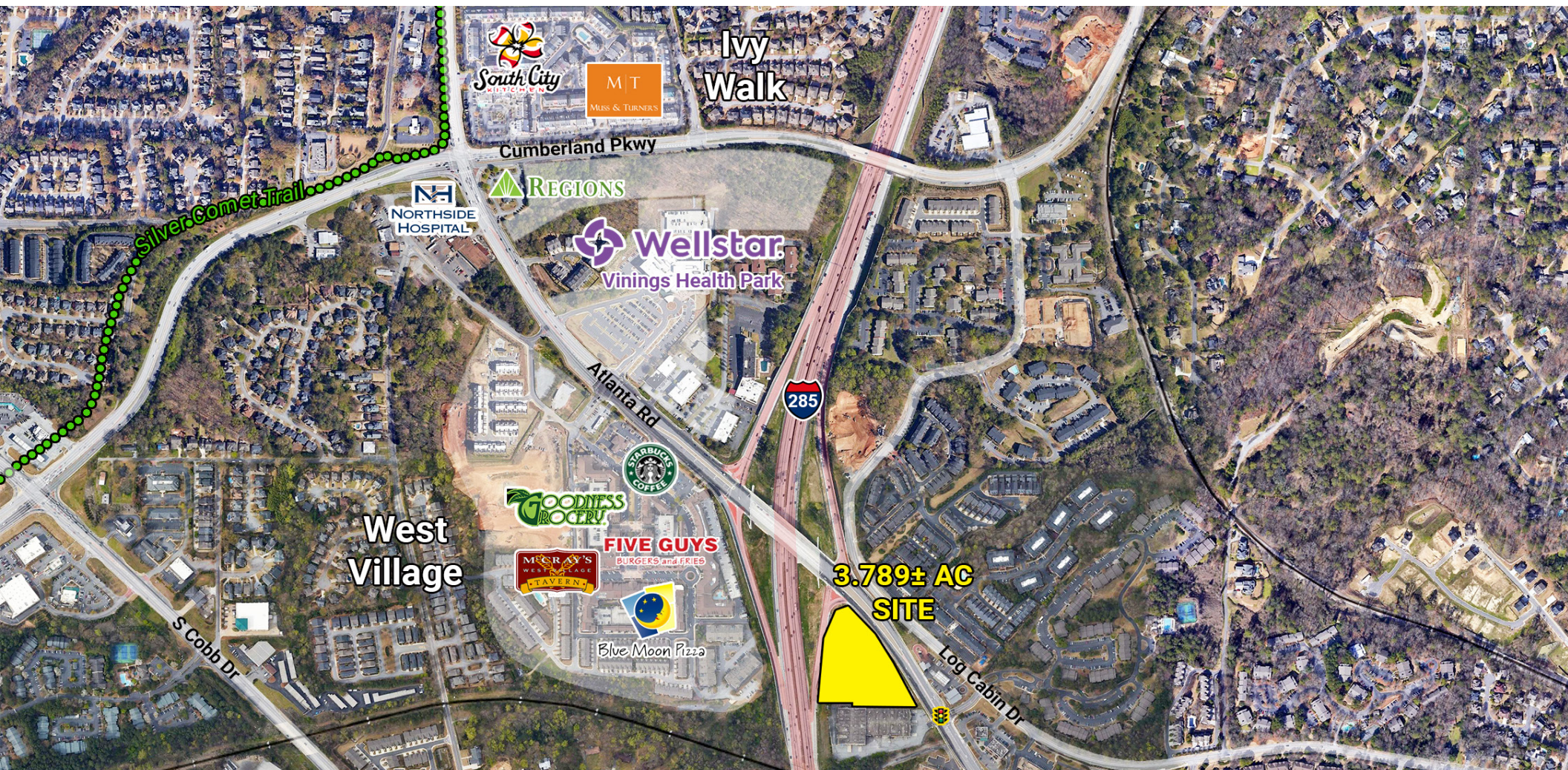


Offering Memorandum

3.789± Ac Commercial Development Opportunity



McWhirter



4600 Atlanta Road
Smyrna, GA 30080

Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

Neither the Owner or MRP, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Presented by:

