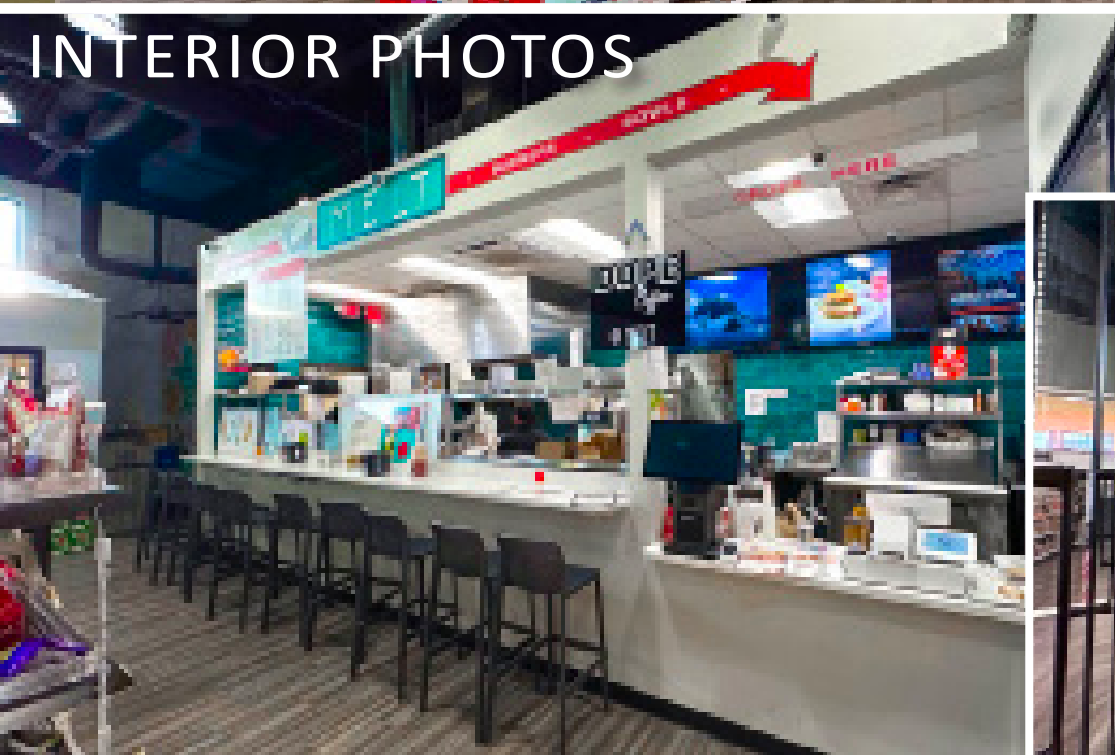


EXTERIOR PHOTOS





INTERIOR PHOTOS



INTERIOR PHOTOS



CABBAGETOWN



SUBJECT PROPERTY




DECATUR ST

BOULEVARD SE

AERIAL

 ATLANTA DOWNTOWN

 MIDTOWN
Atlanta



MCAULEY STATION
170 UNITS



WALDO'S OLD FOURTH WARD

 CRU
Edgewood

 INTERSTATE 85

 EDGEWOOD
PIZZA

 JOYSTICK
GAMEBAR

 Slutty Vegan

 Fin & Feathers

 Auburn Glenn Apartments
271 UNITS

 170 KEY HOTEL

 INTERSTATE 85

 MARTA

 Fetch
Park

EDGEWOOD AVENUE
BOULEVARD SE

DECATUR ST

SUBJECT PROPERTY

Area Overview



About the Area

Edgewood Avenue

When you think about Atlanta nightlife, one destination always comes to mind – Edgewood Avenue. The vibe. The culture. This storied strip is a melting pot of excitement, and with a surge of bars and music venues setting up shop in Old Fourth Ward on Atlanta’s Eastside, Edgewood has become an essential part of the ATL experience. It’s a place to dive into a sea of good times emblazoned with amazing cuisine, lively entertainment and signature art that define the city, all built in a neighborhood steeped in history and legacy.

