



Landmark Full-Service Restaurant
Multiple Expansive Patio Areas
Cabbagetown | ±3,628 SF | 38 Parking Spaces

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Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease 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 or tenant 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 or tenants 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 or tenants.

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.

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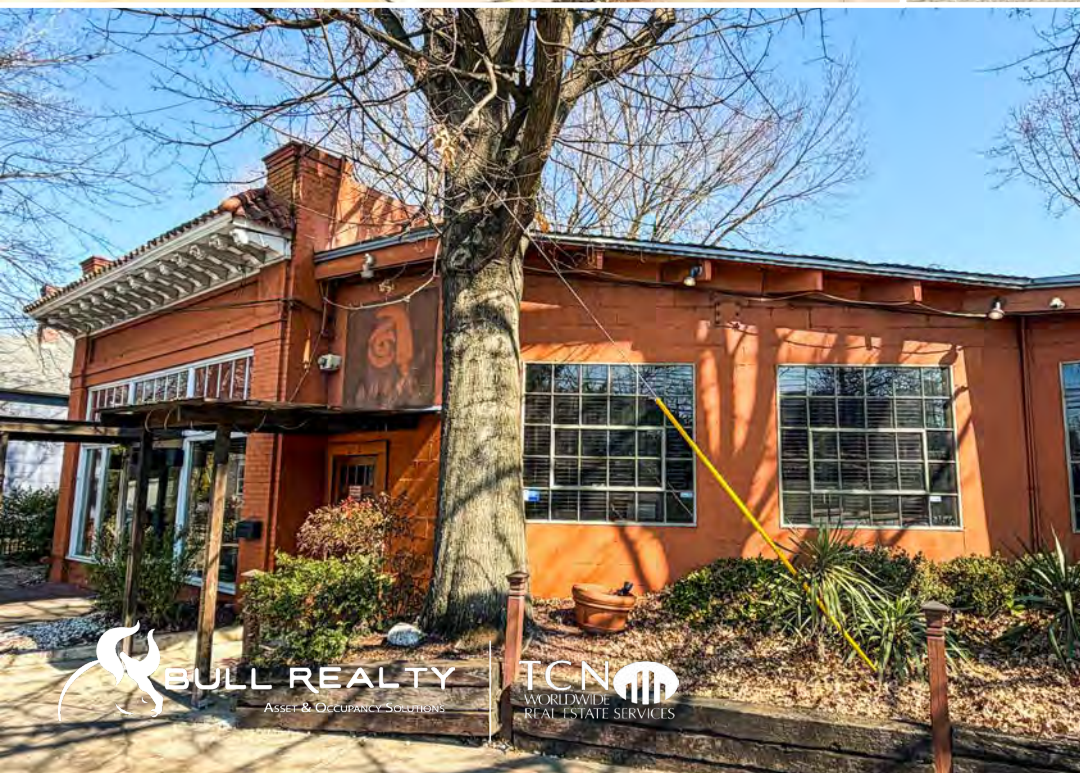


