



# OFFERING MEMORANDUM

INPATIENT RESIDENTIAL FACILITY | 11 BEDROOMS

KENNESAW, GEORGIA



# DISCLAIMER & LIMITING CONDITIONS

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Bull Realty has been retained as the exclusive brokers to arrange the sale and 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 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 Listing Brokers. 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.

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# CONTACT INFORMATION

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## **ERNIE ANAYA, MBA**

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## **BULL REALTY, INC.**

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# EXECUTIVE SUMMARY

## THE OFFERING

Presenting an exceptional opportunity to lease this facility with immense potential for growth and community impact. This 5,485 square foot building, situated on an expansive 3.25-acre parcel, offers an ideal setting for behavioral or mental disorders that are non-drug treatment. The property features 11 bedrooms with the potential for 22 beds (80 SF per double occupant), 5 bathrooms, an office, a large conference room, and a well-appointed kitchen.

The property is zoned R-20 residential, offering flexibility for various residential and community-oriented developments.

## PROPERTY HIGHLIGHTS

- # Households with Net Worth (5 mi) > \$1,000,000: 10,918
- # Households with Income (5 mi) > \$100,000: 12,067
- Average Home Values (5 mi): \$371,250



**LEASE RATE: \$16.50/SF/NNN**



[Click Here for Video Tour](#)



# PROPERTY INFORMATION

## SITE:

PROPERTY ADDRESS:	262 Hawkins Store Road NE Kennesaw, Georgia 30144
COUNTY:	Cobb
PARCEL ID:	16021000140
ZONING:	R-20
IDEAL AND PERMITTED USES:	Behavioral/Mental Disorders Non- Drug Treatment
PARKING TYPE:	Surface

## BUILDING:

TOTAL BUILDING SIZE:	5,485 SF
NO. OF BUILDINGS:	1
NO. OF FLOORS:	2
TOTAL NO. OF UNITS:	11
TOTAL NO. OF BEDS:	22

## FINANCIALS:

LEASE RATE:	\$16.50/SF/NNN
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[Click Here for Video Tour](#)



# PROPERTY PHOTOS





# PROPERTY PHOTOS





# ABOUT THE AREA

## KENNESAW, GEORGIA

The city of Kennesaw is convenient to both I-75 and I-575 and has the perfect combination of small town charm with big city amenities. Designated as a Preserve America Community, which recognizes communities that protect and celebrate their heritage, the local economy has grown significantly in recent years with establishment of retail centers and other businesses, making it a part of the Atlanta MSA. Town Center, the area immediately surrounding the subject property, has seen growth beyond projections with an increase of new jobs and housing developments. With the expansion of Cobb County International Airport and Kennesaw State University, the location has become an integral player in the trends and investments of the greater region.



WELLSTAR KENNESTONE HOSPITAL



KENNESAW STATE UNIVERSITY





# IN THE AREA

## KENNESAW, GEORGIA



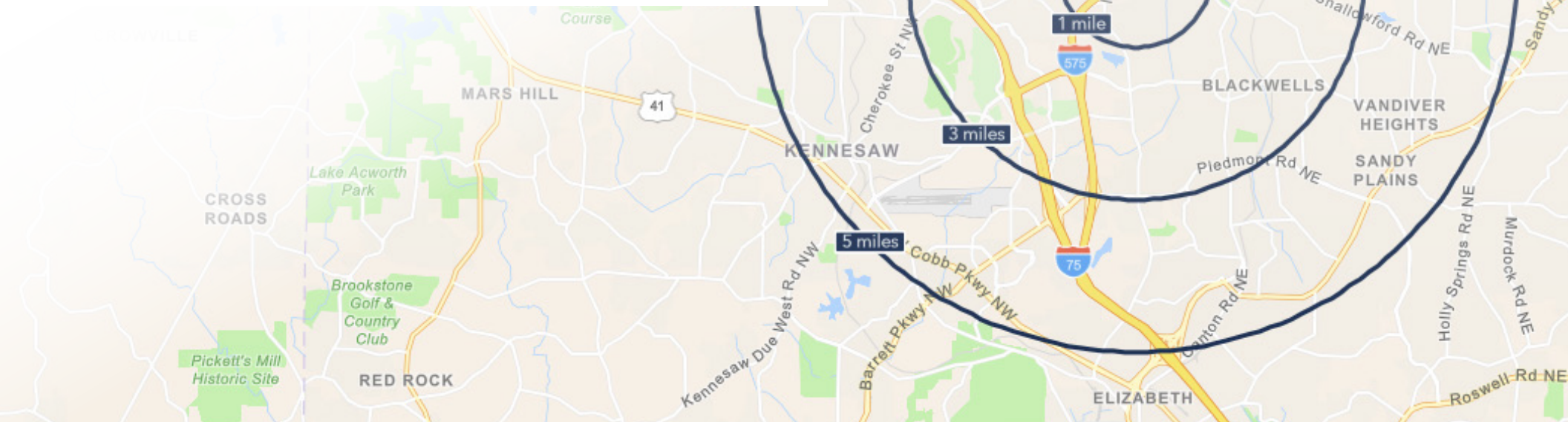


# DEMOGRAPHIC OVERVIEW

## DEMOGRAPHICS IN KENNESAW, GEORGIA

	1 MILES	3 MILES	5 MILES
TOTAL POPULATION	8,124	66,288	200,709
POPULATION 50+ YEARS	3,011	21,494	64,357
POPULATION 65+ YEARS	1,324	9,591	27,564
POPULATION 75+ YEARS	461	3,354	9,753
AVERAGE HOUSE VALUE	\$346,700		
% OF HOUSEHOLDS 55+	46%		
AVERAGE HOUSEHOLD INCOME 55+	\$92,870		

ESRI 2023





# 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](http://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 27 years in business.

## **CONNECT WITH US:**

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



**27**  
YEARS IN  
BUSINESS



**ATL**  
HEADQUARTERED IN  
ATLANTA, GA



LICENSED IN  
**8**  
SOUTHEAST  
STATES





# BROKER PROFILE



## **ERNIE ANAYA, MBA**

President, Senior Housing Group  
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As President of Bull Realty's Senior Housing Group, Ernie Anaya focuses on providing real estate investment advice to senior housing investors in the Age Restricted Multifamily, Independent Living, Assisted Living/Memory Care, Skilled Nursing, Hospice, and Drug Treatment sectors.

Anaya's services focus on supporting senior housing investors develop and execute successful real estate strategies that deliver growth and profitability goals. From acquisition, disposition, pre-development, site selection, market analysis, to note brokering.

Ernie is a member of the National Association of Realtors, Atlanta Commercial Board of Realtors, Association of Professional Mergers & Acquisition Advisors, Georgia Senior Living Association, National Investment Center for Senior Housing (NIC), and National Apartment Association.



[CLICK HERE TO LEARN MORE ABOUT THE BULL REALTY SENIOR HOUSING GROUP](#)