Cabbagetown

Nestled in the heart of Atlanta, hip Cabbagetown is an artsy neighborhood with a captivating blend of history, culture and community. Its evolution over the years has shaped a neighborhood that celebrates its rich industrial heritage and artistic spirit. Colorful 1800s mill cottages with double-height porches line the narrow streets, and striking street art covers the Krog Street Tunnel, tucked beneath rail tracks.

Demand Drivers

ATLANTA DAIRIES

Developed by Paces Properties, Atlanta Dairies is an urban renewal project focused on the adaptive re-use of a former food & dairy cooperative. With rich historic roots in Reynoldstown, Atlanta Dairies serves the modern needs of today’s residents while preserving its proud legacy. Connected by green space, the complex currently offers a carefully-curated mix of shops, dining and entertainment.



FETCH DOG PARK

Fetch Park is Georgia’s first full-service dog park. The BARK features a spacious off-leash park with a full bar offering cocktails, beer, and wine as well as outdoor tvs, free wifi, cooling stations, a dog bath area, and attendants (Bark Rangers) making sure all the dogs play nicely.



GA STATE UNIVERSITY

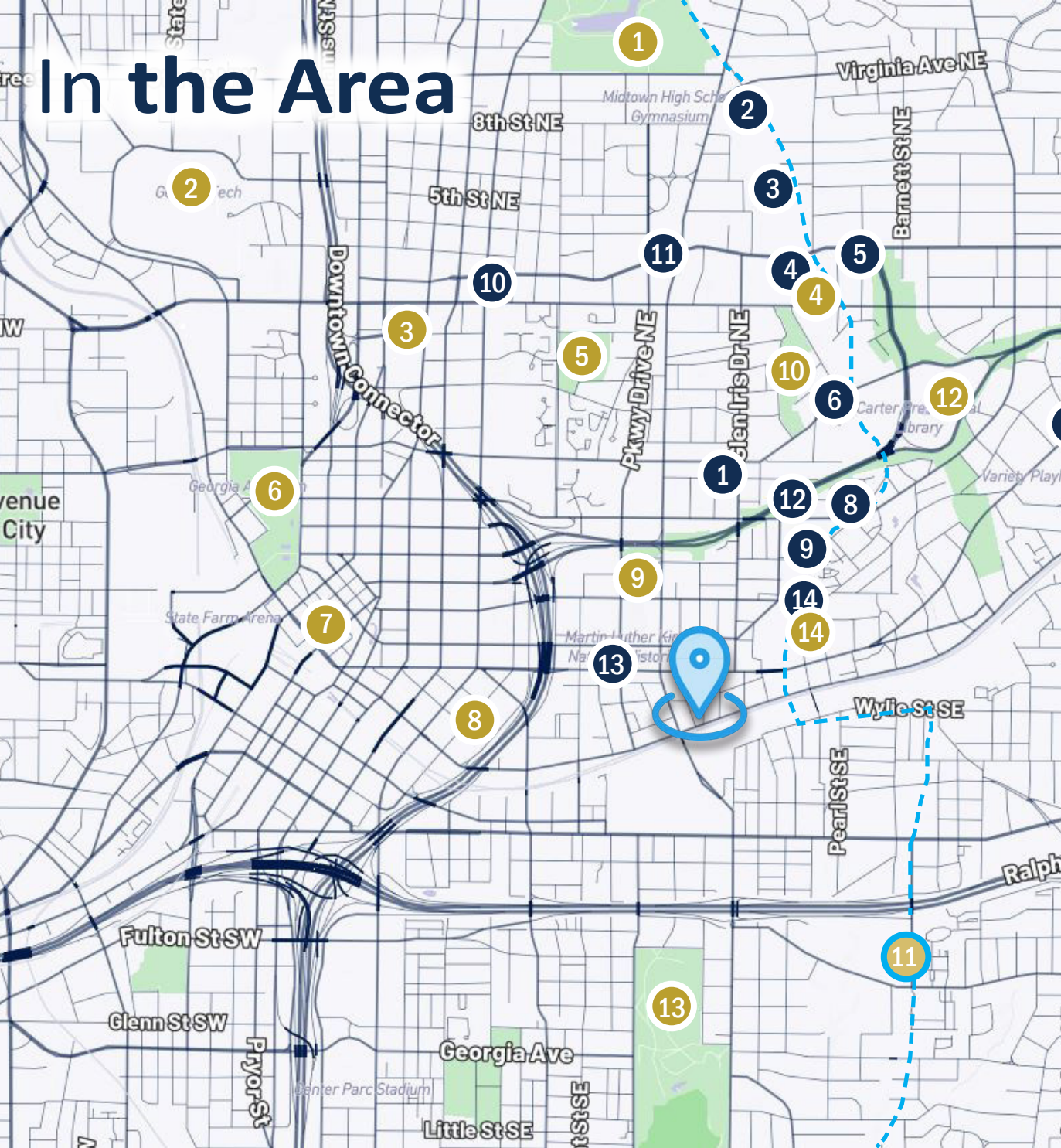
With 7 campuses in metro-Atlanta, the university provides its worldclass faculty and 53,000+ students with unsurpassed connections to the opportunities available in one of the 21st century’s great global cities. A national leader in graduating students from diverse backgrounds, Georgia State provides a rich experience with award-winning housing, hundreds of student clubs and organizations, and one of the most diverse student bodies in the country.



