

E Trinity Pl

DOWNTOWN DECATUR GROUND LEASE OPPORTUNITY

±0.65 ACRE CORNER PARCEL | C-2 ZONING



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive brokers to arrange the lease of the Subject Property. Qualifying Broker, Michael Wess, is partial owner of the Subject Property acting as both a principal and Broker.

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 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. An opportunity to inspect the Property will be made available to qualified prospective 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. Each prospective tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any tenant reviewing this Offering Memorandum or making an offer to lease the Property unless a written agreement for the lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the tenant's obligations therein have been satisfied or waived.

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 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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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

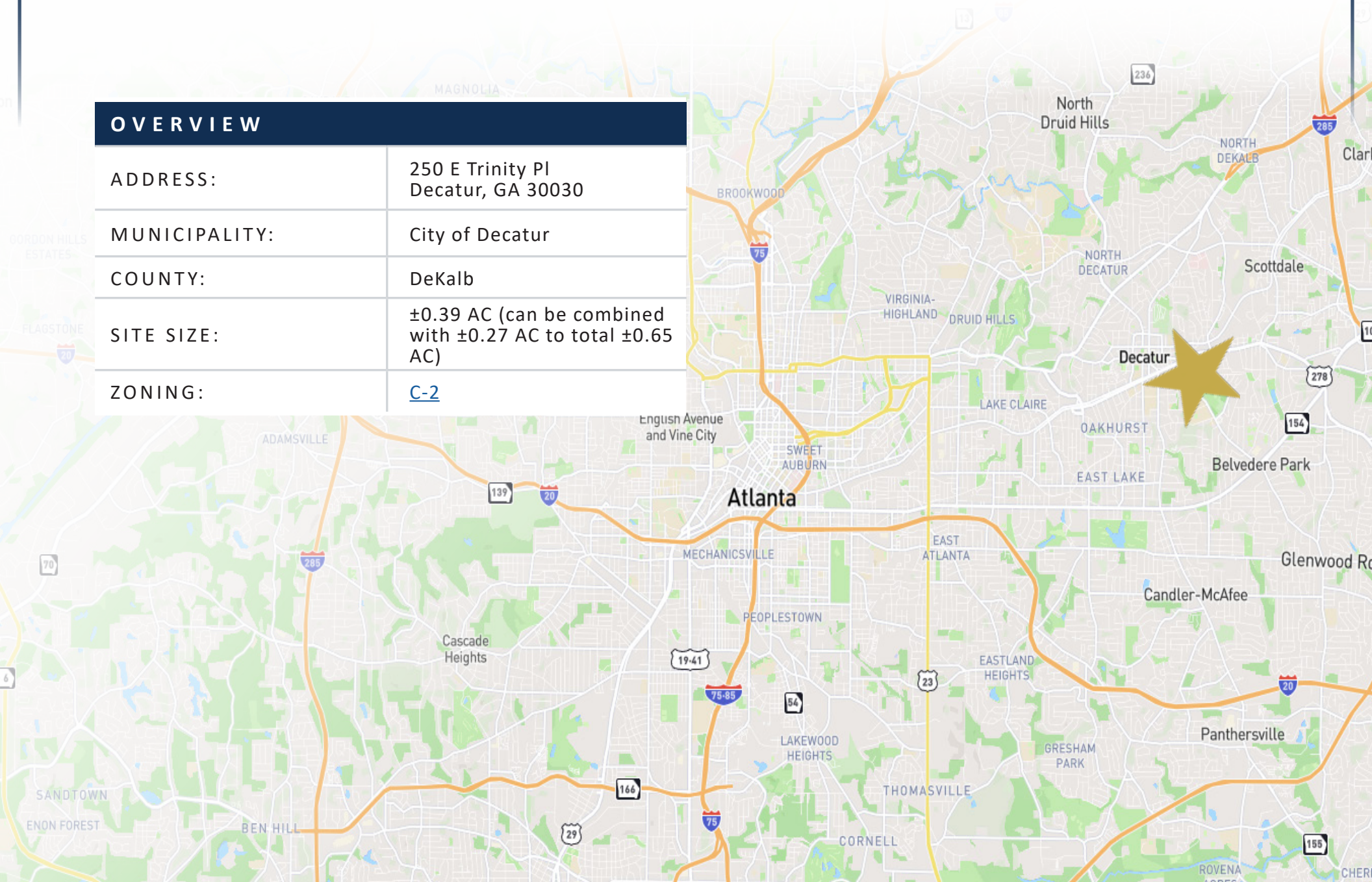
- Ground lease opportunity in Downtown Decatur
- Flat 95'x177' (16,838 SF / 0.39 AC) parcel
- Can be combined with ±0.27 AC Parcel at 240 E Trinity Pl for ±0.65 AC total
- On corner of E Trinity Pl, E Howard Ave, and N Candler St
- [Zoned C-2](#)
- Sandwiched between two of Downtown Decatur's most popular restaurants, Twain's and Kimball House
- Fantastic visibility on Downtown Decatur's main entrance from Oakhurst, East Lake, and Avondale Estates
- Extremely strong demographics with AHI of \$156k and an average annual entertainment spending of \$5k+
- A 7-minute walk from Downtown Decatur's historic square
- Traffic counts of 11,400 VPD on E Trinity Pl and 12,180 VPD on E College Ave
- Free street parking on N Candler and E Howard
- Paid parking deck directly across the street