Dan Buyers

770.596.2629

tdb@mcwrealty.com

Peyton McWhirter

404.754.8519

pmm@mcwrealty.com

McWhirter Realty Partners, LLC

294 Interstate North Circle, SE

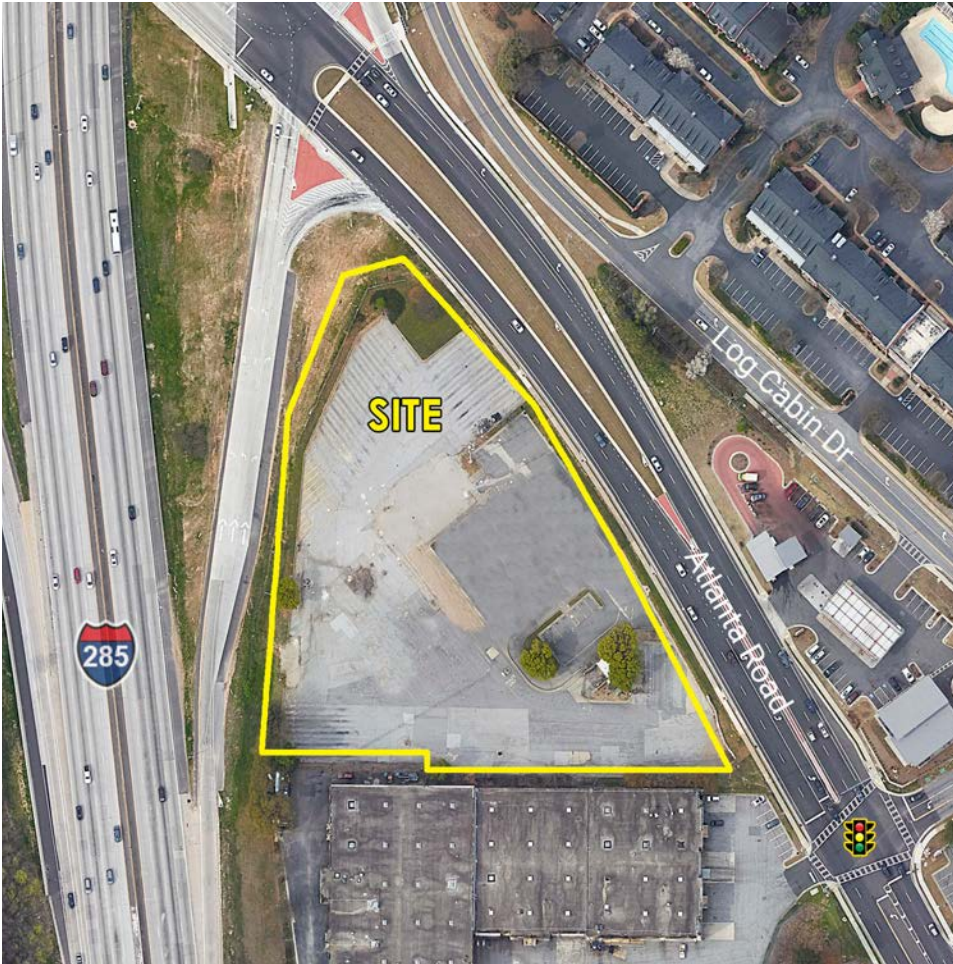
Building 2, Suite 150

Atlanta, GA 30339

770.955.2000

www.mcwrealty.com





3.789± AC Commercial Development Opportunity

4600 Atlanta Road
Smyrna, GA 30080

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Aerial Overview



Property Summary

We are offering this 3.789± acre tract located at the southeast quadrant of I-285 and Atlanta Road.

Location

In close proximity to the Property, you will find a dozen restaurants and taverns and numerous shops at the nearby **West Village** Mixed-Use development; including such favorites as Blue Moon Pizza, McCray's Tavern, Starbuck's, Five Guys, Hook, Line & Schooner, L'Thai Organic Rest & Wine Bar and Goodness Grocery. The property is also in close proximity to another popular Mixed-Use development, **One Ivy Walk**, featuring South City Kitchen, Muss & Turner's (gourmet restaurant & speakeasy), Little Azio Pizza & Pasta, and First Watch (breakfast & lunch). Numerous other restaurants and bars are a short drive away at the well-liked **Smyrna Market Village** and the iconic **Vinings Jubilee**. Located a very short distance from the property is the **Wellstar Vinings Health Park**, bringing world class, comprehensive medical care to the Vinings and Smyrna areas.