Cabbagetown Map



In the Area



RETAIL/DINING			
1	A Mano	2	Trader Joes, Mellow Mushroom, Metro Fresh, Snooze, Yonder Yoga
3	Home Depot, PetSmart, Whole Foods, TJ Maxx	4	9 Mile Station, J Crew, Lululemon, City Winery, Nike, PCM Food Hall
5	Hotel Clermont	6	Bantam Pub, New Realm Brewing
7	The Vortex, Folk Art, Wrecking Bar, Hudson Grille, Brewhouse Cafe	8	Barcelona Wine Bar, Sotto Sotto, Hampton + Hudson, BeetleCat
9	Ladybird Grove & Mess Hall, Kevin Rathbun Steak	10	Mary Mac's Tea Room, Torched Hop Brewing
11	Tacos & Tequilas, Cookout, McDonalds, Wendy's, Zaxby's	12	Highland Bakery, Bomb Biscuit
13	Fin & Feathers, Joystick Gamebar, Sister Louisa's, The Sound Table	14	Krog Food Hall, Superica, Nina & Rafi, Brewdog, The James Room

ATTRACTIONS/POI/SERVICES			
1	Piedmont Park	2	Georgia Tech
3	Emory Hospital	4	Ponce City Markt
5	Central Park	6	Centennial Olympic Park, World of Coke, GA Aquarium, State Farm Arena
7	Georgia State Univ.	8	Grady Hospital
9	MLK Historical Park	10	Old Fourth Ward Park
11	Atlanta BeltLine	12	Jimmy Carter Library
13	Grant Park & Atlanta Zoo	14	Krog Street Market



The Atlanta BeltLine is one of the largest, most wide-ranging urban redevelopment programs in the United States. This network of public parks, multi-use trails, transit, and affordable

housing along a historic 22-mile railroad corridor is enhancing mobility, connecting intown neighborhoods, and improving economic opportunity and sustainability. Meet the organizations moving the Atlanta BeltLine forward. Formed in 2005, Atlanta BeltLine Partnership is the nonprofit organization that helps keep the Atlanta BeltLine vision on track by enabling the construction of more parks and trails; engaging the public through tours, health and fitness programs, and special events; and empowering Atlanta BeltLine residents to connect with affordable housing, economic development and a healthy lifestyle.





THE
KROG DISTRICT
EST. HISTORIC ATLANTA 1889

The Krog District is a mixed-use collection of landmark properties and gathering spaces adjacent to the BeltLine Eastside Trail, a completed three-mile segment of the planned 22-mile pedestrian greenway that runs through Atlanta's Inman Park and Old Fourth Ward.

Including Krog Street Market, Atlanta Stove Works, and SPX Alley, the comprehensive redevelopment and adaptive re-use project adds more dynamic retail and creative office space to the area, while restoring and enhancing the existing properties.

Already a thriving area, The Krog District boasts exceptional dining and retail options in one of the city's hottest historic neighborhoods. The redevelopment's well-crafted, intentional merchandising mix complements and elevates the neighborhood, creating an 18-hour destination for locals and visitors.