LEASE RATE | CONTACT BROKER

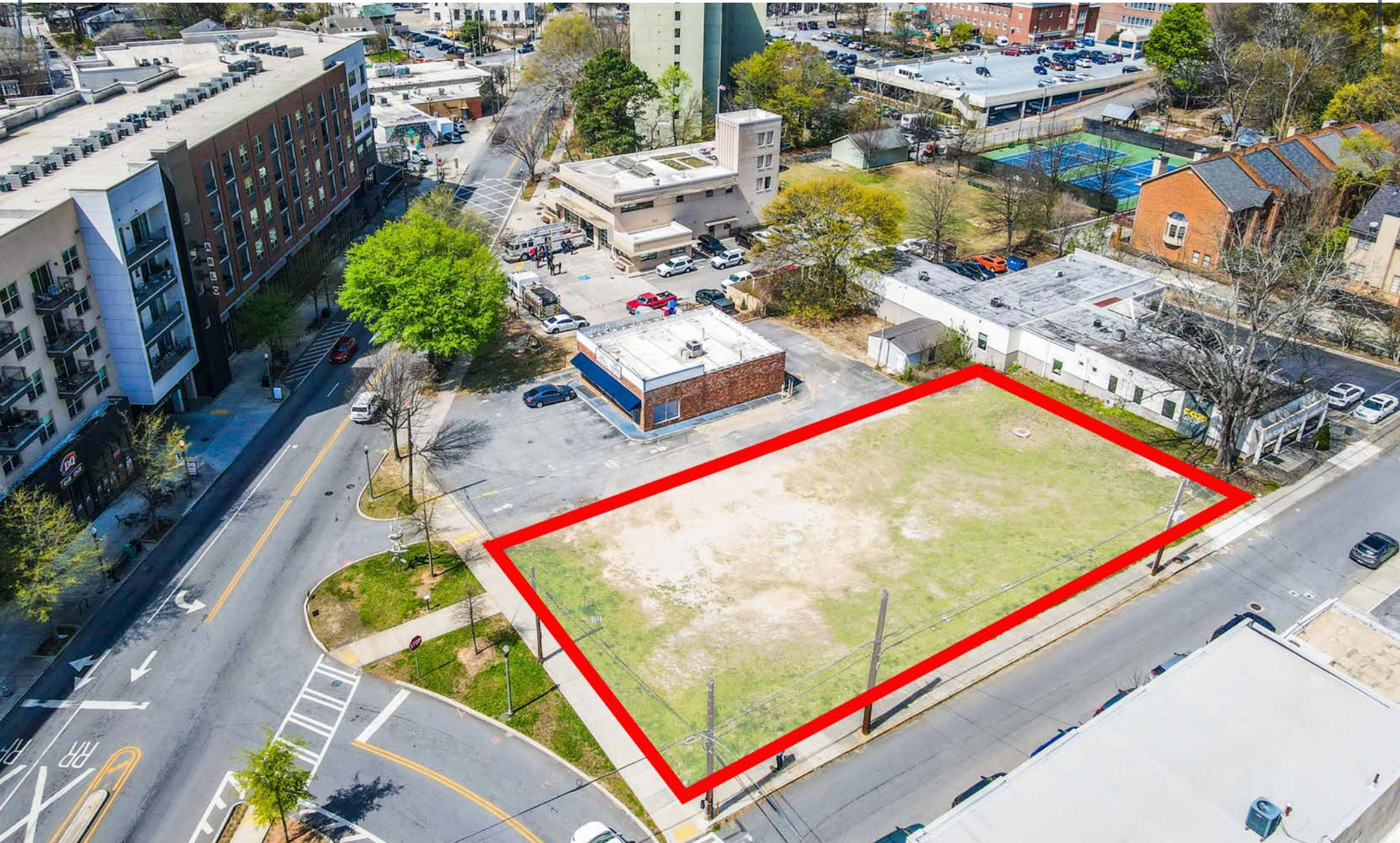
PROPERTY INFORMATION

OVERVIEW

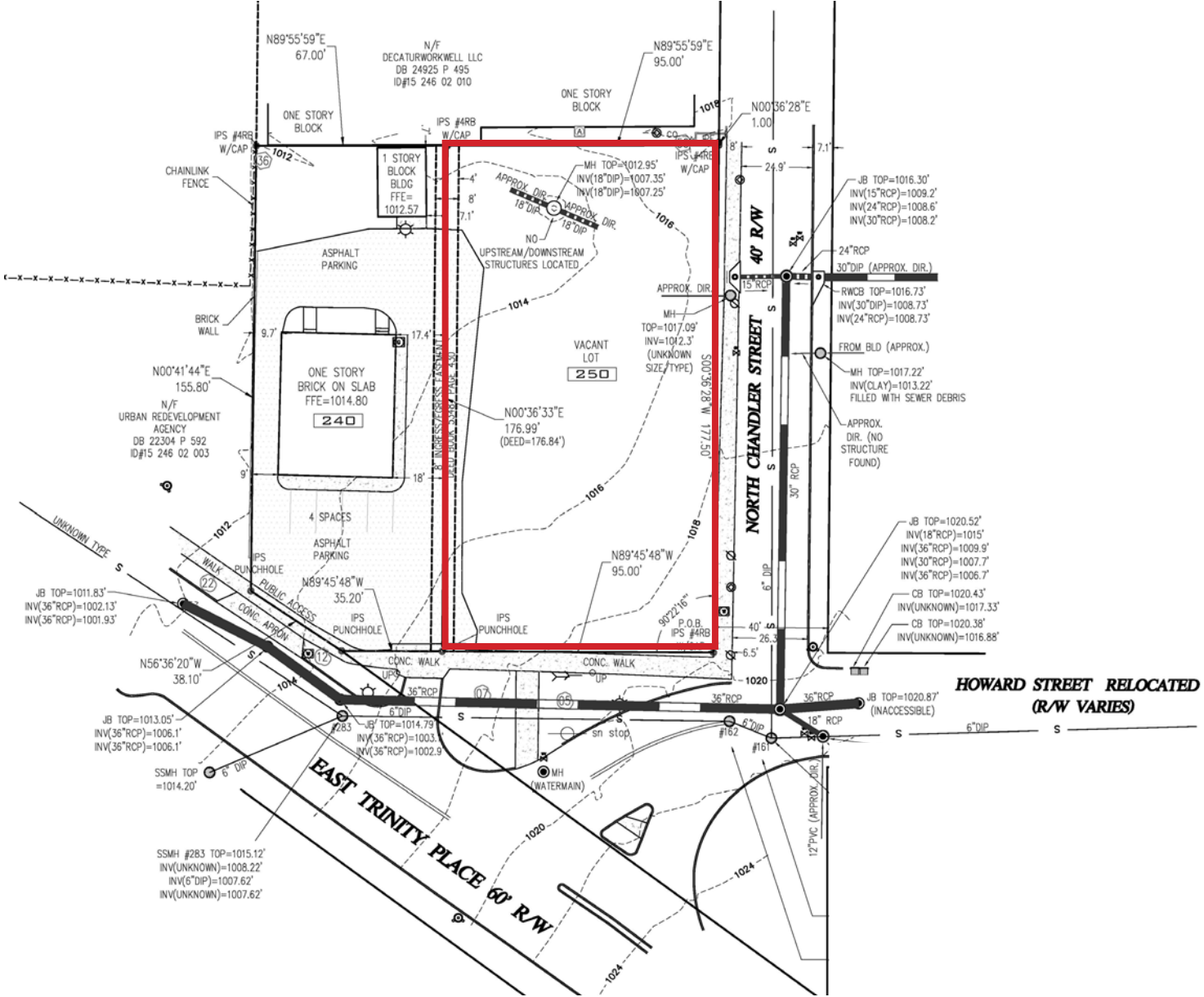
ADDRESS:	250 E Trinity Pl Decatur, GA 30030
MUNICIPALITY:	City of Decatur
COUNTY:	DeKalb
SITE SIZE:	±0.39 AC (can be combined with ±0.27 AC to total ±0.65 AC)
ZONING:	C-2



PARCEL OUTLINE



SURVEY



NORTHEAST



EMORY UNIVERSITY
2.9 MI | 9 MIN

DOWNTOWN DECATUR
Jem's O'SULLIVAN'S VICTORY
IRISH PUB & RESTAURANT
SAPORI DI NAPOLI
Cafe Alsace RAGING BURRITO
246 BUTTER & CREAM WHITE BULL
CALLE LATA Siam Chick-fil-A

