

**WHOLE
FOODS
MARKET**

**EMORY
DECATUR
HOSPITAL**

**SPROUTS
FARMERS MARKET**

LA|FITNESS

SCOTT BLVD

N DECATUR RD

Walmart

MEDLOCK RD



FULLY RENOVATED FLEX BUILDING

±8,600 SF | 39 PARKING SPACES | MULTI-TENANT POTENTIAL

558 MEDLOCK RD, DECATUR, GA | "DOWNTOWN NORTH DECATUR"

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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.

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/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

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This Offering Memorandum may be used only by parties approved by the Owner/Seller/Landlord. 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/Landlord. 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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PROPERTY OVERVIEW

Bull Realty is pleased to present 558 Medlock Road, a uniquely renovated commercial property in the heart of Decatur. Originally constructed in 1963 and extensively renovated in 2024, the property has been transformed into a modern entertainment and event venue featuring multiple themed gathering spaces, extensive infrastructure upgrades, and exceptional flexibility for a variety of commercial uses.

Situated on ± 0.818 acre along a high-traffic retail corridor, the property encompasses approximately $\pm 8,600$ square feet and offers abundant on-site parking with approximately 39 spaces. Significant recent capital improvements include a new roof with warranty, eight HVAC systems, eight restrooms, and comprehensive interior renovations that create a turnkey opportunity for owner-users, investors, entertainment operators, event venue users, churches, educational facilities, or creative office occupants.

The building's layout also presents an attractive value-add opportunity, as it can be subdivided to accommodate multiple tenants or complementary uses, creating flexibility for future leasing strategies and income generation. Located within one of Metro Atlanta's most desirable and densely populated in-town submarkets, the property benefits from strong demographics, excellent accessibility, and proximity to Decatur, Emory, Avondale Estates, and major transportation corridors.

HIGHLIGHTS

- Completely renovated (2024) $\pm 8,600$ SF building on ± 0.818 acre
- Currently built out as event and entertainment venue
- Multiple themed entertainment, gathering, and event spaces
- Very secure building: fenced and gated | ± 39 Parking spaces | Outdoor green space
- New roof with transferable warranty | Eight HVAC systems | Eight restrooms
- Floor plan suitable for event, educational, retail, office, medical, studio and others
- Flexible DeKalb County C-1 zoning allows for many uses, no City of Decatur tax bill
- Ability to subdivide for multiple tenants or complementary uses
- Prominent location along a high-traffic retail corridor with excellent visibility
- Traffic counts of $\pm 25,600$ VPD on N Decatur Rd, $\pm 38,300$ VPD on Scott Blvd, and $\pm 17,500$ on Medlock Rd
- Across from entrance into Walmart Supercenter, walking distance to Whole Foods, Sprouts, LA Fitness
- Surrounded by national retailers, including Chick-fil-A, City Barbeque, Cava and many others
- Strong demographics and convenient access to Decatur, Emory University, Avondale Estates and I-285