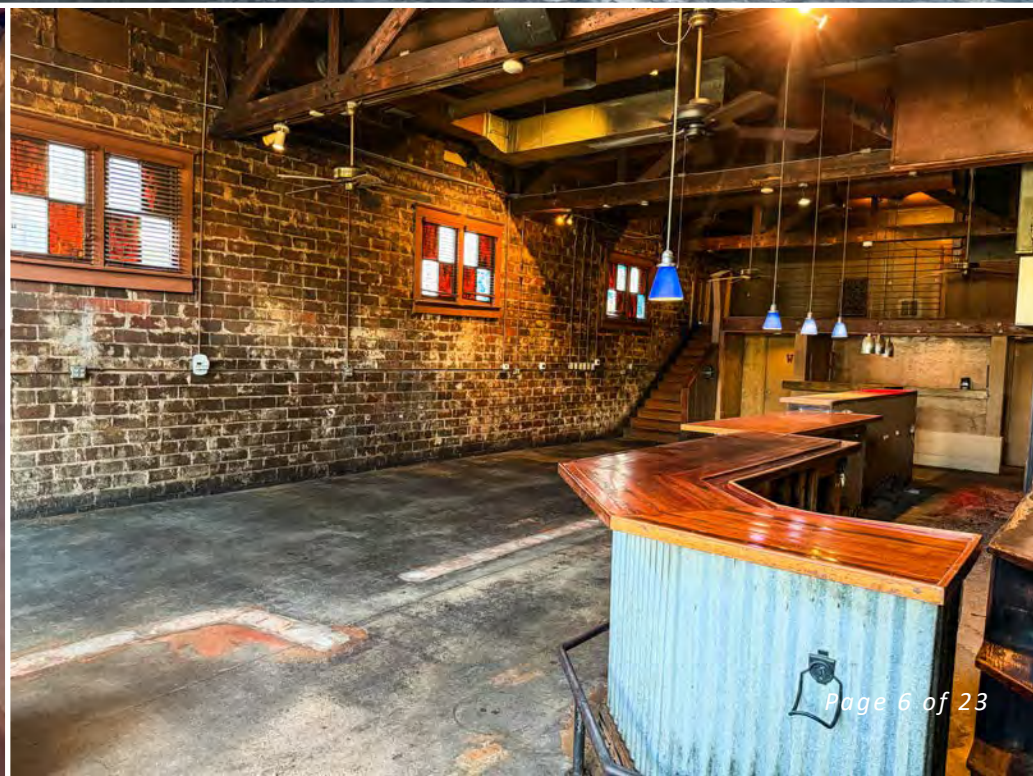
Property Highlights

- Landmark full-service restaurant opportunity in walkable Cabbagetown
- Prominent signalized corner at Boulevard SE & Carroll Street, serving as the gateway to the Carroll Street corridor
- Located in one of Atlanta's most distinctive, character-driven intown neighborhoods
- Former home to Agave for 25 years: a proven, legacy restaurant location
- Walkable to restaurants and entertainment at Eastside Beltline Trail and Atlanta Dairies
- ±3,628 SF including two dining rooms, multiple patio areas, and fireplaces
- Main dining room featuring exposed hood and lofted dining space
- Additional large dining room plus enclosed heated/cooled patio
- Full back-of-house kitchen with multiple storage areas
- Outdoor patio seating along both the front and side elevations
- New roof in 2024 | Newer HVAC Units
- Efficient ±0.55-acre parcel with 38 dedicated on-site parking spaces, plus additional adjacent parking available for lease
- Excellent visibility along Boulevard (±18,000 vehicles per day)
- Rare intown opportunity combining legacy restaurant history, premier corner visibility, and dedicated on-site parking

Property Facts

ADDRESS:	242 Boulevard SE, Atlanta, GA 30312
MUNICIPALITY:	Atlanta
COUNTY:	Fulton
PARCEL ID:	14 002000100963, 14 002000100971
SITE SIZE:	±0.55 AC
ZONING:	HC-20A SA4 with Beltline Overlay
SIGNAGE:	Pylon & Storefront
YEAR BUILT:	1920
BUILDING SIZE:	±3,628 SF
SALE PRICE:	\$1,750,000





Aerial

Boulevard SE

Parcel ID: 14-0020-0010-097-1

Parcel ID: 14-0020-0010-096-3

Downtown



Carroll Street



Carroll St SE

Reinhardt St SE

Cabbagetown



Inman Park

Krog Street Market



Atlanta Beltline

Reynoldstown



2.3 Miles | 6 Min Drive

2.4 Miles | 7 Min Drive

1.2 Miles | 5 Min Walk

1.6 Miles | 5 Min Drive



Memorial Dr SE





Area Overview



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

Cabbagetown

Cabbagetown is a historic Atlanta neighborhood located immediately east of downtown, known for its rich industrial heritage and distinctive Victorian-style “shotgun” cottages. Originally built in the late 19th century for mill workers of the Fulton Bag and Cotton Mill, the area retains strong historic character while fostering a vibrant, creative community.