FELLINI'S PIZZA **ROYAL'S**

TWAIN'S
DQ **KOREAN BBQ D92**

SUBJECT PROPERTY

BBQ Cafe **KELLY'S MARKET**
opocoffee

KIMBALL HOUSE
DECATUR GA

E COLLEGE AVE
12,180 VPD

SOUTHWEST

AGNES SCOTT
COLLEGE

DECATUR
HIGH SCHOOL
0.4 MI | 3 MIN



La Chiquiada



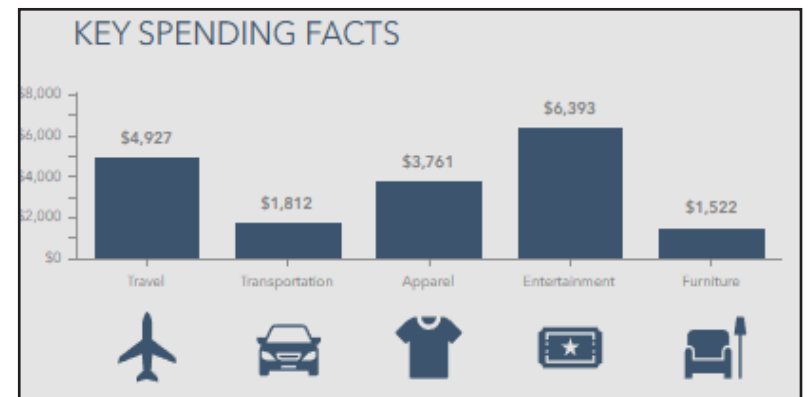
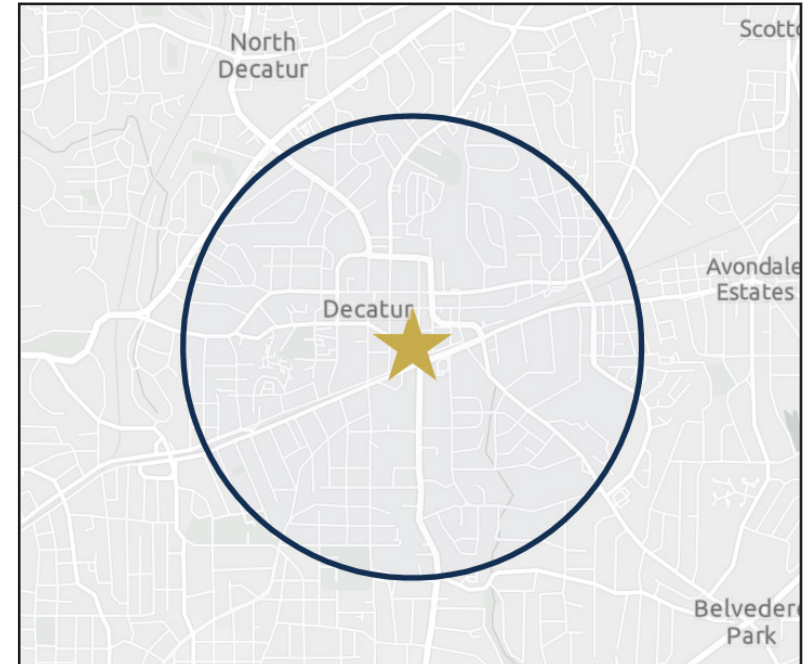
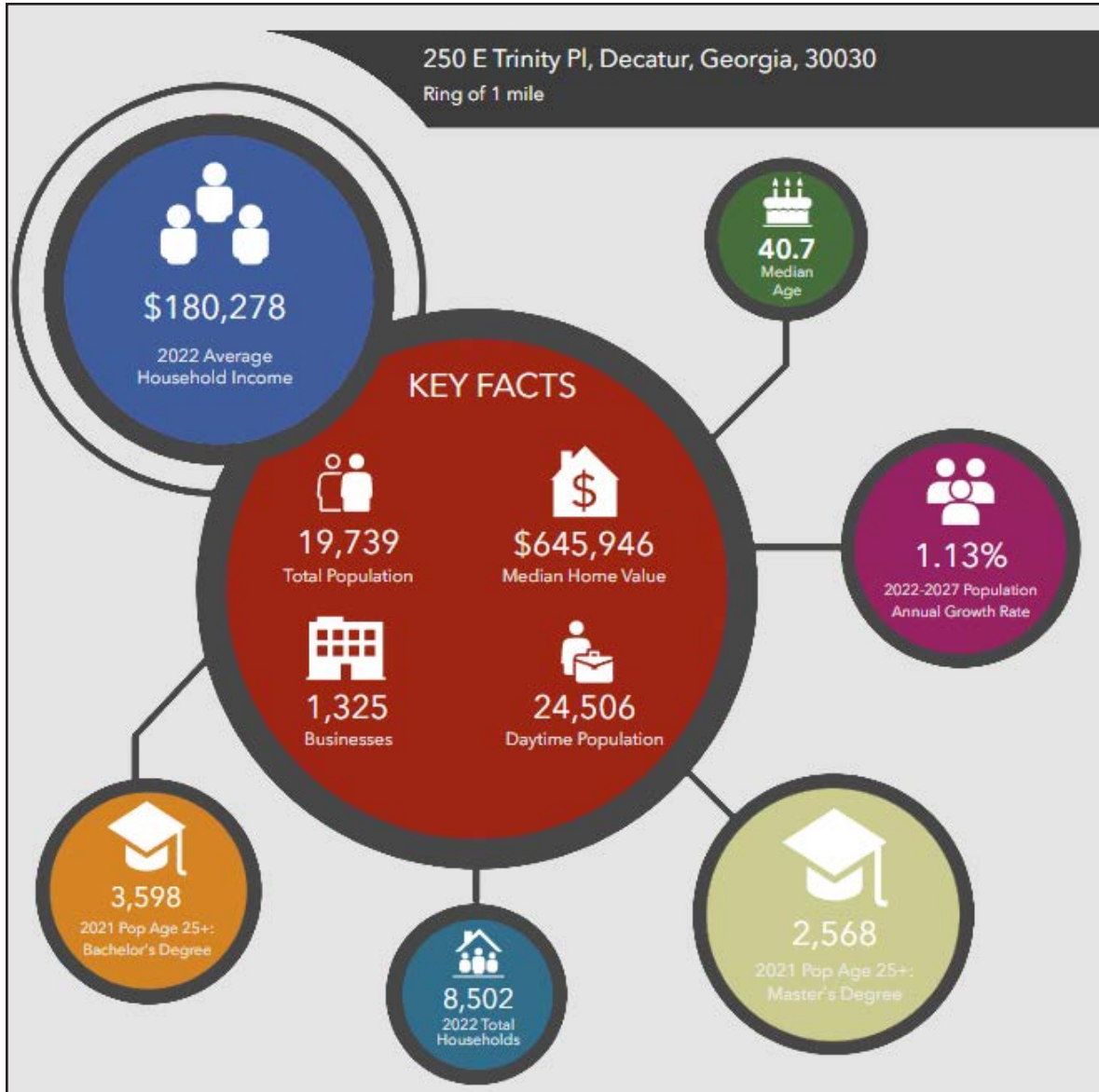
E COLLEGE AVE
12,180 VPD