Also located in close proximity is the very popular **Silver Comet Trail** and **Chattahoochee River National Park**. The property is also only 2.5± miles from **Cumberland Mall**, 3± miles from **Cobb Galleria Centre** and 3.2± miles from the \$1B **Truist Park** (home of the Atlanta Braves) and **The Battery Atlanta** mixed-use development.

Access / Frontage

The property has frontage on Atlanta Road and has visibility from I-285, Exit 16, Atlanta Road. Exit 16 has recently undergone a multi-million dollar widening and interstate exit improvement.

Proximity to Nearby Employment Markets

The subject property offers hard to beat commute times to most of Metro Atlanta's largest and most significant employment districts.

- 2± miles to Cumberland/Galleria/Vinings
- 7.5± miles to Midtown
- 7.5± miles to Buckhead
- 8.5± miles to Downtown
- 9.5± miles to Perimeter
- 15± miles to Atlanta's Hartsfield-Jackson Airport

Utilities

Utilities are served by Cobb County.

Zoning / Future Land Use

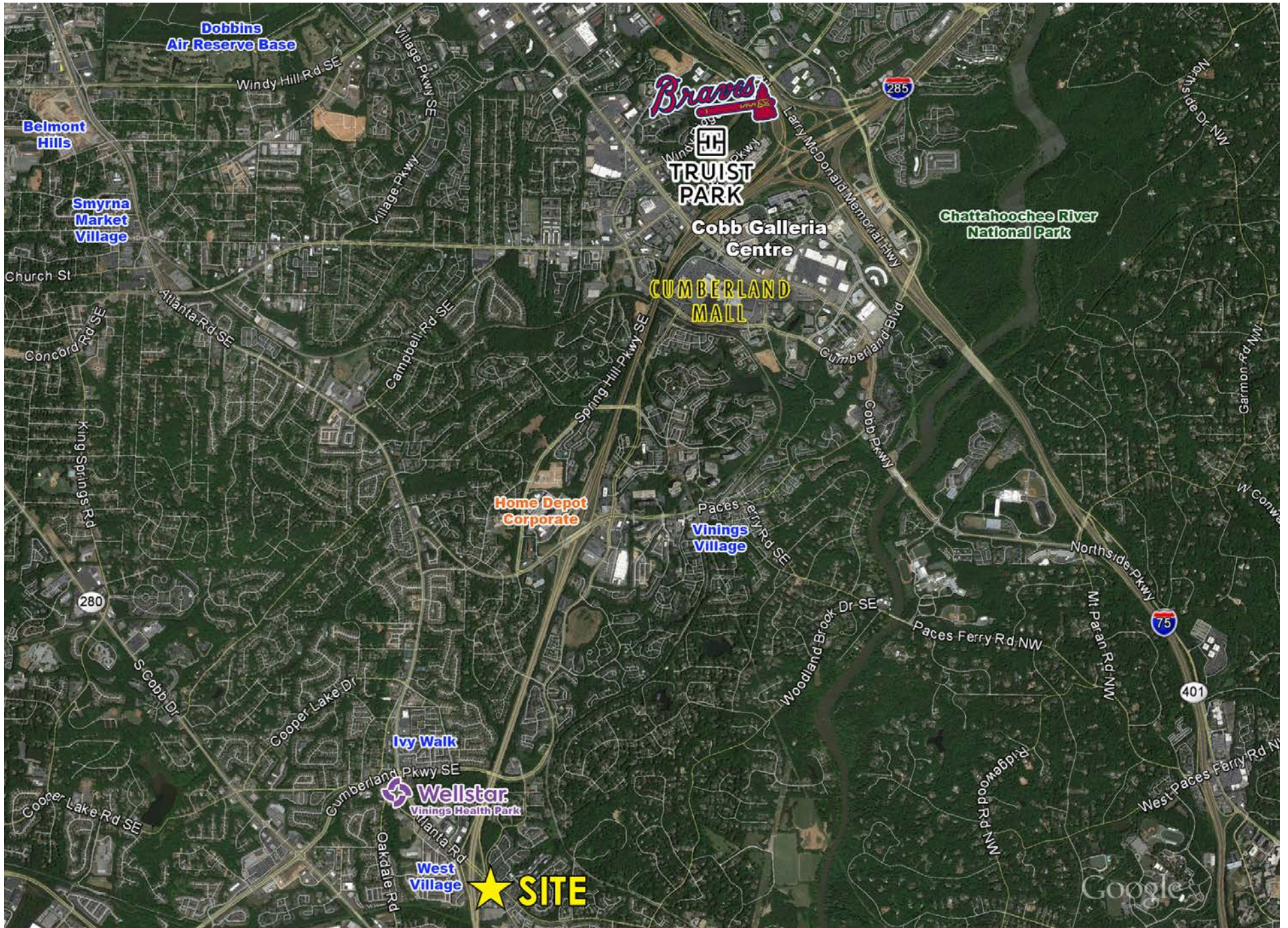
The 3.789± acre property is zoned GC (General Commercial) by Cobb County and is designated as CAC (Community Activity Center) by the County's Future Land Use map.

