



**NORTH PARK
WELLNESS CENTER
FAYETTEVILLE - ATLANTA SUBMARKET
MOVE-IN READY SUITES | ± 900 SF - $\pm 1,535$ SF**

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In this brochure, 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 OVERVIEW

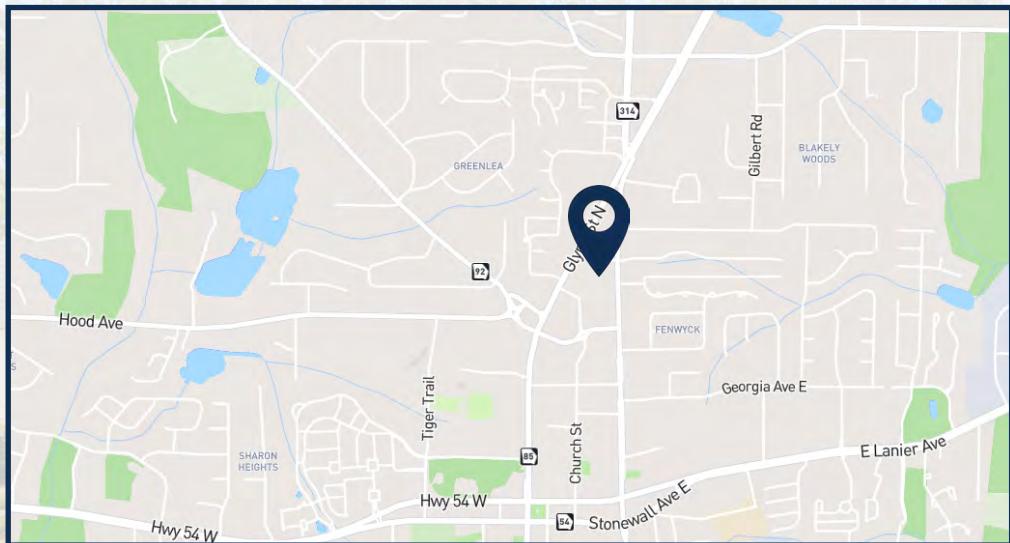


NORTH PARK WELLNESS CENTER

Excellent location for wellness-oriented businesses in the popular city of Fayetteville just south of the Atlanta Airport. Move-in ready suites available from ± 900 to $\pm 1,535$ SF. Great synergy with a strong mix of wellness tenants including Primary Care, Pediatrics, Dentistry, Physical Therapy, and Specialty Practices.

Located minutes from Piedmont Fayette Hospital and surrounded by thriving residential neighborhoods, the property benefits from high patient demand, excellent visibility, and convenient access to Highway 54 and GA-85. Fayetteville continues to grow as a healthcare hub, supported by an expanding population, top-rated schools, and strong household incomes. Enjoy proximity to a wide range of dining and retail options at the Pavilion and Fayetteville's revitalized Town Square, making this an ideal location for both patients and providers.

This property delivers a professional, patient-friendly environment—all at competitive lease rates.



| | |
|-------------------------|---|
| Address | 98-128 North Park Drive Fayetteville, GA 30214 |
| Available Suites | Suite 106: ± 900 SF Suite 110: $\pm 1,032$ SF Suite 112: $\pm 1,535$ SF |
| Lease Rate | \$14/SF/YR Base rent + \$5.24/SF/YR CAM |



PROPERTY INFORMATION

BUILDING

| | |
|------------------|--|
| ADDRESS | 98-128 North Park Dr, Fayetteville, GA 30214 |
| COUNTY | Fayette |
| BUILDING SIZE | ±24,487 SF |
| YEAR BUILT | 1978 |
| NUMBER OF FLOORS | 1 |
| CENTER NAME | North Park Wellness Center |



SITE

| | |
|----------------|-------------------------------|
| ZONING | C-2 |
| SITE SIZE | ±3.33 Acres |
| PARCEL ID | 05-30-03-020 |
| PARKING SPACES | ±65 Spaces = 2.68:1,000 Ratio |