E TRINITY PL
11,400 VPD



DEMOGRAPHIC OVERVIEW

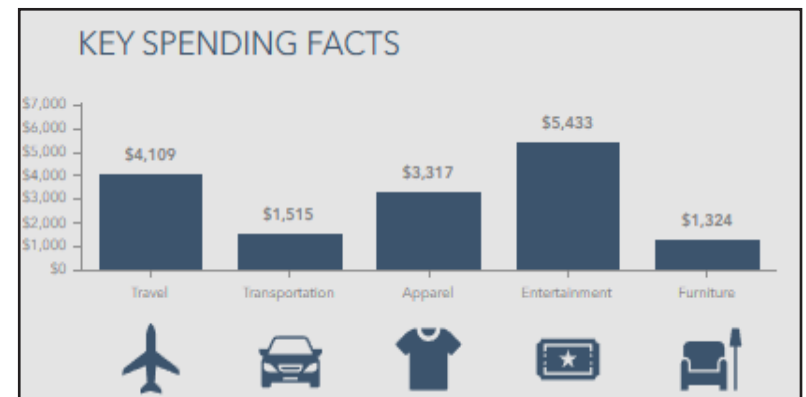
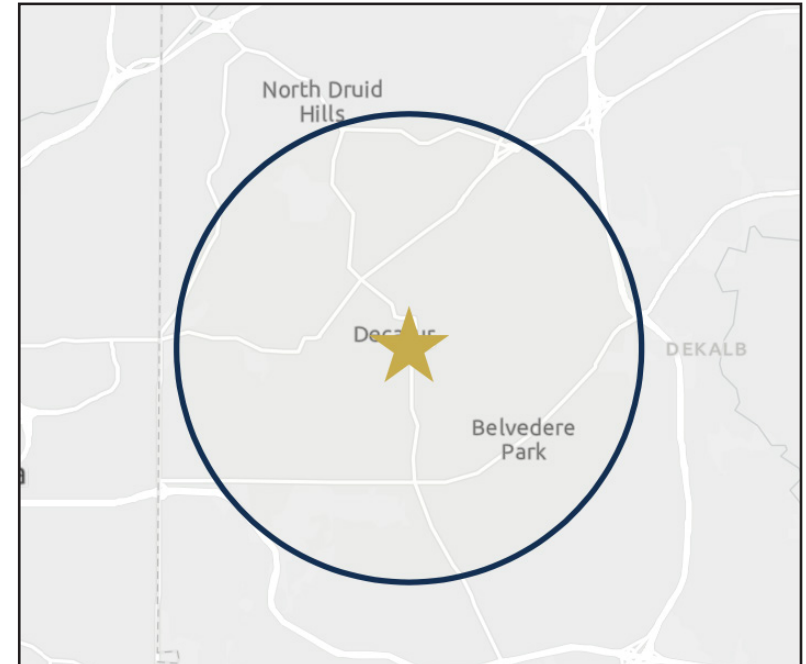
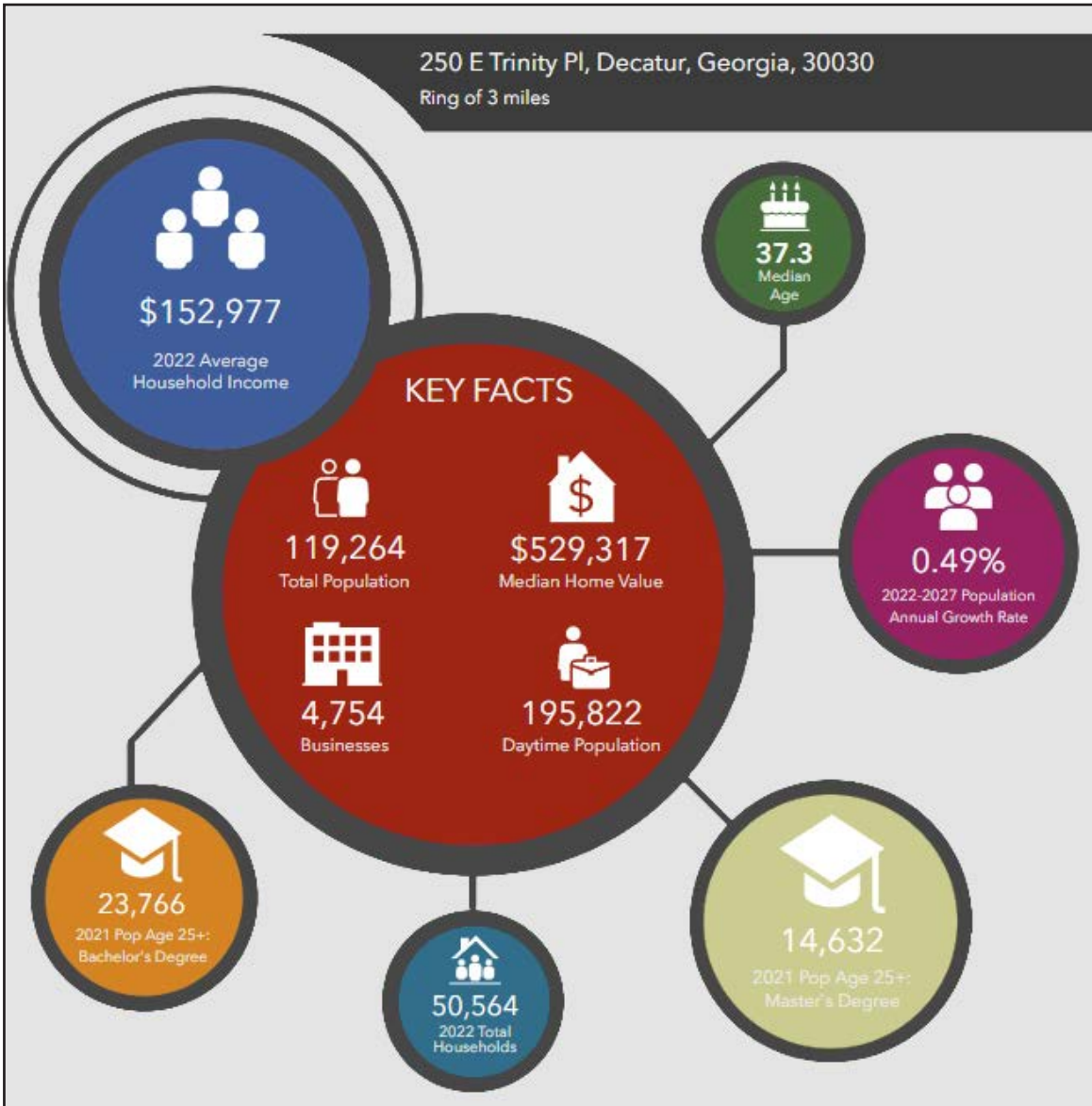
1-MILE RADIUS