In recent decades, Cabbagetown has become a hub for artists, entrepreneurs, and local businesses, featuring galleries, boutiques, craft breweries, and restaurants, as well as public murals and cultural events like the Chomp & Stomp Chili Festival. Its proximity to the Atlanta Beltline, downtown, and the Historic Fourth Ward provides excellent connectivity and access to amenities, parks, and transit.

With its mix of historic charm, adaptive reuse potential, and strong market demand, Cabbagetown is a highly desirable neighborhood for residential and mixed-use development, offering both cultural appeal and long-term investment opportunity.





The Atlanta Beltline



Cabbagetown

The Center of Everything

242 Boulevard SE is perfectly positioned in what can truly be described as the “Center of Everything” in Atlanta. Located in the heart of the vibrant **Old Fourth Ward**, the property offers immediate access to some of the city’s most sought-after destinations. Just minutes away is **Krog Street Market**, a popular hub for dining, shopping, and socializing, as well as the iconic **Atlanta Beltline**, which connects residents to miles of trails, parks, art installations, and neighboring communities.

Its central location also places you close to some of Atlanta’s most distinctive neighborhoods, including **Cabbagetown**, **Reynoldstown**, and **East Atlanta Village**—all known for their unique character, local restaurants, nightlife, and community feel. Beyond that, being centrally located within Atlanta means quick access to **Downtown**, **Midtown**, and major employment centers, making commuting and entertainment equally convenient. This unmatched proximity to dining, culture, green space, and city energy gives 242 Boulevard a true lifestyle advantage—everything you need is not just nearby, but right around the corner.

Pullman Yards



Downtown & Midtown



The Center of Everything

KROG STREET MARKET

Krog Street Market is a 9-acre mixed-use development in Atlanta located along the Beltline trail at Edgewood Avenue in Inman Park. Since its opening in 2014 the complex has centered on a 12,000 SF west coast-style market with restaurants and includes approximately 300 apartments.



THE ATLANTA BELTLINE

The Atlanta Beltline is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.



EAST LAKE GOLF CLUB

East Lake Golf Club is one of Atlanta's most historic and prestigious golf courses, founded in 1904 and known as the home course of legendary golfer Bobby Jones. Located just east of downtown, it hosts the PGA Tour's annual Tour Championship and is recognized for its strong community and philanthropic impact in the surrounding neighborhood.



PONCE CITY MARKET

Formerly a Sears, Roebuck & Co. distribution center and the largest brick building in the Southeastern United States, Ponce City Market is a historic ten story, 2.1 million square foot structure. The property has been restored as a mixed-use development housing best-in-class office, retail and residential spaces.



FREEDOM PARK

Freedom Park is the largest linear passive park in the City of Atlanta at just over 200 acres of pastoral rolling greenspace. With the advent of the Atlanta Beltline, Freedom Park is a critical connection to movement throughout the city by bike or by foot. The trails connect to Downtown Atlanta and other intown neighborhoods.



ATLANTA DAIRIES

Atlanta Dairies is a vibrant mixed-use destination in Atlanta, Georgia, featuring an eclectic shopping mall with boutiques, local vendors, and live music/events. It's located at 777 Memorial Dr SE and has become a popular spot for unique finds and creative community gatherings in the city.



The Center of Everything

INMAN PARK

Inman Park is one of Atlanta's oldest and most sought-after neighborhoods, originally developed in the late 1800s as the city's first planned suburb just east of downtown. Known for its historic Victorian homes, tree-lined streets, and proximity to the BeltLine, it blends historic charm with a vibrant dining and cultural scene. Today, it remains a highly walkable community with parks, festivals, and easy access to intown attractions.



