



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**

INVESTMENT OPPORTUNITY

2230 COTILLION DR.
ATLANTA, GA 30338



AMIT GROVER
(404) 966-1019

OFFERING SUMMARY

FOR SALE

2230 COTILLION DR.

ATLANTA, GA 30338

\$1,400,000

Investment Opportunity with exceptional positioning on high-traffic corridor of Atlanta.

Prime Location with High Visibility and Traffic

Property is a single-tenant 1,680 SF commercial bakery sitting on 0.4 AC along Cotillion Drive with high visibility from Interstate 285 (197,500 VPD)

Proximity to Major Residential Developments

Surrounded by growing residential communities, including the Heights at Carver Hills with 197 townhomes and 51 attached single-family homes, the Savoy apartment complex, Camden Dunwoody, The Heights at Carver Hills, and The Collection.

Adjacent to High-Traffic Commercial and Population Centers

Next to a top 25% BP gas station with 322,000 visits per year and the First Baptist Atlanta Church with a 6,000-seat capacity and 15,000 members.

Robust Local Economy and High Income Levels

Total population of 268,354, swelling to 419,973 during the day, with an average household income of \$130,712 within a 5-mile radius.

Proximity to Major Development

Near Assembly Atlanta, a 1 million SF mixed-use project with film production studios, retail space, an arena, apartments, condos, and a conference center.

Excellent Highway Access and Connectivity

Competitive highway access to the Peachtree Corridor, I-85, I-285, I-75, and Georgia 400.

Strategic Potential

The properties location makes it an ideal investment property to capitalize on future growth, with a present thriving occupant. Located in a developing area with increasing affluence, promising long-term growth and investment returns.



TENANT SUMMARY



Nearly 12 years after opening, the Zukerino Pastry Shop has transformed from a small bakery based out of an old Waffle House, into a thriving business with hundreds of customers in Georgia, South Carolina, North Carolina, Florida and Tennessee, including more than 100 restaurants.

70% of the business comes from restaurants the established bakery supplies in the Atlanta area, they do a steady amount of business from their location at 2230 Cotillion Dr.

Opened by Theodore Kazazakis and his family in 2012, Thoedore now runs the pastry shop with his son, Alex Kazazakis.

BEST OF NORTH ATLANTA

Embrace tasty traditions with the Zukerino Pastry Shop

[CLICK TO VIEW ARTICLE](#)



RECENT IMPROVEMENTS

Roof was recently replaced post-Covid.

LANDLORD REPAIRS

Landlord responsible for maintaining, repairing, and replacing the Roof, Walls, and Foundation of Premises including all utility lines.

TENANT REPAIRS

Tenant improvements required to occupy premises include, but are not limited to plumbing, electrical, HVAC, exterior doors, etc.

| OPTION PERIOD | | | MONTHLY RENT |
|---------------|---|----------|--------------------|
| 11/1/23 | - | 10/31/26 | (CURRENT) \$2,851 |
| 11/1/26 | - | 10/31/29 | (OPTION 5) \$3,115 |
| 11/1/29 | - | 10/31/31 | (OPTION 6) \$3,305 |

SALE COMPS • WITH TENANT

\$2,839,069 AVG SALES PRICE



**10 BLACKLAND RD.
BUCKHEAD/LENOX**

| | |
|---------------------|--------------|
| SALE PRICE | \$ 4,450,000 |
| SQUARE FEET | 1,559 |
| PRICE/SF | \$ 2,854.39 |
| YR BLT/RENOV | 1958 |
| % LEASED | 100.0% |
| DIST (MI) | 6.76 |
| SALE DATE | Jun 2022 |



**5900 JIMMY CARTER BLVD
NORCROSS/PEACHTREE**

| | |
|---------------------|------------|
| SALE PRICE | \$ 970,000 |
| SQUARE FEET | 1,354 |
| PRICE/SF | \$ 716.40 |
| YR BLT/RENOV | 1994 |
| % LEASED | 100.0% |
| DIST (MI) | 4.93 |
| SALE DATE | Jun 2022 |