ESRI 2024

DEMOGRAPHIC OVERVIEW

3-MILE RADIUS

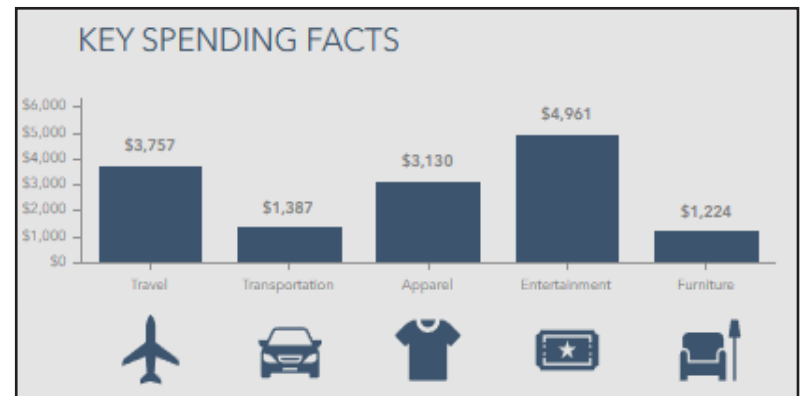
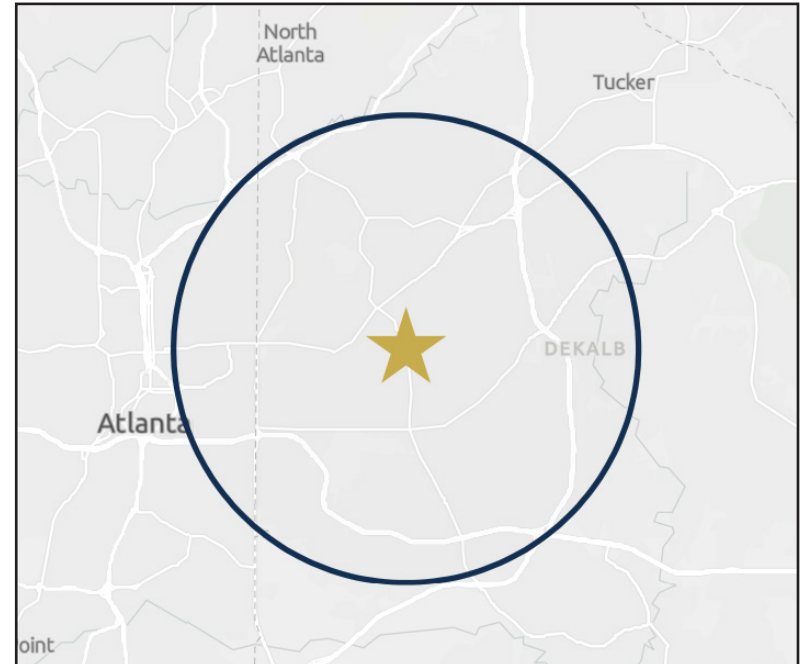
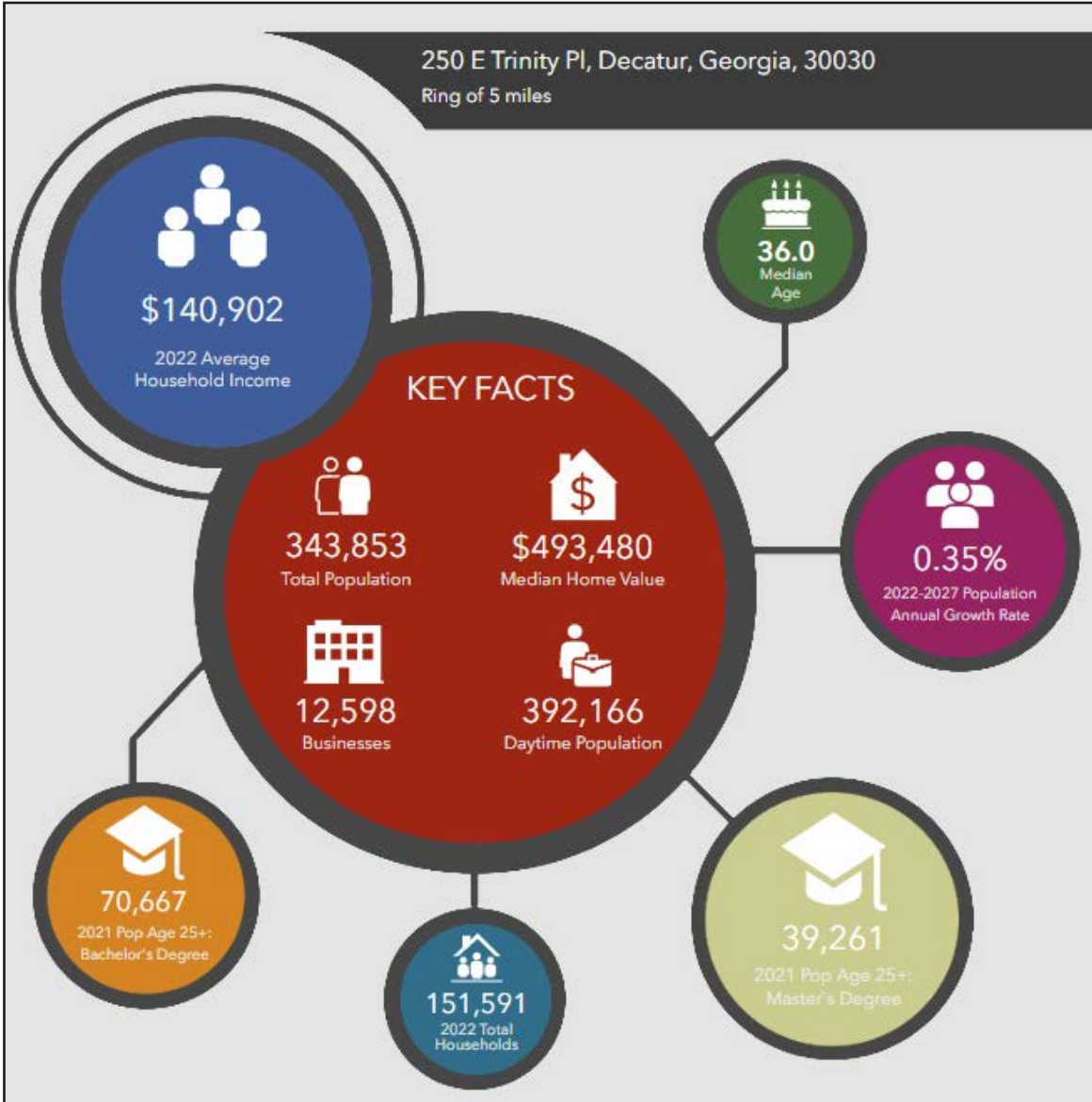