EAST ATLANTA VILLAGE

East Atlanta Village (EAV) is a lively, eclectic neighborhood in southeast Atlanta known for its artistic vibe, local music scene, and diverse food and nightlife options. The area features a mix of historic homes and newer developments, with walkable streets and frequent community events like festivals and markets. EAV is popular with young professionals and creatives seeking a vibrant, close-knit neighborhood with a strong sense of local culture.



GRANT PARK

Grant Park is a historic urban park in Atlanta, Georgia, known for its lush green spaces, walking trails, and recreational facilities. It's home to the Atlanta Zoo and features a mix of Victorian-era charm and modern amenities, making it a popular spot for families and outdoor events. The park also hosts festivals and community gatherings throughout the year.



OLD FOURTH WARD

Old Fourth Ward (O4W) is a historic and rapidly evolving neighborhood in Atlanta, famous as the birthplace of Martin Luther King Jr. It blends historic charm with modern development, featuring renovated lofts, trendy restaurants, and the popular BeltLine and Ponce City Market nearby. The area is highly walkable and vibrant, attracting young professionals and families who enjoy a mix of culture, history, and urban living.



LITTLE FIVE POINTS

Little Five Points is a vibrant, eclectic neighborhood in Atlanta known for its alternative culture, street art, and independent shops. Famous for its live music venues, quirky boutiques, and diverse dining scene, it's a hub for creatives and young adults seeking a lively, offbeat atmosphere. The area's walkable streets and unique character make it one of Atlanta's most distinctive and energetic neighborhoods.

