



**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

# \$1,950,000

### 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

## ZUKERINO PASTRY SHOP

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, Thloedore 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



**1**  
10 BLACKLAND RD.  
BUCKHEAD/LENOX

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



**2**  
5900 JIMMY CARTER BLVD  
NORCROSS/PEACHTREE

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



**3**  
2100 RAY MOSS  
ROSWELL/ALPHARETTA

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



**4**  
3210 PACES FERRY PL NW  
BUCKHEAD/LENOX

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



**5**  
4968 NE ROSWELL RD  
SANDY SPRINGS

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

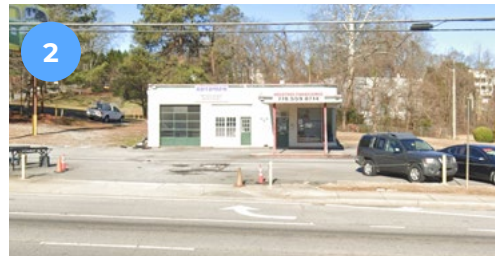
## SALE COMPS • WITHOUT TENANT

\$1,256,283 AVG SALES PRICE



**1**  
4161 ROSWELL RD NE  
BUCKHEAD/LENOX

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



**2**  
5785 BUFORD HWY  
NORCROSS/PEACHTREE

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



**3**  
5560 JIMMY CARTER BLVD  
NORCROSS/PEACHTREE

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



**4**  
3400 BUFORD HWY NE  
BUCKHEAD/LENOX

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



# SALE COMPS MAP



**ZUKERINO**  
PASTRY SHOP

5

1

1

4

4

2

2

3

3

5

● SALE COMPS · WITH TENANT

● SALE COMPS · WITHOUT TENANT



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

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

**STONE MOUNTAIN PARK**  
 \$20.8 BILLION ECONOMIC IMPACT

**TARGET** **Publix**  
**Kroger** **DICK'S** **BEST BUY**  
**Michaels** **LA FITNESS** **HOBBY LOBBY**

**NORTHLAKE** 2.6 M VISITS/YR  
**macy's** **SHOE DEPT.** **ENCORE**  
**Foot Locker**

**MERCER UNIVERSITY**  
 8,889 STUDENTS

**DEKALB PEACHTREE AIRPORT**  
 1.2 MILLION ANNUAL BOARDED PASSENGERS

**ASSEMBLY ATLANTA**

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

**US-23** 31,900 VPD

**I-85** 216,000 VPD

**Peachtree Blvd** 73,400 VPD

**I-285** 197,000 VPD

**CAMDEN DUNWOODY** Apartments

**STERLING OF DUNWOODY** Apartments

**ZUKERINO** PASTRY SHOP

**THE HOME DEPOT**

**MART** **Brands Mart USA**  
 INFINITI. NISSAN. LEXUS

**Burlington**  
 CHASE **DUNKIN'**  
**Bojangles** **O'Reilly**

**HONGKONG SUPERMARKET** **SUBWAY**  
**Chick-fil-A** **Denny's** **dd's DISCOUNTS**

**ofs**

**Kroger** **ZAXBY'S**  
**Jersey Mike's** **Wendy's** **TACO BELL**

**Heritage Golf Links**

**Smoke Rise Country Club**

**TIRE RACK**.com

**REGAL**

**City FARMERS MARKET** **CHURCH'S**  
**FOOD TERMINAL**

**PORSCHE** **TOYOTA** **VW**  
**Audi** **ACURA** **HONDA**

**CHATSWORTH**

**10 PERIMETER PARK**

**DUNKIN'**

**TACO BELL** **PAPA JOHN'S** **Wendy's** **wild ginger**  
**Bowlero** **Tiptop Kosher Market** **Winery**

**Publix** **CRUNCH**  
**IHOP** **ACE Hardware** **Chick-fil-A**

**the OLIVER** CHAMBLEE

**Chamblee HS** 1,776 students





**CORPORATE HEADQUARTERS IN ATLANTA**

Coca-Cola, DELTA, Georgia-Pacific, JNS 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-®, DUNKIN'