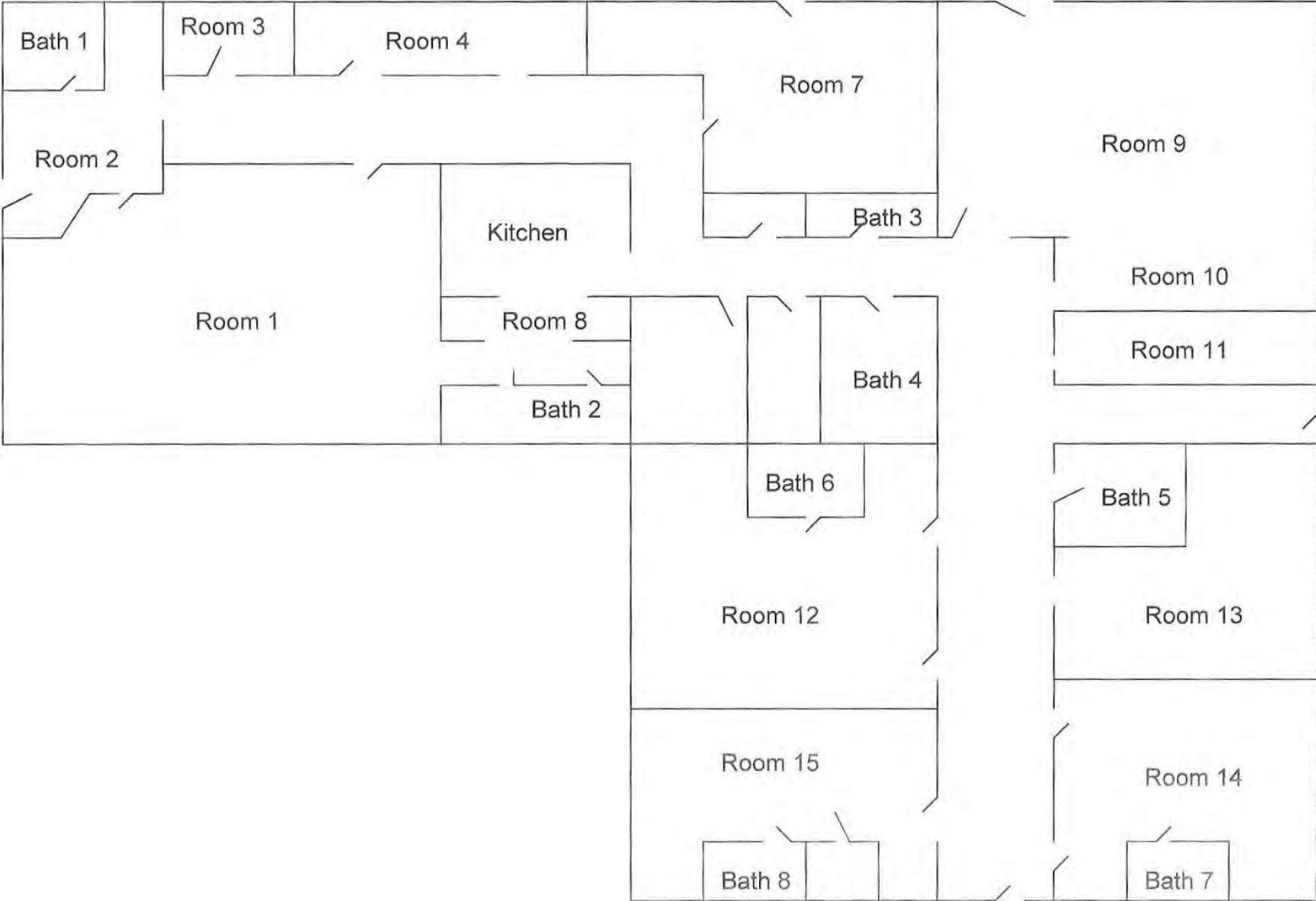
PROPERTY INFORMATION

ADDRESS:	558 Medlock Rd Decatur, GA 30030
MUNICIPALITY:	None
COUNTY:	DeKalb
ZONING:	<u>C-1</u>
BUILDING SIZE:	±8,600 SF
SITE SIZE:	±0.818 AC
YEAR BUILT/RENOVATED:	1963/2024
PARKING:	±39 Surface Spaces
ROOF:	2024 (with warranty)
HVAC:	8 Units
SIGNAGE:	Storefront/Facade
INGRESS/EGRESS POINTS:	2
FENCED & GATED:	Yes