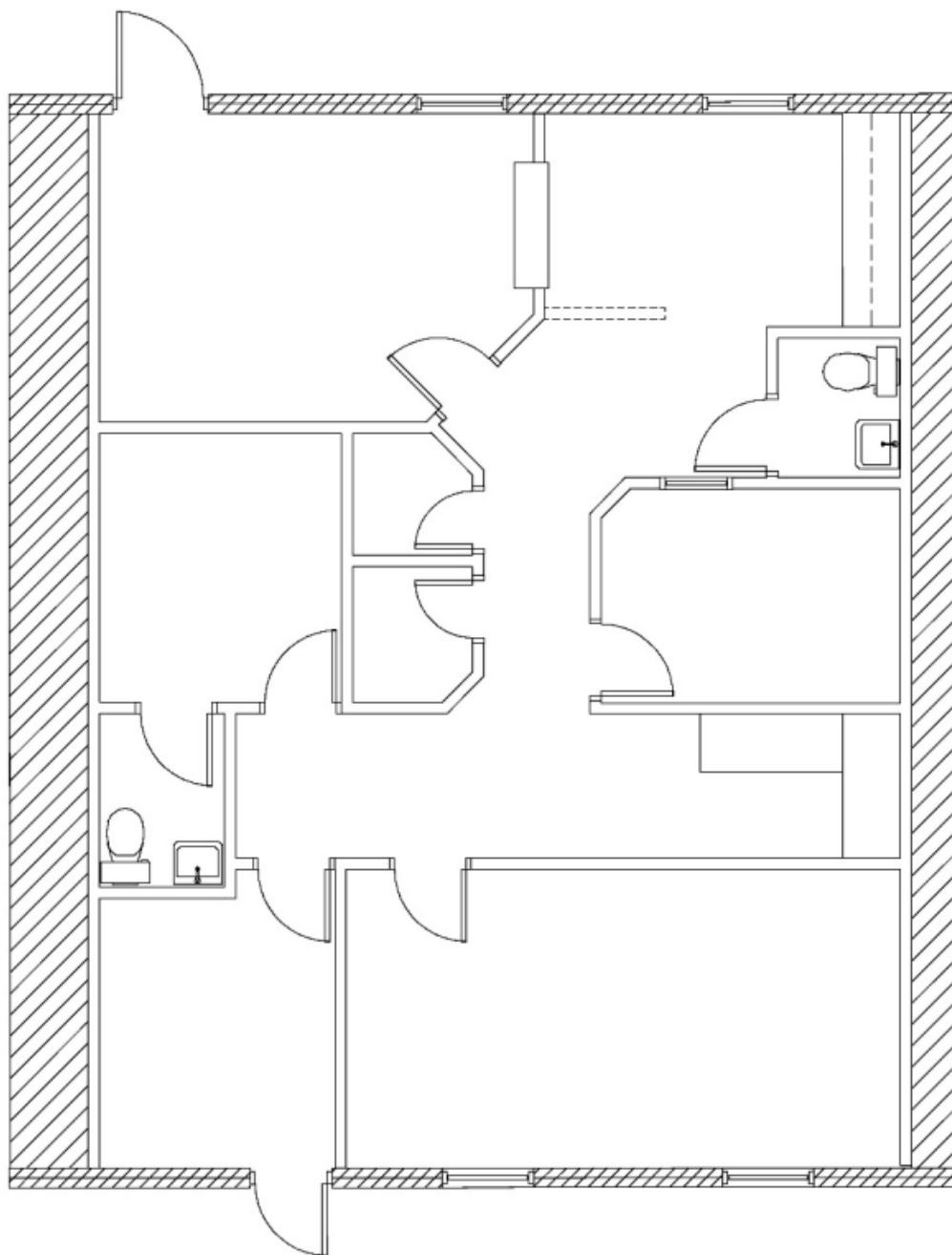


FLOOR PLAN - SUITE 106 *(Coming Soon)*

±900 SF

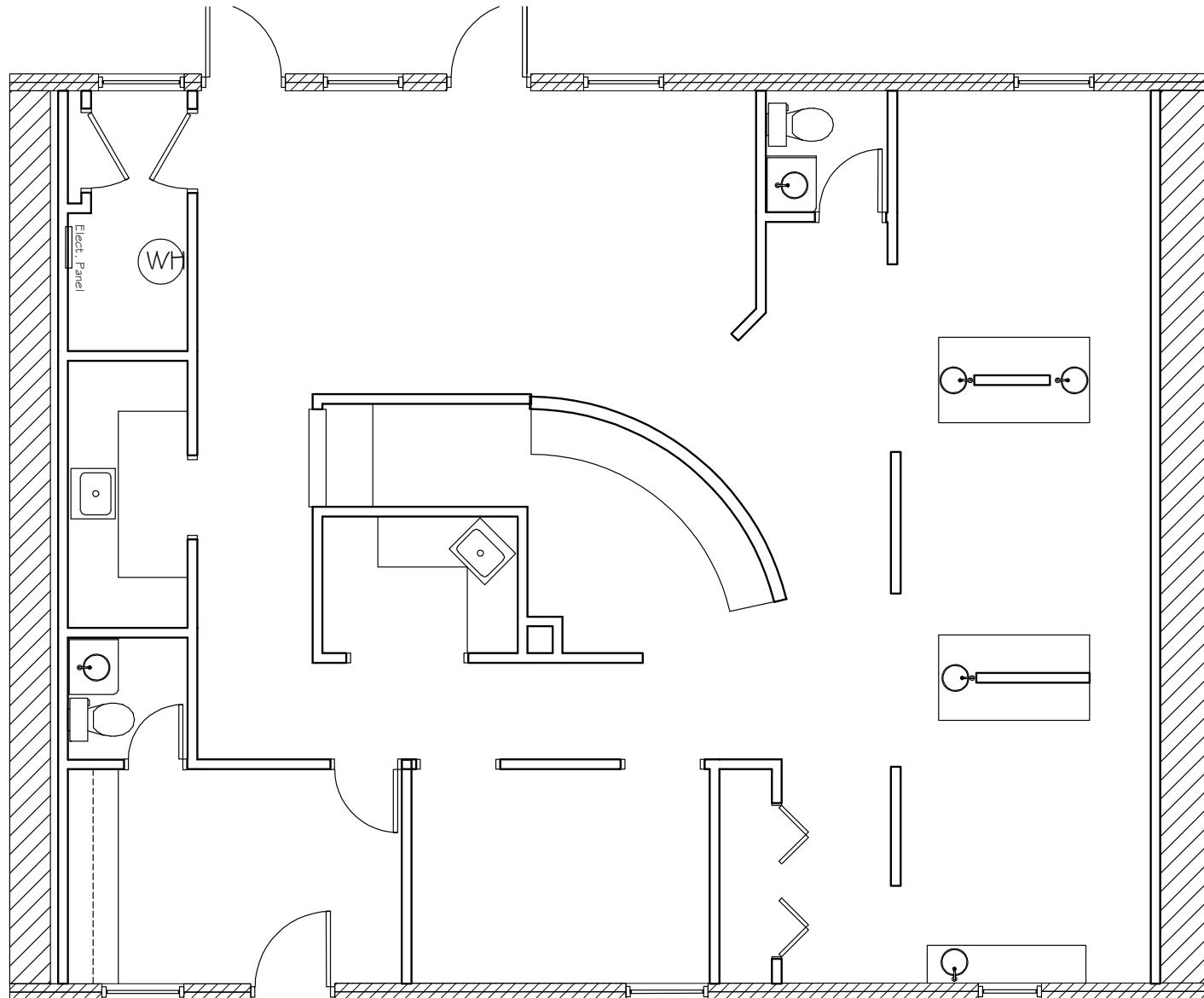
FLOOR PLAN - SUITE 110

±1,032 SF



FLOOR PLAN - SUITE 112