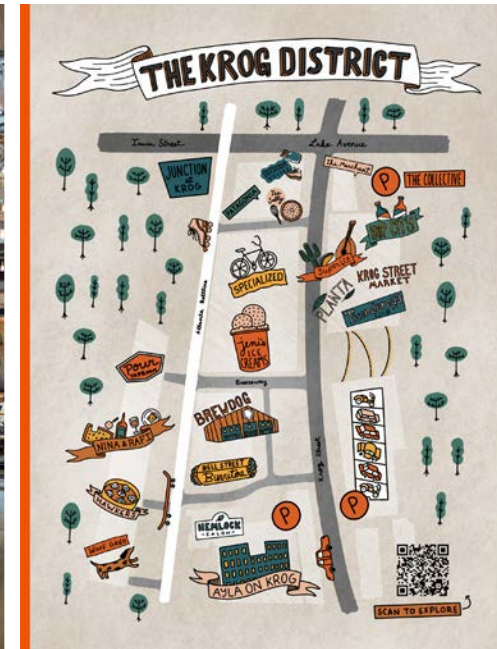
SHOPS AND RESTAURANTS

29

Food & Beverage Hot Spots
(Click here for full list)

14

Retailers
(Click here for full list)



New Area Developments

WALDOS OLD FOURTH WARD

A mixed-use destination anchored by a 119,000 SF mass timber office building connected to a 147-key Hilton MOTTO Hotel, 9 townhomes, and a variety of food and beverage outlets with an outdoor courtyard. Plans call for an Underground parking deck with 275 parking spaces, and unlimited street parking throughout the neighborhood.



LARKIN ON MEMORIAL

Originally home to the Larkin Refrigerator Coil Company, this historic 1910s warehouse was redeveloped into a bustling retail hub. The 65,000 SF Larkin project combines the convenience of a practical grocery-anchored shopping center with the warmth and hospitality of family-friendly neighborhood boutiques, restaurants and offices for the burgeoning Grant Park neighborhood.



FOURTH

Come summer 2024, the historic area is getting a \$150 million, 16-floor development featuring a boutique hotel, members-only social club, and four restaurants and bars. Created by New City Properties, Forth is located between the Historic Fourth Ward Park and the BeltLine's Eastside Trail. Forth will feature a fitness center with workout classes, a luxury spa, and a 2,300-square-foot pool deck with lounge seating and cabanas. These facilities will be available to both hotel guests and social club members. Co-working and event spaces will also be available.



ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

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.”

WORLD-CLASS EDUCATION

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 Spellman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$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.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#8 LARGEST METRO AREA IN
THE U.S. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 13 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.

8TH
LARGEST U.S. METRO
2020 U.S. Census

1.18%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2023

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#4
FASTEST GROWING
U.S. METRO (2010-2019)
Freddie Mac 2021

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2023)

MAJOR EMPLOYERS



#8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

#1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

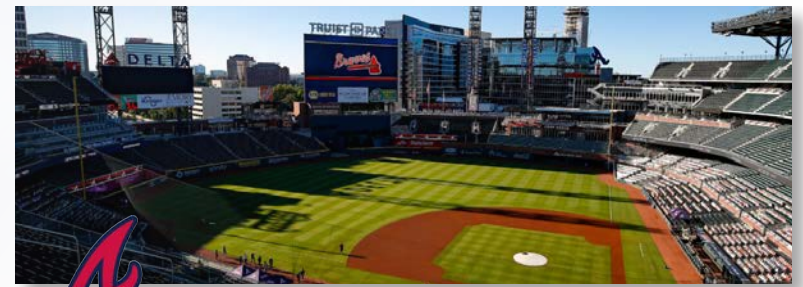
#2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

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, SunTrust 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