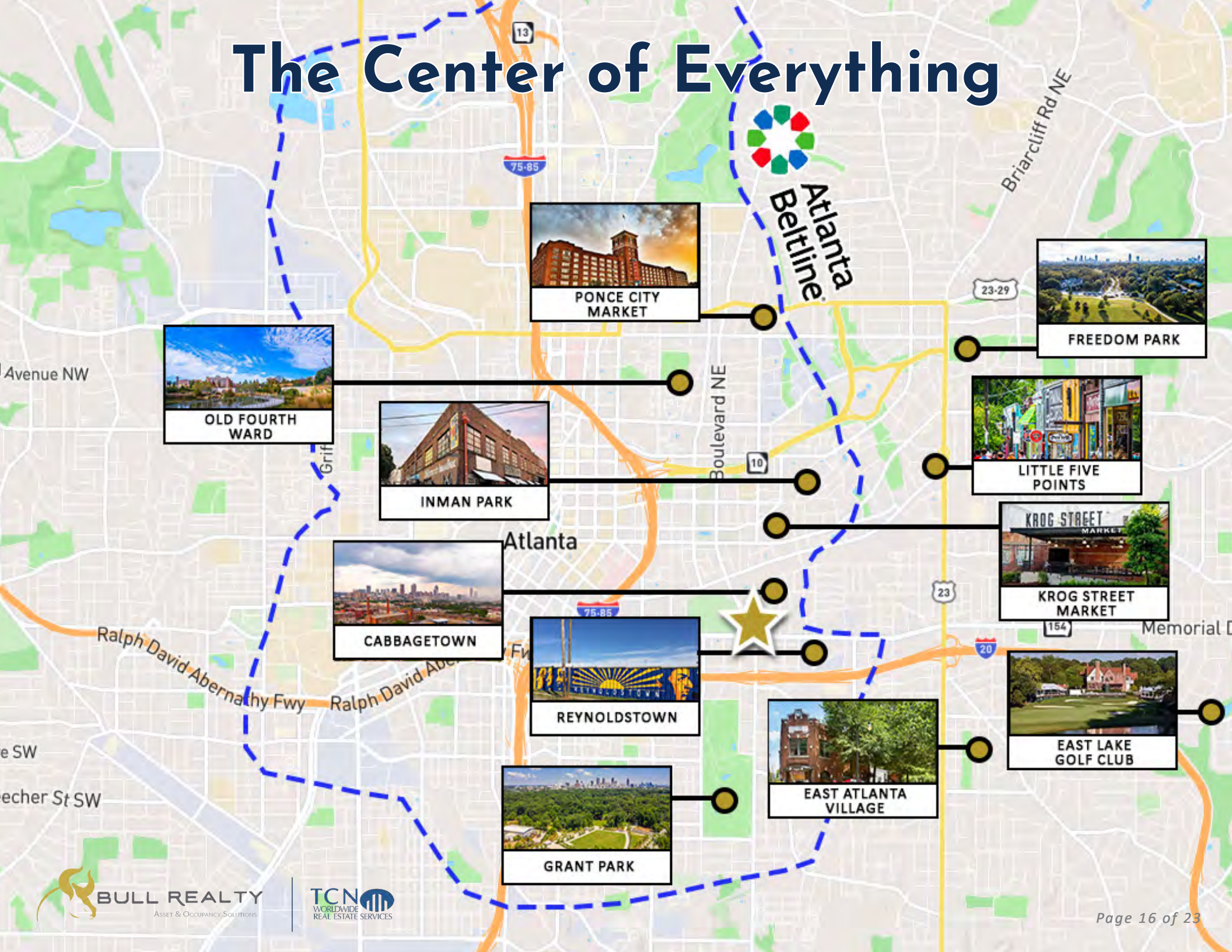


REYNOLDSTOWN

Reynoldstown is a historic intown neighborhood in Atlanta, located just east of downtown and adjacent to the BeltLine. Known for its early 20th-century bungalows and strong sense of community, it has a mix of longtime residents and newcomers drawn to its walkability and proximity to shops, restaurants, and parks. Reynoldstown offers a blend of historic charm and modern conveniences, making it a popular choice for young professionals and families.



The Center of Everything



PONCE CITY MARKET



OLD FOURTH WARD



INMAN PARK



CABBAGETOWN



REYNOLDSTOWN



GRANT PARK



EAST ATLANTA VILLAGE



EAST LAKE GOLF CLUB



KROG STREET MARKET



LITTLE FIVE POINTS



FREEDOM PARK

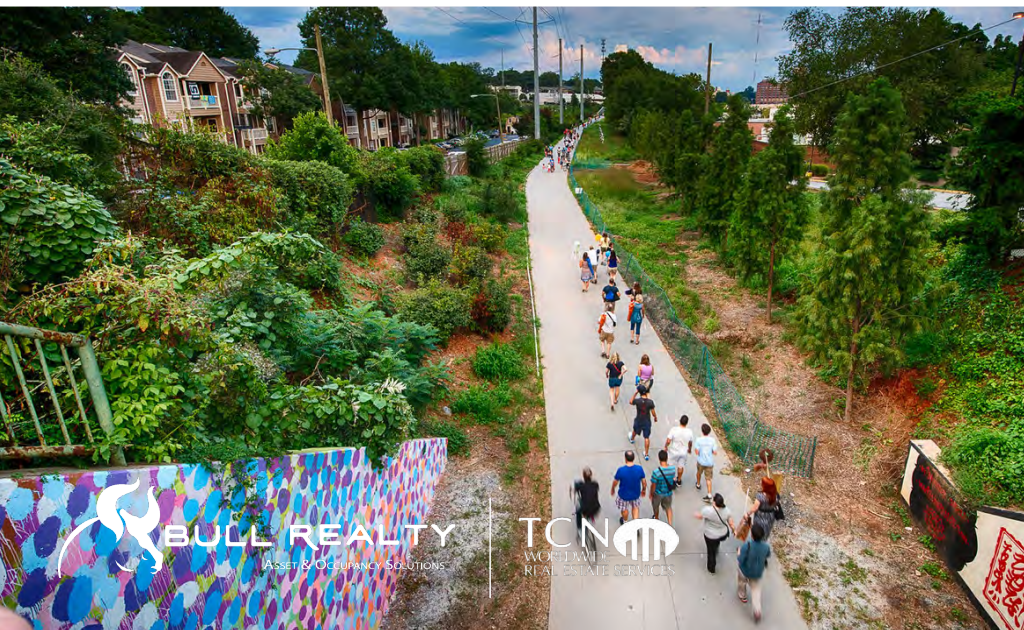




Atlanta Beltline®

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.