Price

The property is being marketed without an asking price.



Aerial Map



Vinings / Cumberland / Smyrna

The Vinings/Cumberland/Smyrna area is a vibrant part of Metro Atlanta that offers world-class amenities while preserving a village vibe. This area offers a unique blend of small-town values with big-city employment and amenities.

Located just northwest of Buckhead and Midtown in northwest Metro Atlanta, the Vinings/Cumberland/Smyrna area, offers residents and visitors the charm of a small city along with a stimulating urban environment. Located adjacent to the 20MM+ square foot Cumberland-Galleria office market, and in close proximity to other major employment centers including Midtown, Buckhead, Perimeter, Downtown and the Atlanta Hartsfield Jackson International Airport, residents of the Vinings/Cumberland/Smyrna area enjoys reduced commute times compared to most any other part of Metro Atlanta.

This region boasts countless restaurants, shops, nightlife, and cultural offerings including the Cobb Energy Performing Arts Center (Atlanta's premier performance venue and the performance home of the Atlanta Opera). The Atlanta Braves' Truist Park and the adjacent The Battery Atlanta mixed-use development, which features numerous world-class restaurants as well as the relocated, iconic The Roxy Theatre, are located only 3 miles from the subject property. A region that already boasts tremendous quality of life, recreation and entertainment is poised to surge to new heights with this \$1 Billion Dollar mixed-use development.

Area Demographics

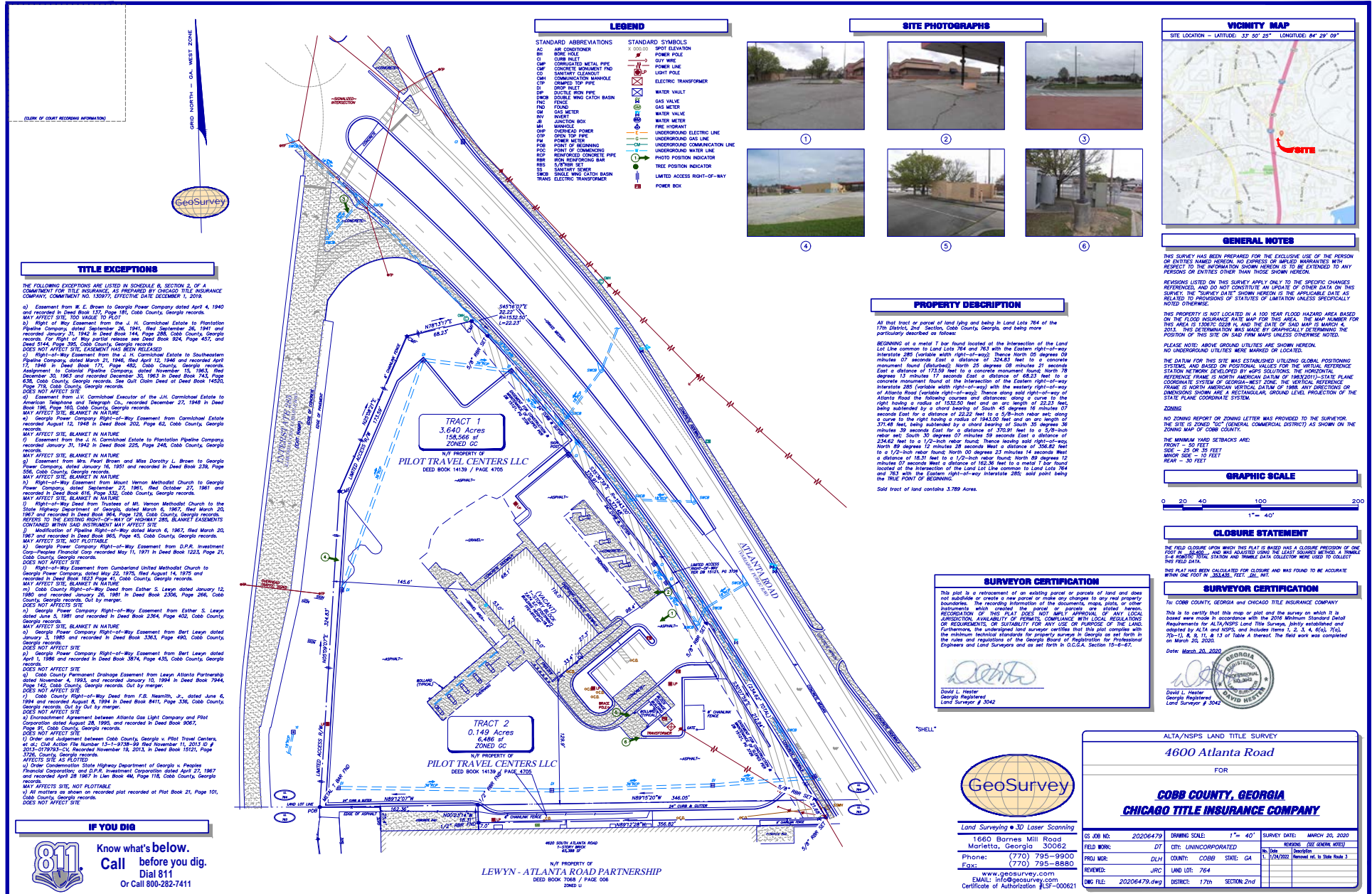
Population	1-mile	3-mile	5-mile
2026 Projection	12,943	72,876	203,667
2021 Population	12,706	70,908	196,819
2010 Population	11,600	62,939	169,699
Growth 2021-2026	0.4%	0.6%	0.7%
Growth 2010-2021	0.9%	1.2%	1.5%