DEMOGRAPHICS

ATLANTA, GEORGIA



POPULATION

1 MILE	3 MILES	5 MILES
38,263	204,065	411,075



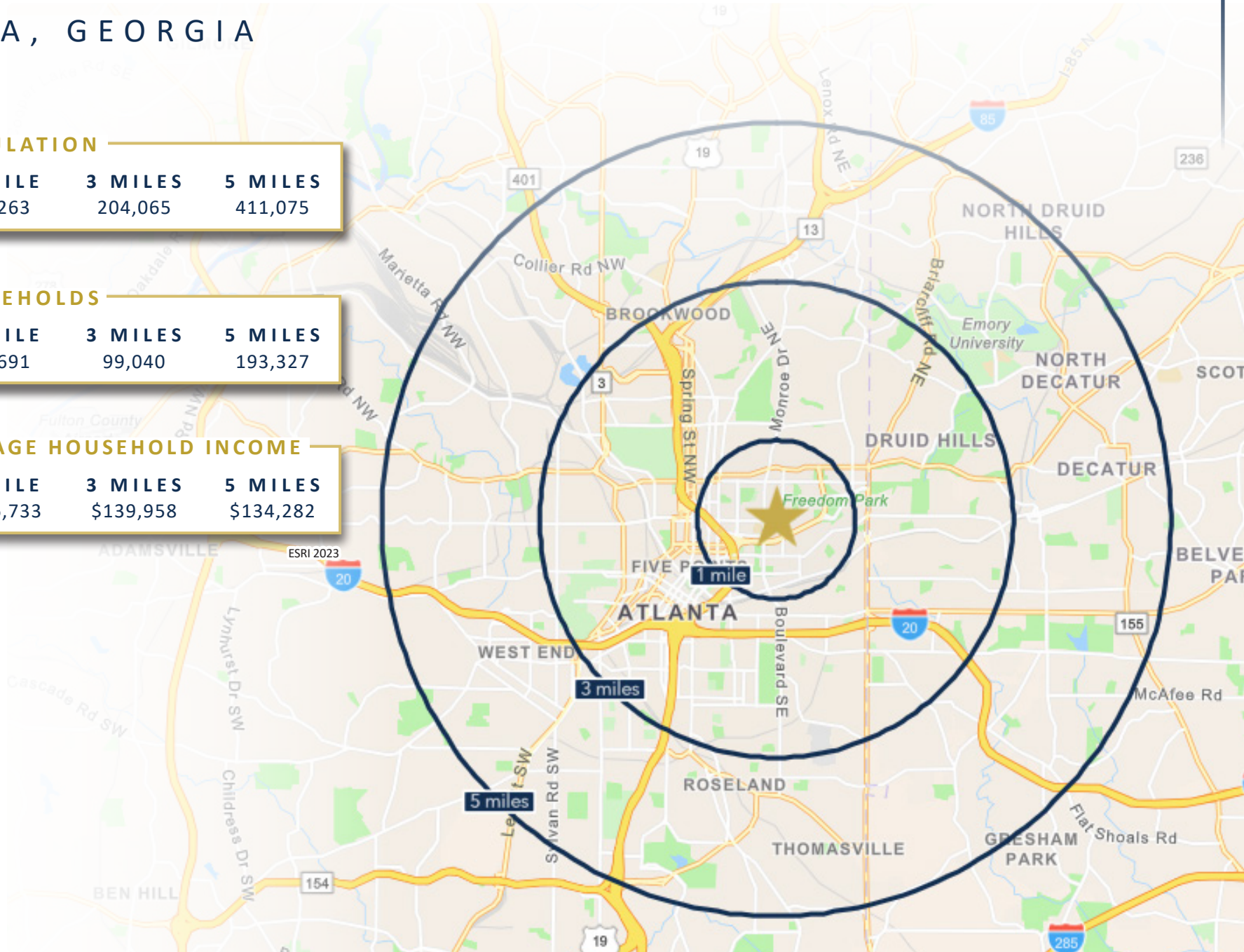
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
20,691	99,040	193,327



AVERAGE HOUSEHOLD INCOME

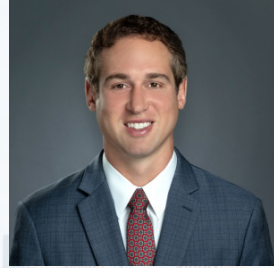
1 MILE	3 MILES	5 MILES
\$126,733	\$139,958	\$134,282



Team Profile



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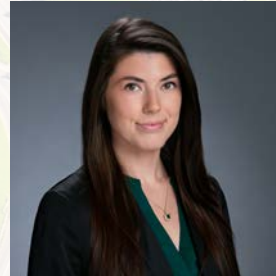
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ABOUT BULL REALTY

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

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

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 intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business and \$1.9 billion annual transaction volume.

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<https://www.bullrealty.com/>



26

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021

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 536 Decatur Street, Atlanta, GA. 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 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 _____

Bull Realty, INC.

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