33

miles of multi-use,
urban trails

5,600

units of affordable
workforce
housing

1,100

acres of
environmental
clean-up

50,000

permanent jobs

46

miles of improved
streetscapes

\$10

billion in economic
development



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 Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, 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 BUSIEST
AIRPORT IN THE WORLD**



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



**16 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



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

- U.S. CENSUS BUREAU
POPULATION DIVISION

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

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2025

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



TRUIST



EMORY
UNIVERSITY



Georgia-Pacific

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"

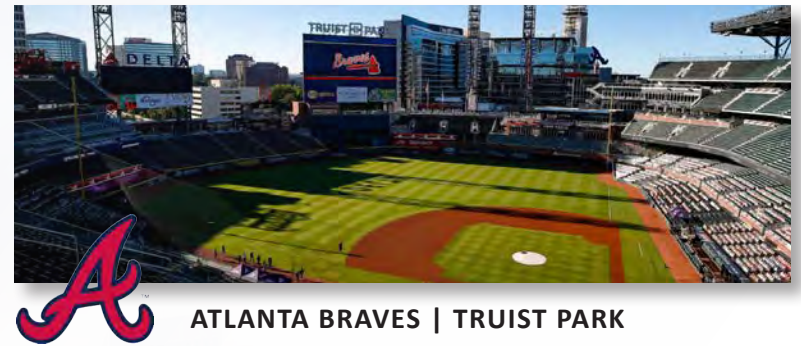
#5 MOVING DESTINATION IN THE NATION

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

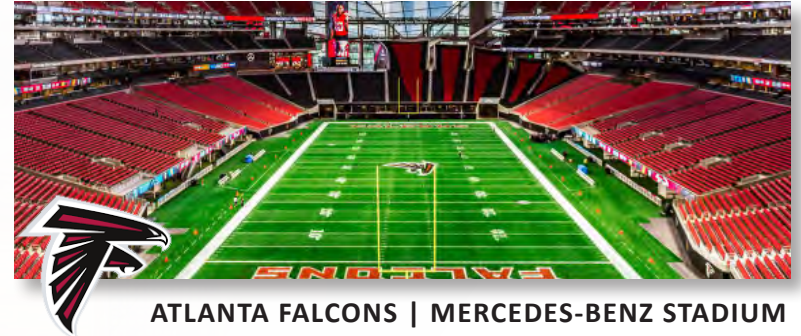
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

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 16 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 Brands and is home to the world renowned Centers for Disease Control and Prevention.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM

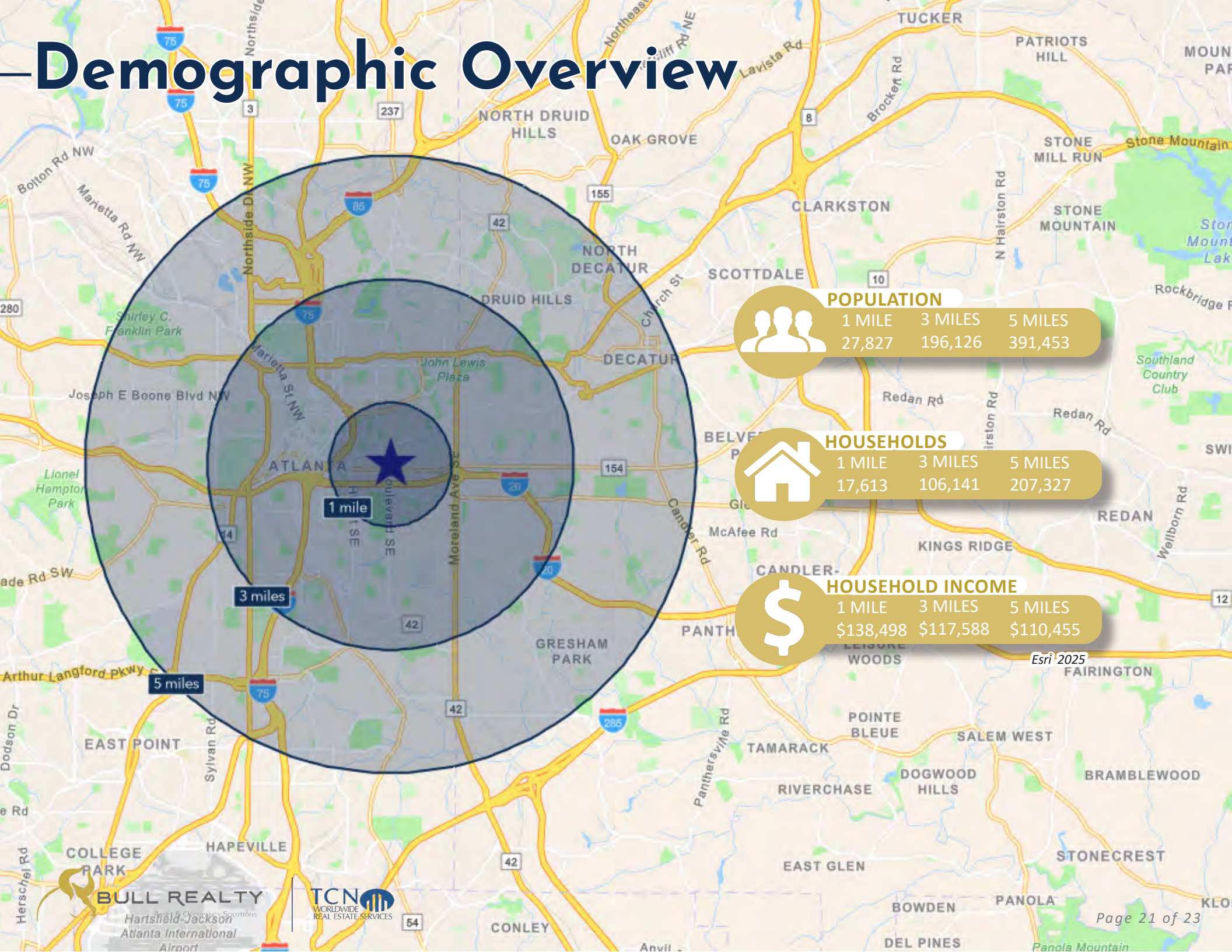


ATLANTA HAWKS | STATE FARM ARENA

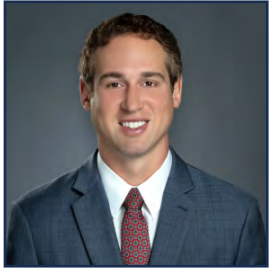


ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

Demographic Overview



Broker Profiles



MICHAEL WESS, CCIM
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Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's #4 nationally ranked real estate program while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish and playing on the University's rugby team.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service and exceptional results. 2018 served as Michael's breakout year, individually closing 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and closed over half a billion in commercial real estate transactions over almost 250 transactions. These days, the partnership averages almost a closing a week and over \$100M in sales annually.

The team has earned prior pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during previous selling attempts.



ANDY LUNDSBERG
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Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over \$100 million year to date and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca-Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his experience in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS

LICENSED
IN



8
SOUTHEAST
STATES



ATL
HEADQUARTERED

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including 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.

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, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at 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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OUR MISSION

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