Income	1-mile	3-mile	5-mile
Average Household Income	\$120,104	\$127,027	\$111,874
Median Household Income	\$89,047	\$95,477	\$81,208

Source: CoStar



Property Survey



TITLE EXCEPTIONS

- THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 5, OF A COMMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 120970, EFFECTIVE DATE DECEMBER 1, 2011.
- Easement from W. E. Brown to Georgia Power Company dated April 4, 1940 and recorded in Deed Book 127, Page 185, Cobb County, Georgia records.
 - MAY AFFECT SITE. 100 FEET TO RIGHT.
 - Right of Way Easement from the J. H. Carmichael Estate to Plantation Pipeline Company, dated March 21, 1940, filed September 20, 1941, and recorded in Deed Book 171, Page 485, Cobb County, Georgia records.
 - Right-of-Way Easement from the J. H. Carmichael Estate to Southeastern Pipeline Company, dated March 21, 1940, filed April 12, 1946 and recorded April 17, 1946 in Deed Book 171, Page 485, Cobb County, Georgia records.
 - Assignment to Columbia Pipeline Company, dated November 10, 1963, filed December 30, 1963 and recorded December 30, 1963 in Deed Book 143, Page 636, Cobb County, Georgia records. See Gulf Oil Deal Deed Book 14526, Page 1, Cobb County, Georgia records.
 - DOES NOT AFFECT SITE.
 - Easement from U.V. Carmichael Executor of the J.H. Carmichael Estate to the J.H. Carmichael Estate, recorded December 27, 1946 in Deed Book 196, Page 168, Cobb County, Georgia records.
 - Georgia Power Company Right-of-Way Easement from Carmichael Estate recorded August 12, 1946 in Deed Book 252, Page 62, Cobb County, Georgia records.
 - MAY AFFECT SITE. BLANKET IN NATURE.
 - Easement from the J. H. Carmichael Estate to Plantation Pipeline Company, recorded January 21, 1946 in Deed Book 255, Page 248, Cobb County, Georgia records.
 - MAY AFFECT SITE. BLANKET IN NATURE.
 - Easement from Mrs. Pearl Brown and Miss Dorothy L. Brown to Georgia Power Company, dated January 16, 1951 and recorded in Deed Book 236, Page 556, Cobb County, Georgia records.
 - MAY AFFECT SITE. BLANKET IN NATURE.
 - Right-of-Way Easement from Mount Vernon Methodist Church to Georgia Power Company, dated September 27, 1961, filed October 27, 1961 and recorded in Deed Book 616, Page 1, Cobb County, Georgia records.
 - MAY AFFECT SITE. BLANKET IN NATURE.
 - Right-of-Way Easement from Tract of Church of the Holy Trinity to the State Highway Department of Georgia, dated March 6, 1967, filed March 20, 1967 and recorded in Deed Book 382, Page 176, Cobb County, Georgia records.
 - Modification of Pipeline Right-of-Way dated March 6, 1967, filed March 20, 1967 and recorded in Deed Book 382, Page 45, Cobb County, Georgia records.
 - MAY AFFECT SITE. NOT PLOTTABLE.
 - Georgia Power Company Right-of-Way Easement from D.P.R. Investment Corp-Peoples Financial Corp recorded May 11, 1971 in Deed Book 1223, Page 21, Cobb County, Georgia records.
 - DOES NOT AFFECT SITE.
 - Right-of-Way Easement from Cumberland United Methodist Church to Georgia Power Company, dated May 22, 1976, filed August 14, 1976 and recorded in Deed Book 1623, Page 41, Cobb County, Georgia records.