ESRI 2024

DEMOGRAPHIC OVERVIEW

5-MILE RADIUS

250 E Trinity Pl, Decatur, Georgia, 30030
Ring of 5 miles



ESRI 2024

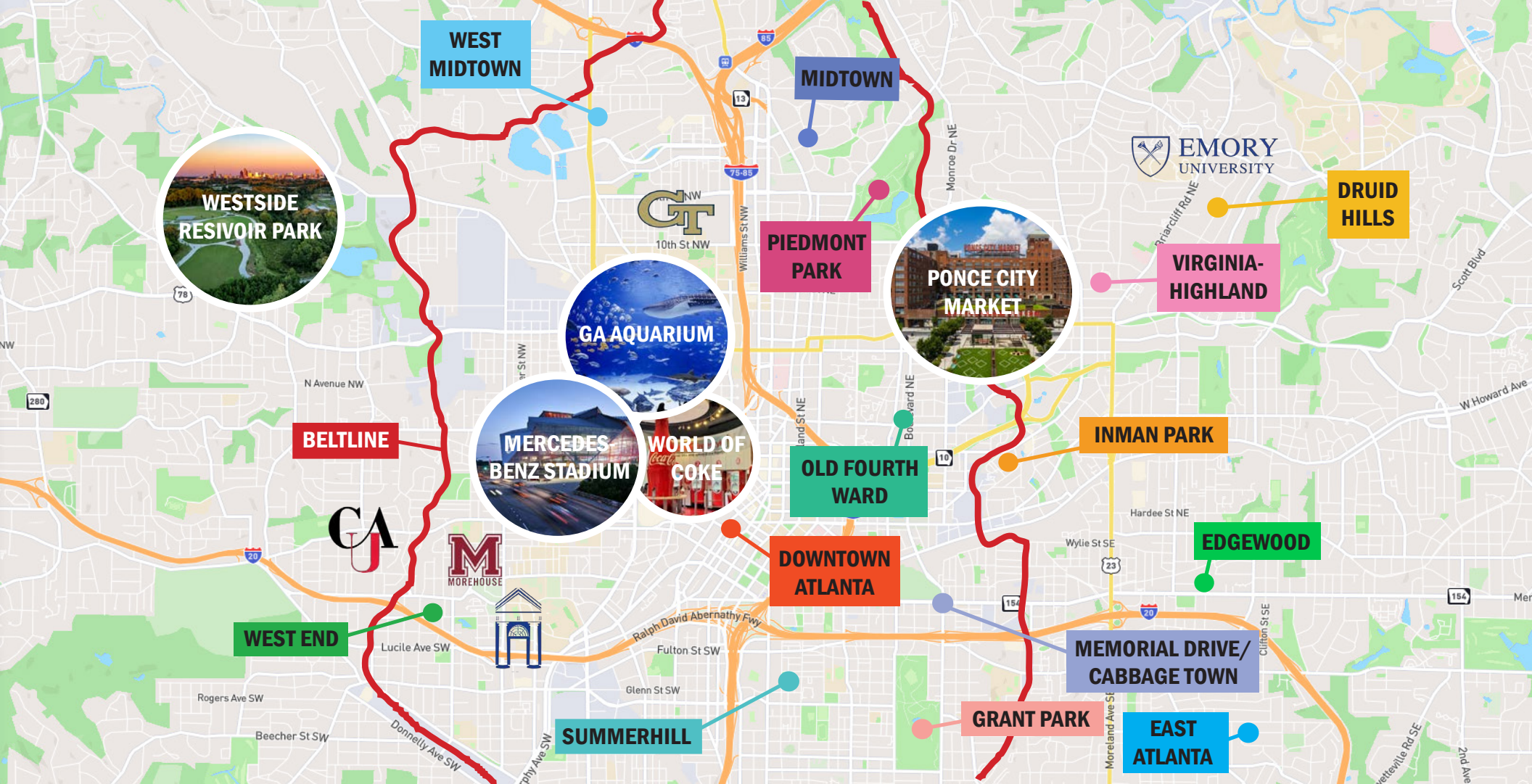
ABOUT THE AREA

DECATUR, GEORGIA

Centrally located in the heart of DeKalb County, Decatur is close to practically everything in metro Atlanta. Family fun is readily available in Decatur in the form of outdoor concerts in the spring and fall; kid-friendly events and festivals; city parks and pools; bike trails; and popular shops that cater to kids. Top destinations around Atlanta are an easy trip from Decatur, and many spots are accessible via MARTA and the free Cliff Shuttle between Decatur and Emory University.

The city of Decatur is four square miles of hometown hipness with 18,000 residents inside Atlanta's I-285 perimeter highway. The main street, Ponce de Leon Avenue, connects Decatur to the city of Atlanta, just six miles to the west, and to historic Stone Mountain, just six miles to the east. A quintessential college town, Decatur is home to Agnes Scott College, Columbia Theological Seminary, Branches of the Art Institute of Atlanta and DeVry University, which all bring hundreds of commuting students, faculty and staff to the downtown square. Emory University is close by with a free shuttle that transports students and residents between campus and Downtown Decatur. With more than 200 mostly independent shops, restaurants, galleries, salons and other service businesses, Decatur draws students, office workers, residents and visitors who love to "shop local" in their walkable tree-shaded downtown.





WEST END
 BeltLine Access
 Monday Night Garage
 The Mall West End

DOWNTOWN ATLANTA
 Apex Museum
 Centennial Olympic Park
 The Municipal Market
 Courtyard Atlanta Downtown
 Skyview Atlanta
 The Ritz-Carlton
 Grady Memorial Hospital
 State Farm Arena
 The Candler Hotel

WEST MIDTOWN
 Anthropologie
 Barcelona
 Marcel
 Holiday Bar
 Westside Provisions District

MIDTOWN ATLANTA
 Atlanta Botanical Garden
 BeltLine Access
 Colony Square
 Fox Theater
 Piedmont Park
 The Varsity

INMAN PARK
 Beetle Cat
 BeltLine Access
 Hampton Hudson
 Krog Street Market

EDGEWOOD
 Best Buy
 Coan Park
 El Tosoro
 Target