**2100 RAY MOSS
ROSWELL/ALPHARETTA**

| | |
|---------------------|--------------|
| SALE PRICE | \$ 1,285,000 |
| SQUARE FEET | 2,250 |
| PRICE/SF | \$ 571.11 |
| YR BLT/RENOV | 2009 |
| % LEASED | 100.0% |
| DIST (MI) | 9.57 |
| SALE DATE | Aug 2022 |



**3210 PACES FERRY PL NW
BUCKHEAD/LENOX**

| | |
|---------------------|--------------|
| SALE PRICE | \$ 1,745,000 |
| SQUARE FEET | 2,200 |
| PRICE/SF | \$ 793.18 |
| YR BLT/RENOV | 1935 |
| % LEASED | 100.0% |
| DIST (MI) | 7.32 |
| SALE DATE | Jun 2023 |



**4968 NE ROSWELL RD
SANDY SPRINGS**

| | |
|---------------------|--------------|
| SALE PRICE | \$ 7,500,000 |
| SQUARE FEET | 2,134 |
| PRICE/SF | \$ 3,514.53 |
| YR BLT/RENOV | 1970 |
| % LEASED | 100.0% |
| DIST (MI) | 5.29 |
| SALE DATE | Dec 2023 |

SALE COMPS • WITHOUT TENANT

\$1,256,283 AVG SALES PRICE



**4161 ROSWELL RD NE
BUCKHEAD/LENOX**

| | |
|---------------------|--------------|
| SALE PRICE | \$ 1,200,000 |
| SQUARE FEET | 2,419 |
| PRICE/SF | \$ 496.07 |
| YR BLT/RENOV | 1945/2001 |
| % LEASED | 0% |
| DIST (MI) | 6.01 |
| SALE DATE | May 2022 |



**5785 BUFORD HWY
NORCROSS/PEACHTREE**

| | |
|---------------------|--------------|
| SALE PRICE | \$ 1,130,000 |
| SQUARE FEET | 1,133 |
| PRICE/SF | \$ 997.35 |
| YR BLT/RENOV | 1958 |
| % LEASED | 0% |
| DIST (MI) | 5.08 |
| SALE DATE | Apr 2022 |



**5560 JIMMY CARTER BLVD
NORCROSS/PEACHTREE**

| | |
|---------------------|--------------|
| SALE PRICE | \$ 2,175,000 |
| SQUARE FEET | 2,465 |
| PRICE/SF | \$ 882.35 |
| YR BLT/RENOV | 1970 |
| % LEASED | 0% |
| DIST (MI) | 5.21 |
| SALE DATE | Feb 2024 |