# BUCKHEAD

# PROPERTY POSITIONED IN THE HEART OF SEVERAL MAJOR ATLANTA TRAFFIC CORRIDORS

Georgia World Congress Center  
350,000 TOTAL EXHIBIT SPACE

Georgia Aquarium  
world of Coca-Cola

LENOX SQUARE A SIMON MALL 6.1 M VISITS/YR  
macy's BREITLING CH CAROLINA HERRERA  
BURBERRY LOUIS VUITTON GUCCI COACH  
FERRARI BALENCIAGA CHANEL PRADA

PERIMETER MALL 7.1 M VISITS/YR  
macy's Talbots Dillard's  
FOREVER 21 VON MAUR SEPHORA  
AMERICAN EAGLE OUTFITTERS 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-® BUFFALO WILD WINGS  
PET SMART ROSS DRESS FOR LESS Total Wine REI

PREMIER HOSPITALS  
Children's Healthcare of Atlanta NORTHSIDE HOSPITAL  
319 BED 621 BED

TRADER JOE'S planet fitness ALDI

Mercedes-Benz  
71,000 CAPACITY

Georgia Institute of Technology  
18,415 STUDENTS

Capital City Country Club

COSTCO WHOLESALE Publix  
LOOK LA FITNESS crumbl cookies

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

Peachtree Golf Club

Children's Healthcare of Atlanta  
319 BED 621 BED

I-400 165,000 VPD

I-285 216,000 VPD

DeKalb-Peachtree Airport

Publix CRUNCH  
IHOP ACE Hardware Chick-fil-®

Murphy Candler Park

I-285 197,000 VPD

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

141 Peachtree Blvd  
73,000 VPD

PORSCHE TOYOTA VW  
AUDI ACURA HONDA

DUNKIN'

Kroger STARBUCK'S  
MCDONALD'S

Walmart HOBBY LOBBY DSW  
WORLD MARKET HARBOR FREIGHT Olive Garden

US-23 31,900 VPD

MART Brands Mart USA  
INFINITI NISSAN LEXUS

THE HEIGHTS AT CARVER HILLS  
Apartments

TACO BELL PAPA JOHN'S Wendy's wild ginger  
Bowlera Tiptop Kosher Market  
The Mad Italian Bojangles WINE & SPIRITS STORE

Peachtree MS  
1,288 students

Brook Run Park

Georgia State University PERIMETER COLLEGE  
15,456 STUDENTS

Burlington CHASE DUNKIN'  
Bojangles O'Reilly

THE HOME DEPOT

ZUKERINO PASTRY SHOP


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



**CAMDEN**  
Dunwoody  
Gated Apartment  
Community  
\$1529 - \$2449 / mo



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



**ZUKERINO  
PASTRY SHOP**



**Cotillion 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 Cotillion Dr. (12,400 VPD) and clear visibility from I-285 (197,000 VPD)



**I-285**  
197,000 VPD



**10  
PERIMETER  
PARK**  
Apartment Complex  
Avg. \$2400 Rent



**THE SAVOY**  
*luxury apartment homes*  
A BERKSHIRE COMPANY  
Apartment Complex  
Avg. \$2300 Rent

**THE COLLECTION**  
AT PERIMETER PARK  
Gated townhome  
Community · Current  
Prices \$599,000  
Built 2020







**ZUKERNO**  
**PASTRY SHOP**  
PASTRIES FOR ALL OCCASIONS • WE KNOW HOW TO DISPLAY TASTE

OPEN



WELCOME



**DUNKIN'**

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



I-285  
197,000 VPD



PROPERTY PHOTOS



ZUKERINO  
PASTRY SHOP

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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.



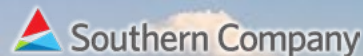
**CORPORATE ECOSYSTEM**  
A strong Downtown Development Authority and availability of incentives programs, including Opportunity Zones, New Market Tax Credits and HUBZone's



**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



FORTUNE 500 & CORPORATE OFFICES LOCATED IN ATLANTA



Mercedes-Benz



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**

## **CONFIDENTIALITY AGREEMENT**

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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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METRO BROKERS**

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

 **I-285**  
197,000 VPD



**COLDWELL BANKER  
COMMERCIAL  
METRO BROKERS**



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