OLD FOURTH WARD
 Central Park
 Old Fourth Ward Skate Park
 Ponce City Market

SUMMERHILL
 Publix
 Cava
 Talat Market
 Cheney Stadium
 Bullpen Ribs & Barbeque
 Center Parc Stadium
 BOCA
 Little Bear
 Southern National
 Halfway Crooks Beer

DRUID HILLS
 Emory University
 Michael C. Carlos Museum
 The Point

VIRGINIA-HIGHLAND
 Dark Horse Tavern
 Greenwood Bed & Breakfast
 Murphy's
 Truva
 Perc Coffee
 La Moon Atlanta
 Bar-bacoa
 Paper Source

GRANT PARK
 Dakota Blue
 Grant Park Coffeehouse
 Zoo Atlanta

MEMORIAL DRIVE/CABBAGE TOWN
 42 Bar and Grill
 Atlanta Dairies
 Carroll Street Cafe
 Grindhouse Killer Burgers
 Miltown Arms Tavern
 Memorial Drive Greenway
 Oakland Cemetery
 Petit Chou
 Ria's
 Six Feet Under Pub
 The Eastern

EAST ATLANTA
 Argosy
 The Earl
 Emerald City Bagels

BROKER PROFILE



MICHAEL WESS, CCIM

Partner

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Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service and exceptional results. 2018 served as Michael's breakout year, individually closing 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold approximately \$400 million across almost 200 transactions. These days, the partnership averages almost a closing a week and over \$100M in sales annually.

The team holds many pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during selling previous attempts.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance and economics. An Associate Broker since 2021, Michael is a pinned Designee of the prestigious Certified Commercial Investment Member (CCIM) Institute since 2017 and has been an annual member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

Michael is also a 'big brother' in the Big Brothers Big Sisters organization and enjoys other philanthropic endeavors. He completed his first marathon in 2022 and is looking forward to completing other physical challenges. In his free time, Michael enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.

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.

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.

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



27
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