**3400 BUFORD HWY NE
BUCKHEAD/LENOX**

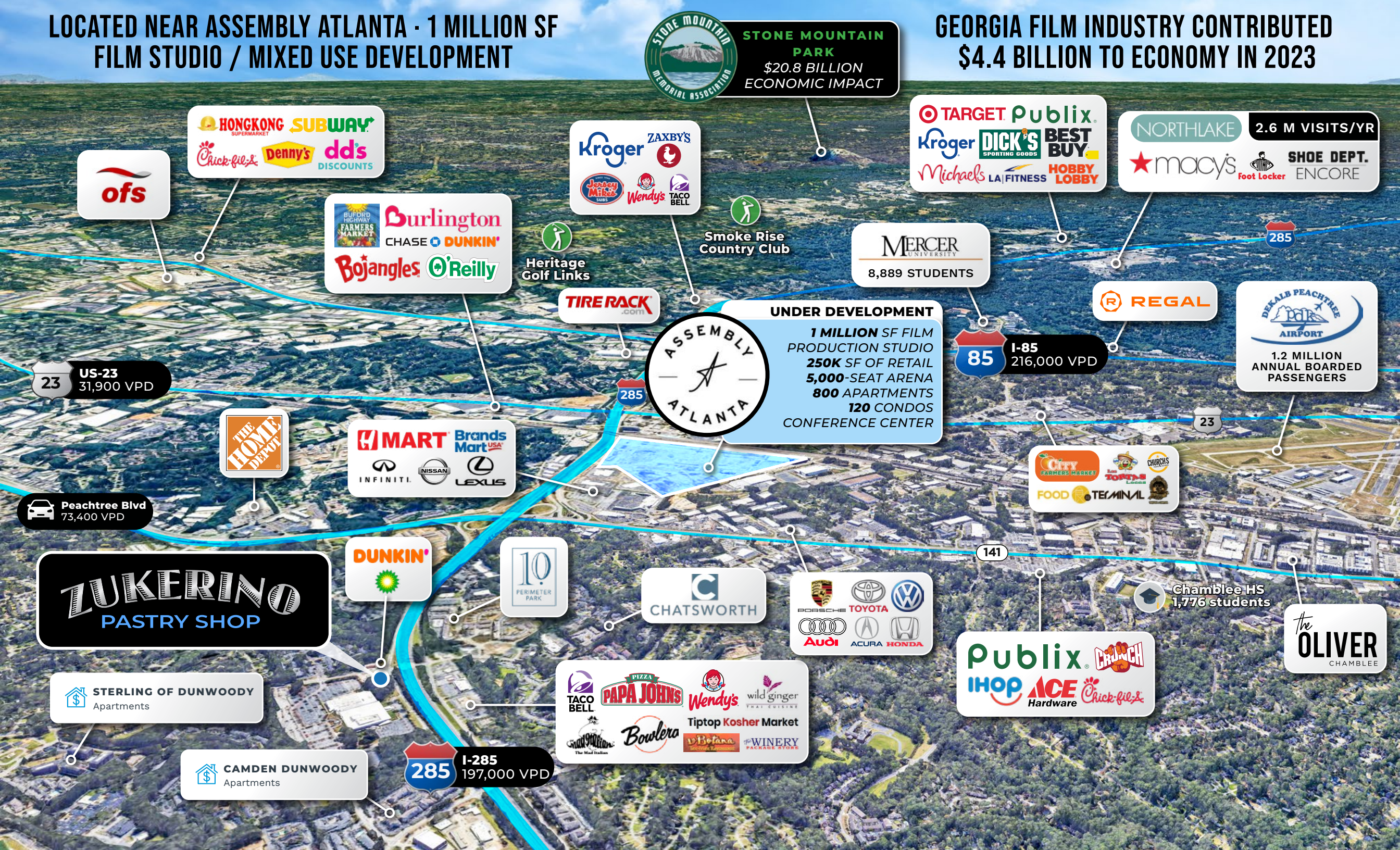
| | |
|---------------------|------------|
| SALE PRICE | \$ 800,000 |
| SQUARE FEET | 1,300 |
| PRICE/SF | \$ 615.38 |
| YR BLT/RENOV | 1970 |
| % LEASED | 0% |
| DIST (MI) | 5.50 |
| SALE DATE | Sep 2022 |

SALE COMPS MAP



LOCATED NEAR ASSEMBLY ATLANTA - 1 MILLION SF
FILM STUDIO / MIXED USE DEVELOPMENT

GEORGIA FILM INDUSTRY CONTRIBUTED
\$4.4 BILLION TO ECONOMY IN 2023





CORPORATE HEADQUARTERS IN ATLANTA

Coca-Cola, Delta, Georgia-Pacific, NS, NORFOLK SOUTHERN, THE HOME DEPOT, Mercedes-Benz, Porsche, Arby's, Church's, newell, Marble Slab Creamery, NAPA, UPS, AT&T, PAPA JOHN'S, ROLLINS, Chick-fil-E, DUNKIN'

BUCKHEAD

PROPERTY POSITIONED IN THE HEART OF SEVERAL MAJOR ATLANTA TRAFFIC CORRIDORS

LENOX SQUARE 6.1 M VISITS/YR

macys, BREITLING 1884, CH CAROLINA HERRERA, BURBERRY, LOUIS VUITTON, GUCCI, COACH, Ferrari, BALENCIAGA, CHANEL, PRADA

PERIMETER MALL 7.1 M VISITS/YR

macys, Talbots, Dillard's, FOREVER 21, VON MAUR, SEPHORA, AMERICAN EAGLE, GAP, Apple, H&M, Bath & Body Works, VICTORIA'S SECRET