±1,535 SF



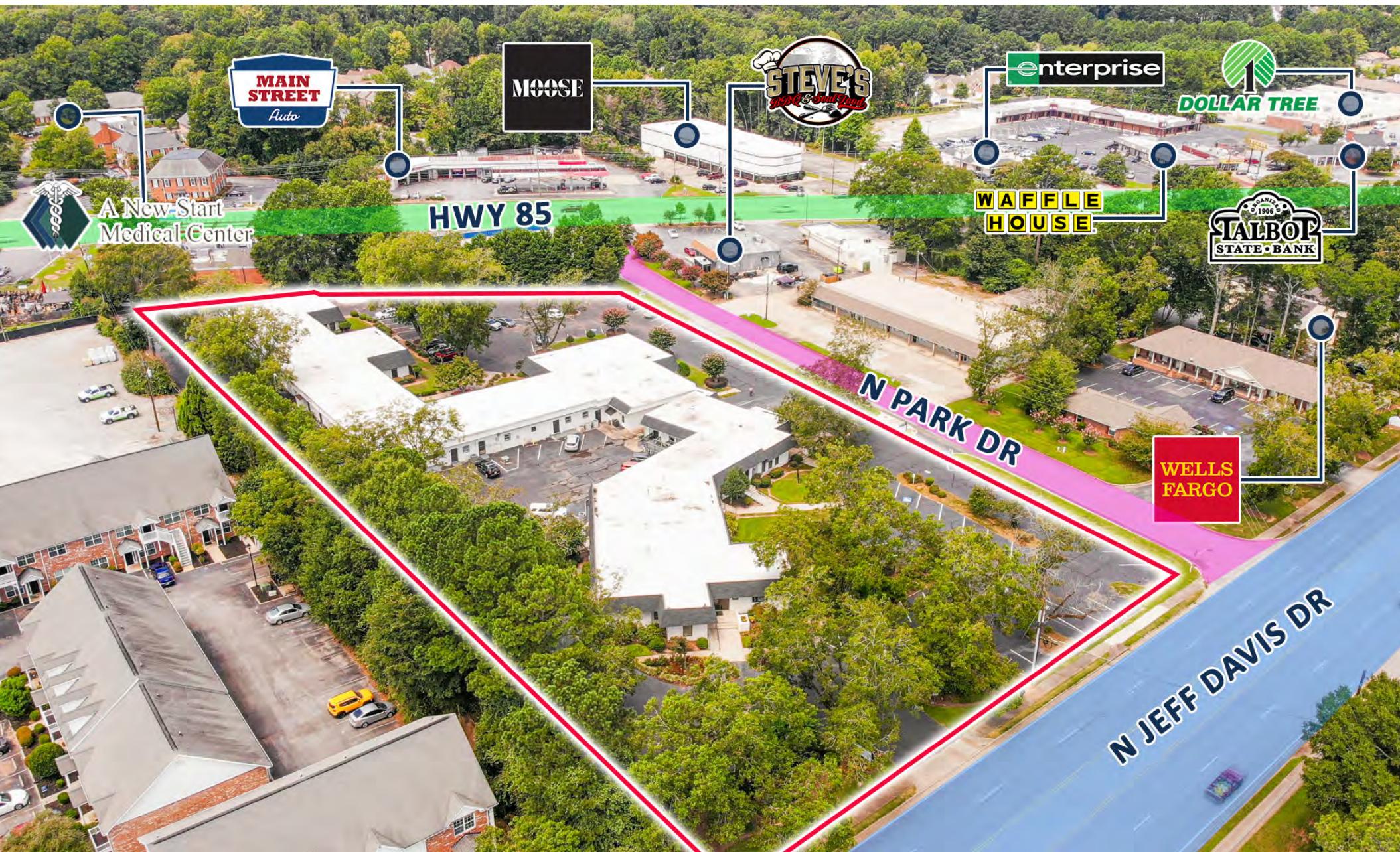
PHOTOS



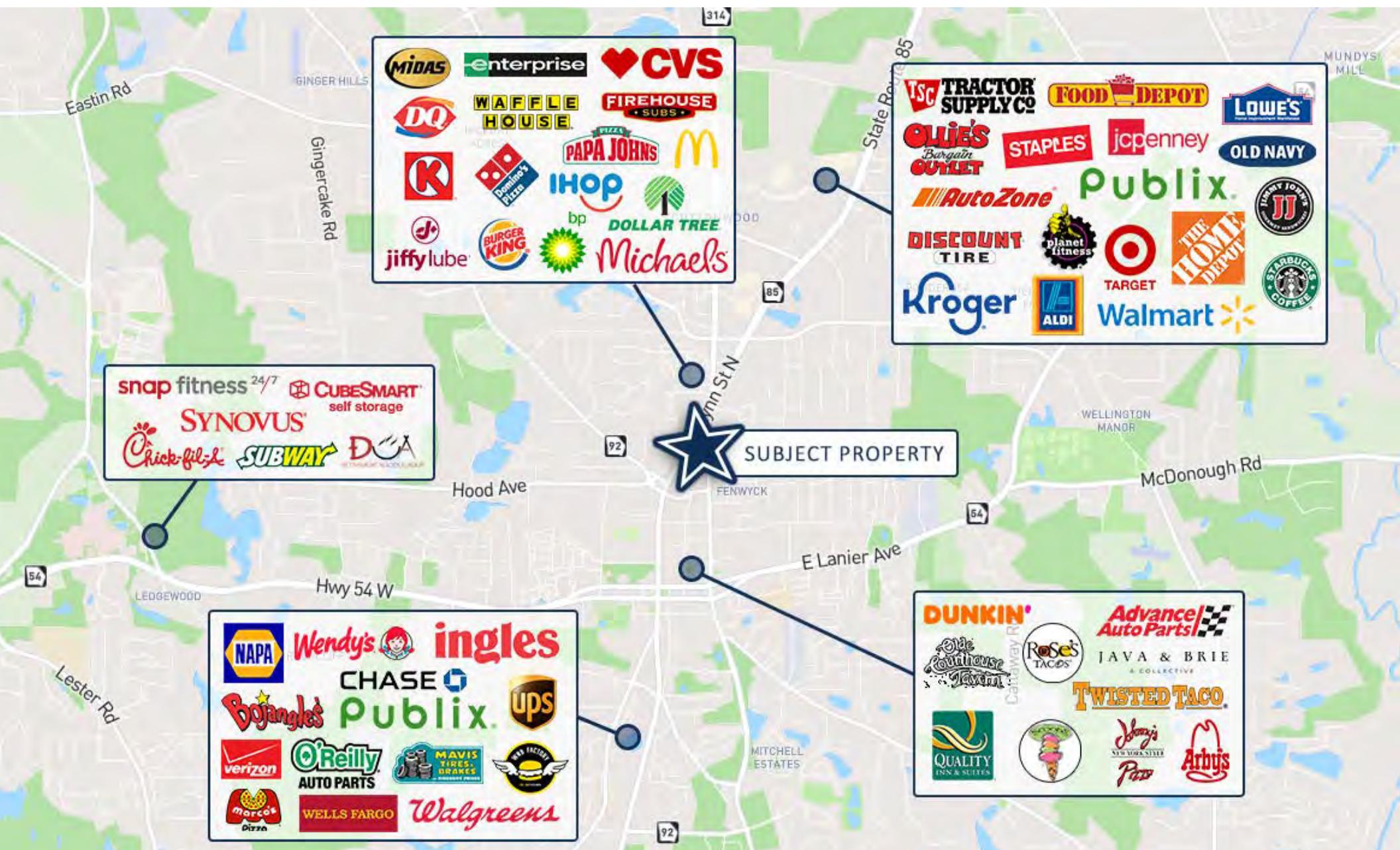
AERIALS



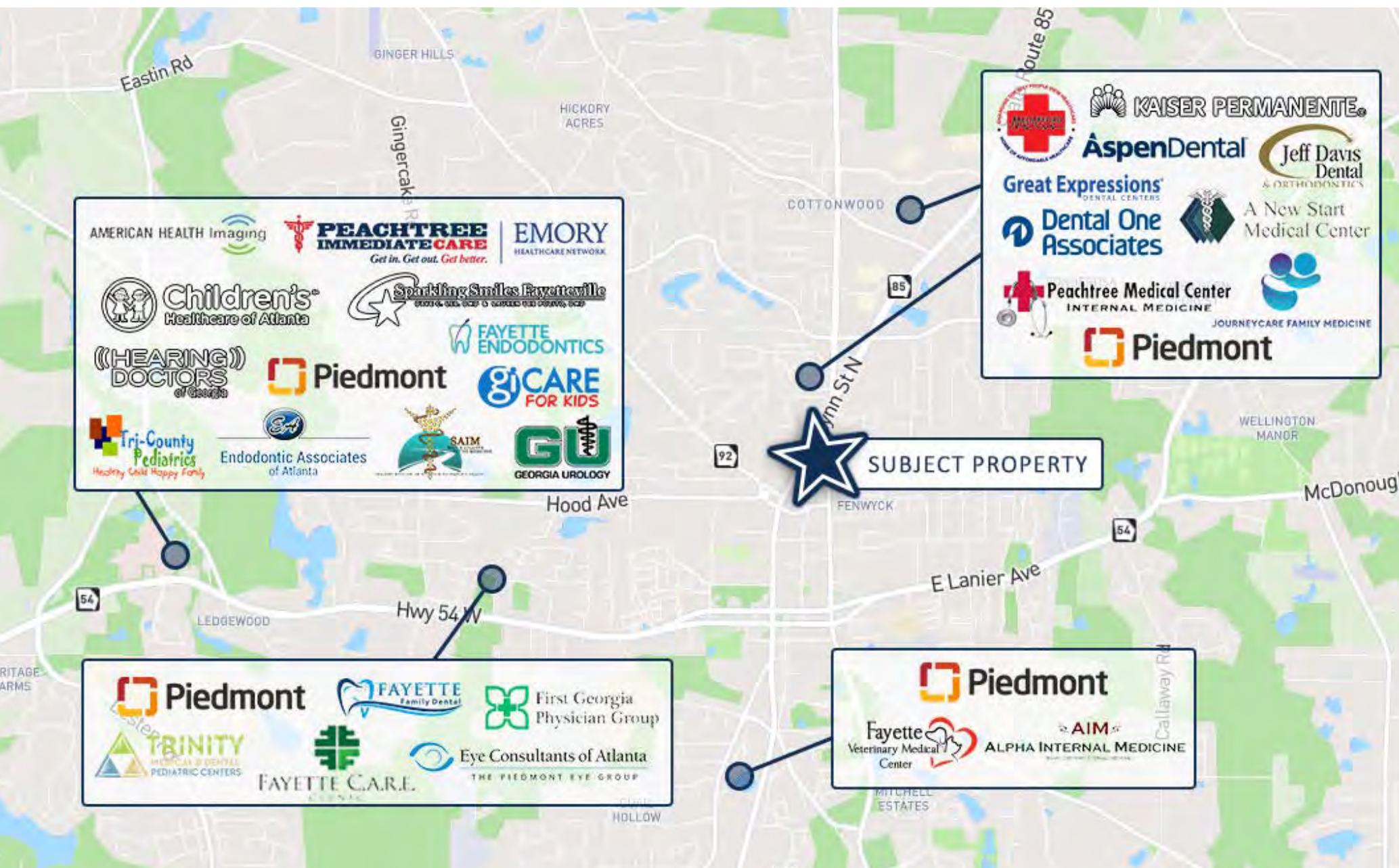
AERIALS



IN THE AREA - RETAIL



IN THE AREA - MEDICAL



FAYETTEVILLE, GA



Fayetteville, Georgia, founded in 1823, has grown from a small crossroads into a thriving city known for its balance of historic charm and modern economic growth. With about 19,000 residents and a median household income of over \$82,000, the city is home to Trilith Studios, one of the state's largest film and television campuses, and has plans for one of the world's largest data centers. Its economy is anchored by industries such as healthcare, retail, transportation, and professional services, while new projects aim to strengthen housing, retail, and tourism.