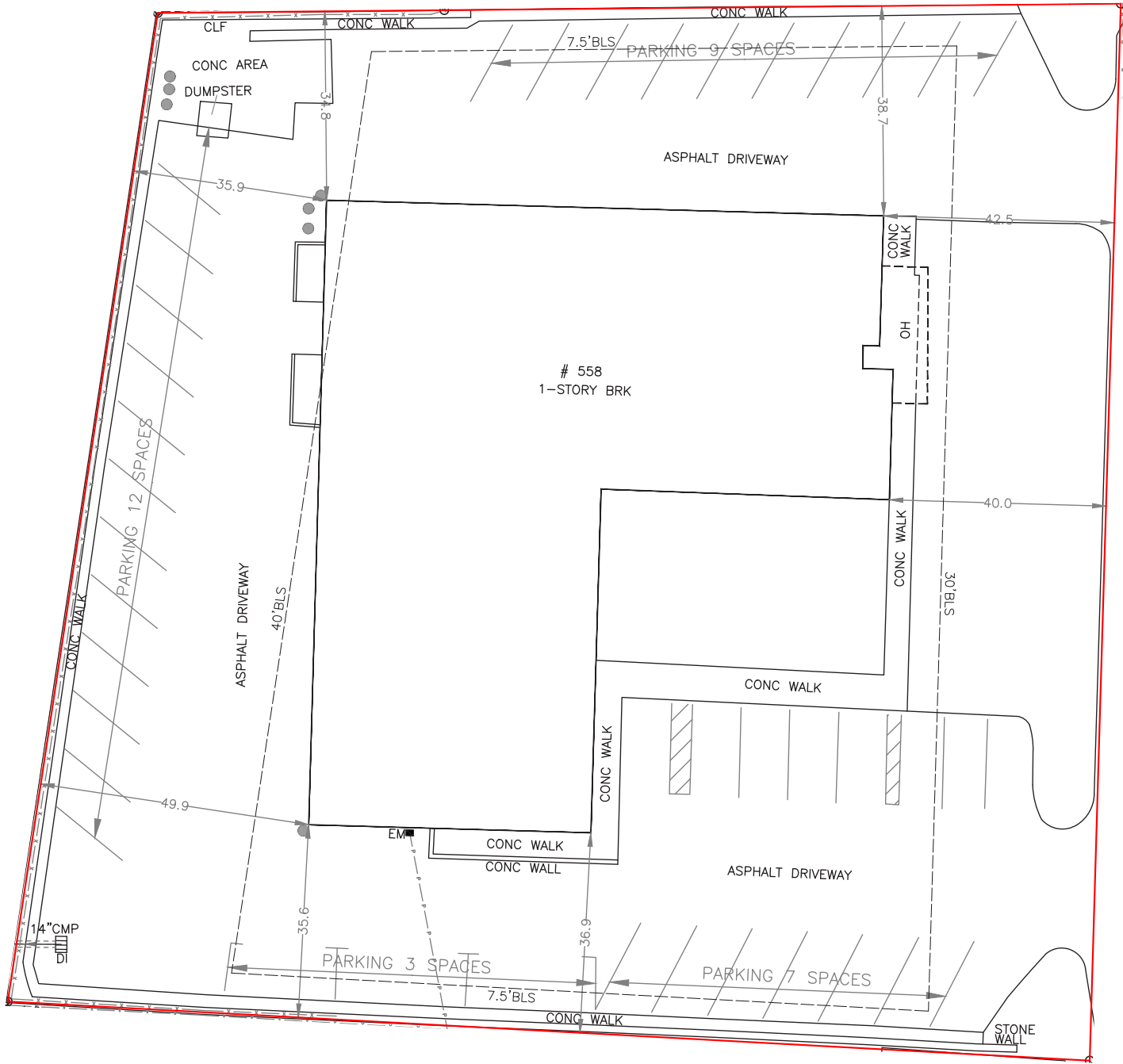
FINANCIALS

PRICE:	\$2,225,000
PRICE/SF:	\$259

FLOOR PLAN



SURVEY





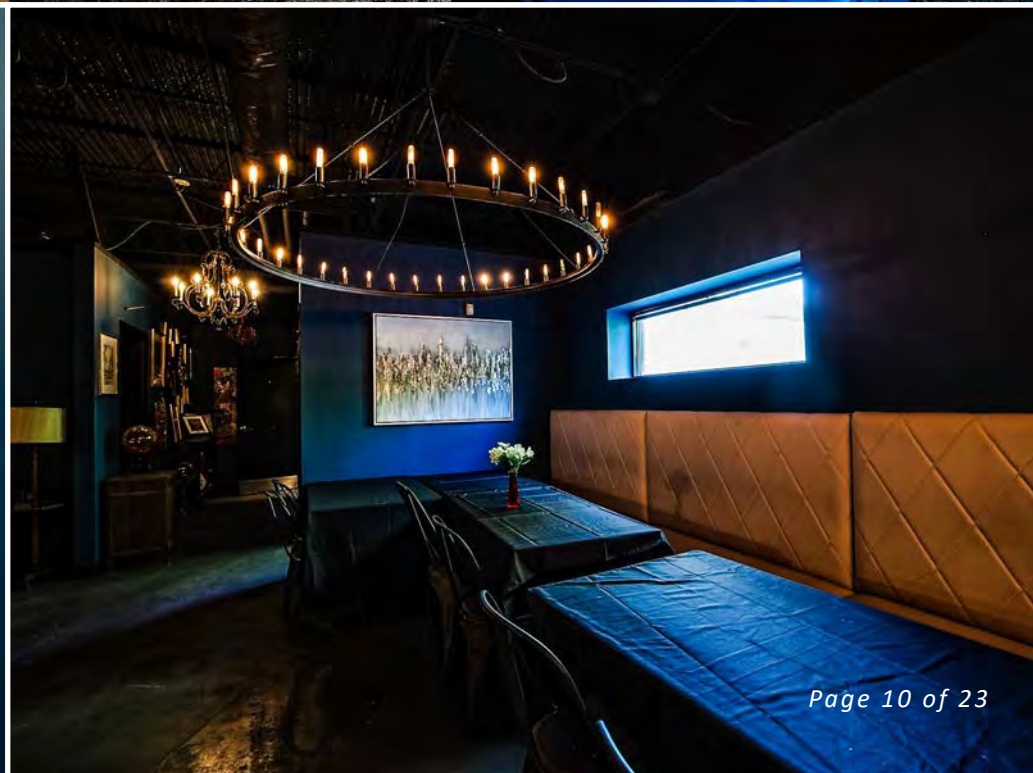
EXTERIOR PHOTOS







INTERIOR PHOTOS





NORTH AERIAL



City
BARBELLUE

CAVA

POINT
ON
SCOTT
apartment homes

Piedmont
UrgentCare

Melton's
app & tap

T Mobile

MATTRESS
FIRM

N DECATUR RD

MEDLOCK RD

Walmart

CRAFT PUB
WHEELHOUSE
AND KITCHEN

SCOTT BLVD

BULL REALTY
EYE PHYSICIAN & SURGEON
REAL ESTATE SERVICES

EAST AERIAL



PATEL BROTHERS

RESERVE DECATUR

Bad Daddy's BURGER BAR

WHOLE FOODS MARKET

EMORY DECATUR HOSPITAL

ALDI

DUNKIN'