 - Cobb County Right-of-Way Deed from Esther S. Leayn dated January 12, 1980 and recorded in Deed Book 256, Page 266, Cobb County, Georgia records. Out by merger.
 - Georgia Power Company Right-of-Way Easement from Esther S. Leayn dated June 5, 1980 and recorded in Deed Book 2364, Page 492, Cobb County, Georgia records.
 - MAY AFFECT SITE. BLANKET IN NATURE.
 - Georgia Power Company Right-of-Way Easement from Bert Leayn dated January 5, 1980 and recorded in Deed Book 2363, Page 490, Cobb County, Georgia records.
 - DOES NOT AFFECT SITE.
 - Georgia Power Company Right-of-Way Easement from Bert Leayn dated April 1, 1980 and recorded in Deed Book 2374, Page 426, Cobb County, Georgia records.
 - DOES NOT AFFECT SITE.
 - Cobb County Permanent Drainage Easement from Leayn Atlanta Partnership dated November 4, 1983, and recorded January 10, 1994 in Deed Book 2944, Page 143, Cobb County, Georgia records. Out by merger.
 - Cobb County Right-of-Way Deed from F.B. NeSmith, Jr., dated June 6, 1994 and recorded August 8, 1994 in Deed Book 8411, Page 336, Cobb County, Georgia records. Out by Out by merger.
 - DOES NOT AFFECT SITE.
 - Encroachment Agreement between Atlanta Gas Light Company and Pilot Corporation dated August 28, 1995, and recorded in Deed Book 9067, Page 51, Cobb County, Georgia records.
 - DOES NOT AFFECT SITE.
 - Order and Judgment between Cobb County, Georgia v. Pilot Travel Centers, et al. Civil Action No. 13-CV-2708-ED, filed November 11, 2011, ID # 2011-017973-CO, recorded November 18, 2011, in Deed Book 1513, Page 1, Cobb County, Georgia records.
 - AFFECTS SITE AS PLOTTED.
 - Grant Commitment of the State Highway Department of Georgia v. Peoples Financial Corporation, and D.P.R. Investment Corporation dated April 27, 1997 and recorded April 28, 1997 in Deed Book 865, Page 118, Cobb County, Georgia records.
 - MAY AFFECTS SITE. NOT PLOTTABLE.
 - All matters as shown on recorded plat recorded as Plat Book 21, Page 101, Cobb County, Georgia records.
 - DOES NOT AFFECT SITE.

IF YOU DIG

811 Know what's below.
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Dial 811
Or Call 800-282-7411

LEGEND	
STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AW OVERHEAD WIRE	SPOT ELEVATION
BI BORE INLET	POWER POLE
CI CURB INLET	UTILITY
CM CORRUGATED METAL PIPE	POWER LINE
CP CONCRETE PIPE	LEFT POLE
CS SANITARY CLEANOUT	ELECTRIC TRANSFORMER
CO COMMUNICATION MANHOLE	
DI DRAIN INLET	
DP DUCTILE IRON PIPE	
DNW DOUBLE WING CATCH BASIN	
FNC FENCE	
GM GAS METER	
HO HOUSING	
JM JUNCTION BOX	
ME MANGROVE	
OE OVERHEAD POWER	
OP OPEN TOP PIPE	
POB POINT OF BEGINNING	
PP POINT OF FINISHING	
RPC REINFORCED CONCRETE PIPE	
RSE ROCK REINFORCING BAR	
S/S 6" W/PR SET	
S/S 8" W/PR SET	
SHB SHIELD WING CATCH BASIN	
TRMS ELECTRIC TRANSFORMER	
	WATER VAULT
	GAS VALVE
	GAS METER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND WATER LINE
	UNDERGROUND COMMUNICATION LINE
	PHOTO POSITION INDICATOR
	TREE POSITION INDICATOR
	LIMITED ACCESS RIGHT-OF-WAY
	POWER BOX