The city is pursuing a five-year economic plan, "Re-Imagining Fayetteville," which emphasizes sports tourism, creative services, technology, and hospitality. Recent investments include revitalizing downtown spaces like Travis Alley, creating micro-apartments to address housing needs, and awarding over \$1.2 million in development grants. These initiatives reflect Fayetteville's transformation into a regional hub for business, culture, and innovation while maintaining its small-town character.

| DEMOGRAPHICS | 1-Mile | 5-Mile | 10-Mile |
|---|--------------|---------------|---------------|
| Population | 6,106 | 75,846 | 381,432 |
| Households | 2,561 | 28,699 | 147,703 |
| Avg. Household Income | \$95,551 | \$113,597 | \$102,517 |
| Total Annual Healthcare Spending | \$14,514,588 | \$216,456,366 | \$956,587,122 |
| Population 50+ | 41% | 39.2% | 33.9% |
| Visited Doctor/12 Months | 4,0561 | 47,266 | 220,891 |

Source: 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

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



accenture **Honeywell**



facebook

DELTA



EMORY
UNIVERSITY



Mercedes-Benz



EY

#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"

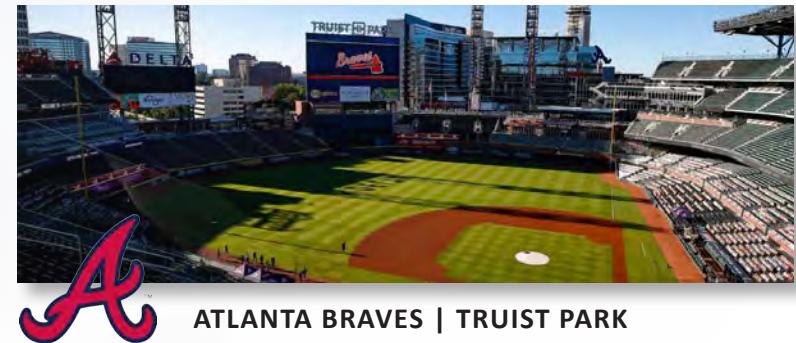
#5 MOVING DESTINATION IN THE NATION

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

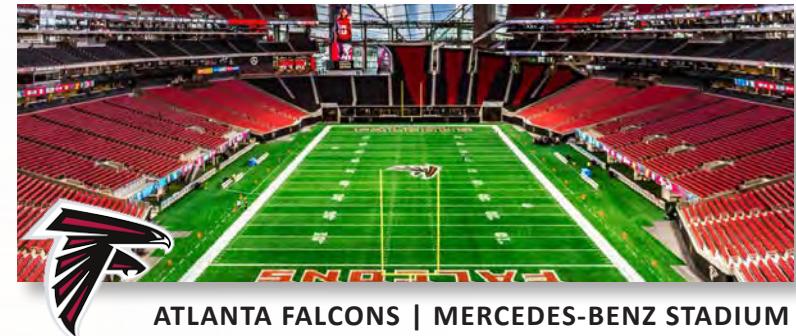
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

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

CONTACT INFORMATION

BROKER PROFILE



MICHAEL BULL, CCIM
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Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is also the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at www.CommercialAgentSuccess.com.

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association.

Michael lives in Atlanta and has a home on Lake Lanier. He enjoys music, stand-up comedy, motorcycles, and high-performance boating.



AUSTIN BULL
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Austin Bull specializes in the acquisition and disposition of office properties in the Southeast U.S. He helps clients maximize value through strategic sales and targeted marketing, leveraging a deep understanding of market trends and buyer behavior. Austin utilizes Bull Realty's cutting-edge marketing platforms, extensive national buyer databases, and research-driven strategies to deliver exceptional results.

He works alongside Michael Bull, CCIM—an industry veteran with over \$8 billion in transactions and 35 years of experience—providing clients with unmatched insight, execution, and offering credibility.

Austin holds a degree in Business Administration from the University of North Georgia. Outside of work, he enjoys motorcycles and road course racing.

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.

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 27 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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https://www.bullrealty.com/



28

YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