STARBUCKS

MOE'S SOUTHWEST GRILL

tropical SMOOTHIE CAFE

MOD

LOUISIANA DISTREAU

LA | FITNESS

POINT OF SCOTT

Walmart

MEDLOCK RD

SCOTT BLVD

N DECATUR RD

SOUTH AERIAL



HALF PRICE BOOKS

HomeGoods

ROSS
DRESS FOR LESS

Walmart

MATTRESS
FIRM

T Mobile

POINT
ON
SCOTT
EQUIPMENT RENTAL

SCOTT BLVD

N DECATUR RD

MEDLOCK RD

Piedmont
UrgentCare

Melton's
app & tap

Pet Super
market

FIREHOUSE
GUITARS & MUSIC



WEST AERIAL



N DECATUR RD

MEDLOCK RD

SCOTT BLVD



OVERHEAD AERIAL

POINT
on
SCOTT
APARTMENT BLDG

Walmart

SCOTT BLVD

±25,600 VPD

MEDLOCK RD



±17,500 VPD

FIREHOUSE
GUITARS & MUSIC

Piedmont
UrgentCare

Pet
Super market

Melton's
app & tap

N DECATUR RD

±38,300 VPD

SUBJECT
PROPERTY

MATTRESS
FIRM

BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

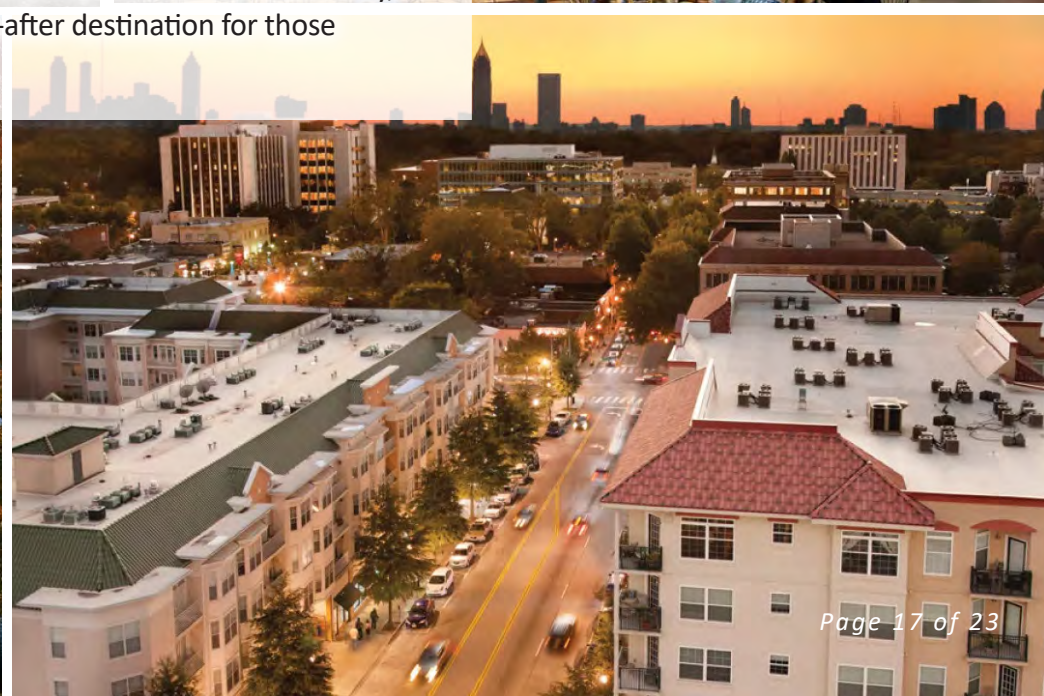
EPS
EYE PHYSICIANS
& SURGEONS, PC

DECATUR GEORGIA

Decatur, Georgia is a vibrant, historic city nestled in DeKalb County, known for its eclectic charm and strong sense of community. Established in the early 19th century, Decatur grew around its traditional town square and today is celebrated for its well-preserved historic districts, tree-lined streets, and a mix of architectural styles, including Craftsman, Victorian, and Colonial Revival homes. With a population of just over 25,000, the city offers an engaging urban-suburban balance, combining walkable neighborhoods with a welcoming, small-town atmosphere.

Located just six miles east of downtown Atlanta, Decatur provides residents with easy access to the cultural, employment, and entertainment amenities of the metro area while retaining its own distinctive identity. The city boasts a lively downtown with local boutiques, restaurants, and cafés, as well as community events such as the Decatur Book Festival and weekly farmers' markets. Parks, greenways, and nearby natural areas add recreational opportunities that appeal to families, professionals, and retirees alike.