TARGET, Publix, COSTCO WHOLESALE, TJ-maxx, Academy, BARNES & NOBLE, THE HOME DEPOT, BEST BUY, Arby's, Chick-fil-E, BUFFALO WILD WINGS, PET SMART, ROSS, Total Wine, REI

TRADER JOE'S, planet fitness, ALDI

PREMIER HOSPITALS

Children's Healthcare of Atlanta, 319 BED, NORTHSIDE HOSPITAL, 621 BED

I-400 165,000 VPD

COSTCO WHOLESALE, Publix, LOOK, LA FITNESS, crumbl cookies

I-285 197,000 VPD

Walmart, HOBBY LOBBY, DSW, WORLD MARKET, HARBOR FREIGHT, Olive Garden

Georgia State University, PERIMETER COLLEGE, 15,456 STUDENTS

TACO BELL, PAPA JOHN'S, Wendy's, wild ginger, Tiptop Kosher Market, Bowlera, Bojana, WINERY

Peachtree MS 1,288 students, Brook Run Park

PORSCHE, TOYOTA, VW, Audi, ACURA, HONDA, DUNKIN'

THE HEIGHTS AT CARVER HILLS Apartments

ZUKERINO PASTRY SHOP

MART, Brands Mart USA, INFINITI, NISSAN, LEXUS

Burlington, CHASE, DUNKIN', Bojangles, O'Reilly

THE HOME DEPOT

Georgia World Congress Center, 350,000 TOTAL EXHIBIT SPACE

Mercedes-Benz, 71,000 CAPACITY

Georgia Institute of Technology, 18,415 STUDENTS

Walmart, WHOLE FOODS, LOWE'S, Waffle House, CAVA, ZAXBY'S

DeKalb-Peachtree Airport

Capital City Country Club

Peachtree Golf Club

Murphey Candler Park

Peachtree Blvd 73,000 VPD

I-285 216,000 VPD

UNDER DEVELOPMENT

1 MILLION SF FILM PRODUCTION STUDIO, 250K SF OF RETAIL, 5,000-SEAT ARENA, 800 APARTMENTS, 120 CONDOS CONFERENCE CENTER & PARK

US-23 31,900 VPD

| DEMOGRAPHIC SUMMARY | 1-MILE | 3-MILE | 5-MILE |
|-----------------------|-----------|-----------|-----------|
| POPULATION | 14,748 | 94,367 | 268,354 |
| AVG. HOUSEHOLD INCOME | \$105,222 | \$126,926 | \$130,712 |
| POPULATION GROWTH | 3.33% | 2.19% | 2.48% |

PROPERTY SITE

 **FIRST BAPTIST
ATLANTA**
15,000 MEMBERS · 6,000 CAPACITY

 **N Peachtree Rd.**
10,500 VPD


Gated Apartment
Community
\$1529 - \$2449 / mo

 **DUNKIN'**
322,500 VISITS/YR
BP TOP 25% IN GA & USA

ZUKERINO
PASTRY SHOP

 **Cottillion Dr**
12,400 VPD



PROPERTY SUMMARY

The property is a 0.4 Acre lot with a single-tenant 1,680 SF commercial bakery. The building has 1 stories and 27 parking spaces and was built in 1970 / renovated 1989. The roof was replaced post-Covid.

ZONING

This Retail property (Building Class B) in Atlanta, DeKalb county is zoned as C1.

PARCEL NO (APN)

18 343 04 011

ACCESS / FRONTAGE

The building has frontage on Cottillion Dr. (12,400 VPD) and clear visibility from I-285 (197,000 VPD)

 **I-285**
197,000 VPD



Apartment Complex
Avg. \$2400 Rent



Apartment Complex
Avg. \$2300 Rent

THE COLLECTION AT PERIMETER PARK

Gated townhome
Community · Current
Prices \$599,000
Built 2020

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|--------|---------|---------|
| 2027 Projected Population | 15,240 | 96,432 | 275,022 |
| 2022 Estimated Populaton | 14,748 | 94,367 | 268,354 |
| Growth 2023 - 2028 | 3.33% | 2.19% | 2.48% |
| 2020 Census Population | 15,657 | 99,480 | 274,064 |
| 2010 Census Population | 13,967 | 88,299 | 237,993 |

| DAYTIME POPULATION | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------|---------|---------|
| 2022 Estimate Population | 15,135 | 154,572 | 419,973 |

| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|--------|---------|---------|
| 2027 Projected Households | 7,834 | 41,859 | 119,544 |
| 2022 Estimated Households | 7,571 | 40,865 | 116,480 |
| 2020 Census Households | 7,418 | 40,340 | 114,896 |
| 2010 Census Households | 7,166 | 35,922 | 98,125 |

| HOUSEHOLD INCOME | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|-----------|-----------|-----------|
| 2022 Est. Average HH Income | \$105,222 | \$126,926 | \$130,712 |





DUNKIN'

322,500 VISITS/YR
BP TOP 25% IN GA & USA



I-285
197,000 VPD

PROPERTY PHOTOS

ZUKERINO
PASTRY SHOP

 **DUNKIN'**
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ZUKERINO
PASTRY SHOP

SECURED
OUTDOOR FREEZER
SPACE



PROPERTY PHOTOS



CUSTOMER AREA



CUSTOMER AREA



CENTRAL KITCHEN



REAR KITCHEN

MARKET SUMMARY



UNDER DEVELOPMENT

**1 MILLION SF FILM
PRODUCTION STUDIO**

250K SF OF RETAIL

5,000-SEAT ARENA

800 APARTMENTS

**120 CONDOS CONFERENCE
CENTER & PARK**

DORAVILLE, GA

Founded in 1871, Doraville, the diverse, international city of 10,000 is located 10 miles northeast of downtown Atlanta (MSA Population 6 Million). Doraville is home to the Southeast's most prosperous immigrant-owned small business community and the former General Motors Assembly Plant – a 165-acre swath of prime real estate poised for the development of a new film studio. The Assembly Plant was recently purchased by Grey Television for \$80 million. With progressive leadership and access to a market of 6 million and growing, Doraville has all the tangible assets one would seek in a start-up venture or business relocation.



HARTSFIELD JACKSON INTERNATIONAL AIRPORT

25 Mi · Direct rail service from Doraville



PEACHTREE-DEKALB AIRPORT

3 MI · Region's Corporate Airport



NORFOLK SOUTHERN RAIL CORRIDOR & MARTA

Direct Access to Freight & Rapid Transit



COMPETITIVE HIGHWAY ACCESS

Peachtree Corridor, I-85, I-285, I-75 and GA 400



DIVERSE & AFFORDABLE MARKET

Great area for first-time home buyers



ATLANTA'S TECHNOLOGY LOOP & GEORGIA'S INNOVATION CRESCENT

Area nurtures world-leading logistical, medical, financial and innovation clusters.



CORPORATE ECOSYSTEM

A strong Downtown Development Authority and availability of incentives programs, including Opportunity Zones, New Market Tax Credits and HUBZone's

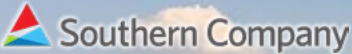


LEADING ACADEMICS

Close proximity to 30 of the nation's leading academic institutions, including Emory, Georgia Tech, Georgia State, Mercer University, the Savannah College of Art and Design and the University of Georgia's Buckhead and Gwinnett



Microsoft



First Data™



State Farm®



Mercedes-Benz



Hartsfield-Jackson
Atlanta International Airport®

BUSIEST AIRPORT
IN THE WORLD



6.1 MILLION

MSA POPULATION

9th Most Populous MSA
in United States

\$473 BILLION

GROSS DOMESTIC PRODUCT

The largest economy in Georgia
10th in United States

\$9 BILLION

FILM INDUSTRY

Direct Spending for Atlanta's
Established Film Industry

126,400+

NEW JOBS

Added to Atlanta Area in
last year

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that call Atlanta home, which include the recently relocated

Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.

2230 COTILLION DR.
ATLANTA, GA

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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DUNKIN'

322,500 VISITS/YR
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I-285
197,000 VPD



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