Known for its excellent schools, historic character, and inclusive community spirit, Decatur attracts buyers seeking a vibrant, livable environment within reach of Atlanta's urban core. With its combination of walkability, historic architecture, and strong local culture, Decatur continues to be a sought-after destination for those valuing lifestyle, convenience, and long-term investment potential.



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 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



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. 2024

- 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



accenture

Honeywell



TRUIST



facebook

EMORY
UNIVERSITY



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"

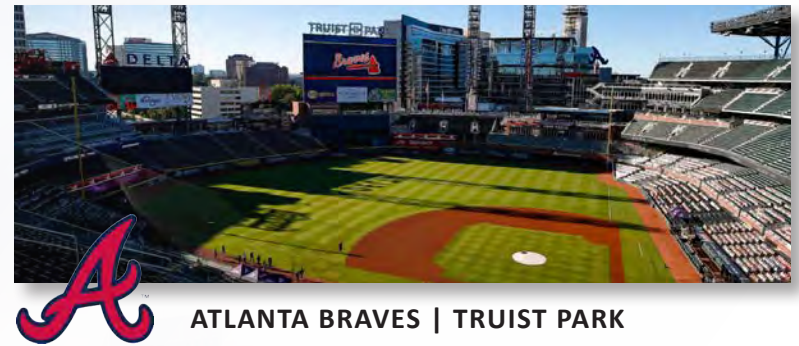
#5 MOVING DESTINATION IN THE NATION

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

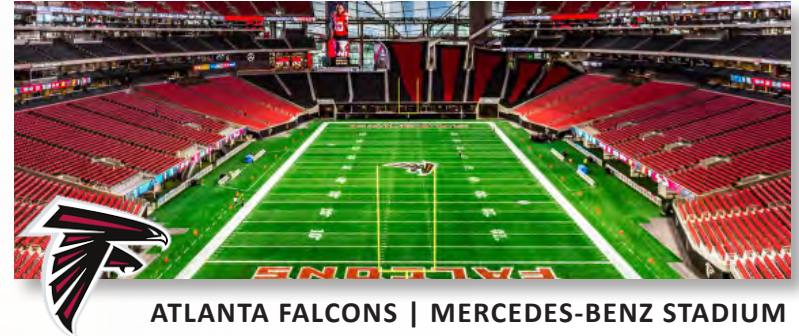
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the world's 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-Rubbermaid and is home to the world renowned Centers for Disease Control and Prevention.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM

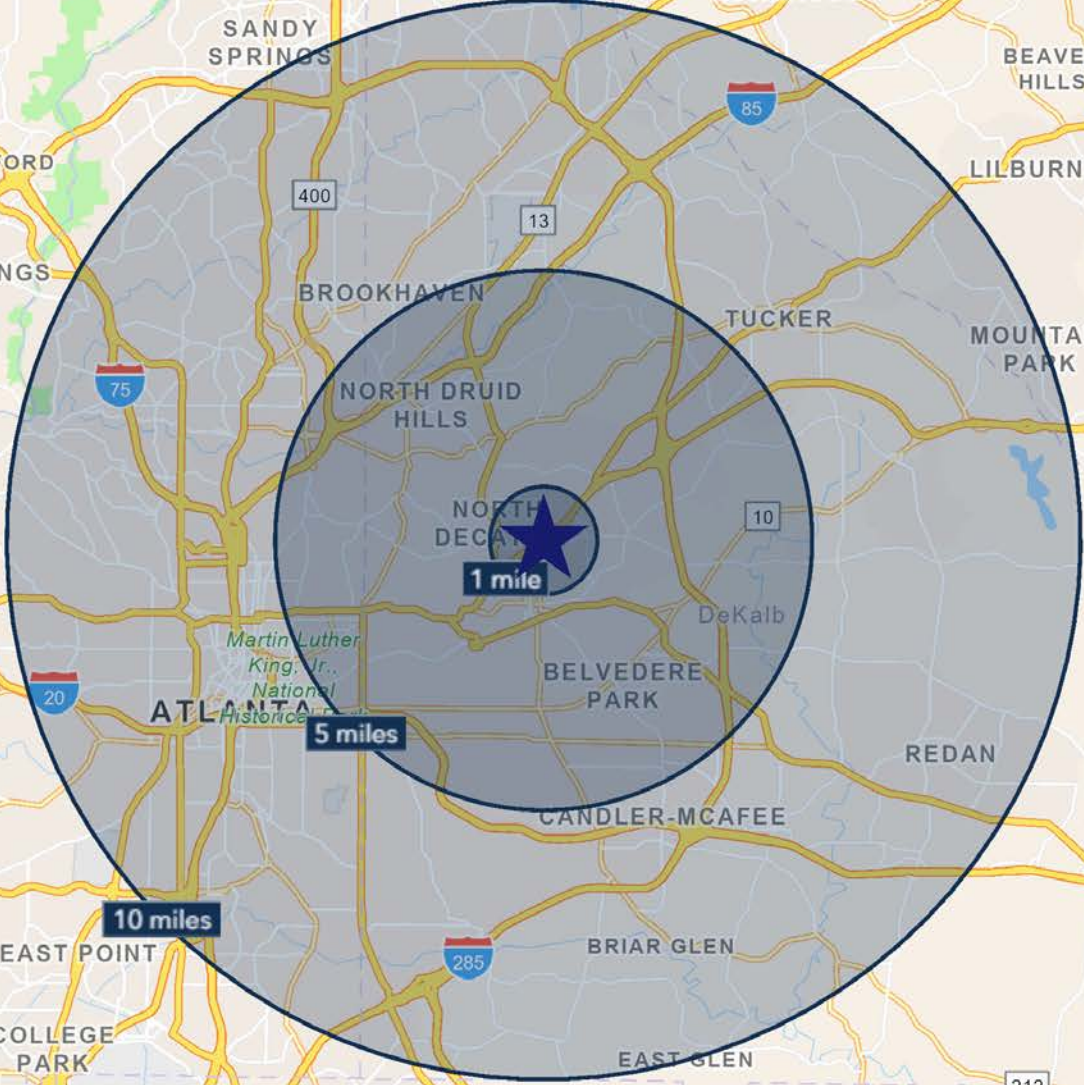


ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

DEMOGRAPHIC OVERVIEW



POPULATION

1 MILE	5 MILES	10 MILES
17,551	356,943	1,153,995

HOUSEHOLDS

1 MILE	5 MILES	10 MILES
8,385	156,059	497,436

HOUSEHOLD INCOME

1 MILE	5 MILES	10 MILES
\$150,970	\$148,913	\$139,388

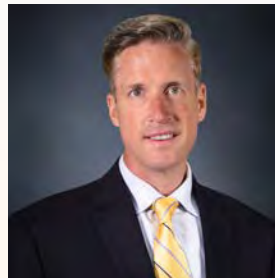
ESRI 2025



TEAM PROFILE



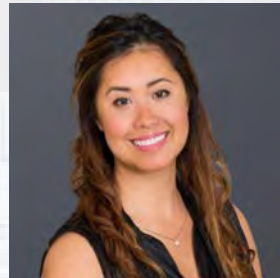
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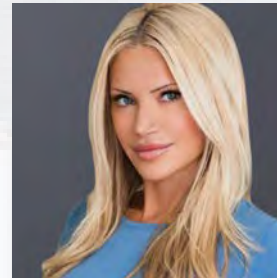
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MARKETING



CARMEN LAM
MARKETING



ILONA BERMAN
MARKETING

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 28 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