SITE PHOTOGRAPHS



VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREIN. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREIN IS THE APPLICABLE DATE AS REFERRED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13002-0208-16, AND THE DATE OF SAD MAP IS MARCH 4, 2015. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAD FROM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: UNDERGROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON PROVISIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY NGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD 83). STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIMENSIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL, PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

ZONING:
NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "R1" (GENERAL COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF COBB COUNTY.

THE MINIMUM YARD SETBACKS ARE:
SIDE - 25 OR 30 FEET
FRONT - 30 FEET
REAR - 30 FEET

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 784 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a metal T-bar found located at the intersection of the Land Lot Line common to Land Lots 784 and 783 with the Eastern right-of-way Interstate 285 (hereinafter called right-of-way); thence North 05 degrees 09 minutes 07 seconds East a distance of 324.83 feet to a concrete monument found (hereinafter North 25 degrees 08 minutes 21 seconds East a distance of 173.59 feet to a concrete monument found; North 78 degrees 12 minutes 17 seconds East a distance of 68.23 feet to a concrete monument found at the intersection of the Eastern right-of-way Interstate 285 (hereinafter called right-of-way) with the western right-of-way of Atlanta Road (hereinafter called right-of-way); thence along said right-of-way of Atlanta Road (hereinafter called right-of-way) along a curve to the right having a radius of 1033.00 feet and an arc length of 22.23 feet, being subtended by a chord bearing of South 45 degrees 10 minutes 39 seconds East for a distance of 20.22 feet to a 1/2-inch rebar set, along a curve to the right having a radius of 1543.00 feet and an arc length of 37.49 feet, being subtended by a chord bearing of South 45 degrees 10 minutes 39 seconds East for a distance of 370.91 feet to a 5/8-inch rebar set; South 50 degrees 07 minutes 50 seconds East a distance of 234.62 feet to a 1/2-inch rebar found; thence leaving said right-of-way North 89 degrees 12 minutes 28 seconds West a distance of 356.85 feet to a 1/2-inch rebar found; North 00 degrees 23 minutes 14 seconds West a distance of 18.31 feet to a 1/2-inch rebar found; North 89 degrees 12 minutes 07 seconds West a distance of 162.36 feet to a metal T-bar found located at the intersection of the Land Lot Line common to Land Lots 784 and 783 with the Eastern right-of-way Interstate 285; said point being the true POINT OF BEGINNING.

Said tract of land contains 3.789 Acres.

SURVEYOR CERTIFICATION

This plat is a representation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE AN APPROVAL OF ANY LOCAL ORDINANCE, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned hereunto certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Land and Surveyors and as set forth in O.C.G.A. Section 15-8-67.

David L. Hester
Cobb County, Georgia
Land Surveyor # 5042

SURVEYOR CERTIFICATION

To: COBB COUNTY, GEORGIA AND CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2014 Minimum Standards and Requirements for ALTA/NSPS Land Title Survey, jointly established and approved by the American Land Title Association and the National Board of Public Health, Safety, and Environmental Engineers, Inc., and that the survey was completed on March 20, 2020.

David L. Hester
Cobb County, Georgia
Land Surveyor # 5042



Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9300
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #SF-00021

ALTA/NSPS LAND TITLE SURVEY
4600 Atlanta Road
FOR
COBB COUNTY, GEORGIA
CHICAGO TITLE INSURANCE COMPANY

GS JOB NO.	202006479	DRAWING SCALE:	1" = 40'	SURVEY DATE:	MARCH 20, 2020
FIELD WORK:	DT	CITY:	UNINCORPORATED	REVISION:	SEE SHEET 102
PROJ MGR:	DJH	COUNTY:	COBB	STATE:	GA
REVIEWED:	DLR	LAND LOT:	784		
DWG FILE:	202006479.dwg	DISTRICT:	17th	SECTION:	2nd



4600 Atlanta Road, Smyrna, GA 30080



630.5 0 315.26 630.5 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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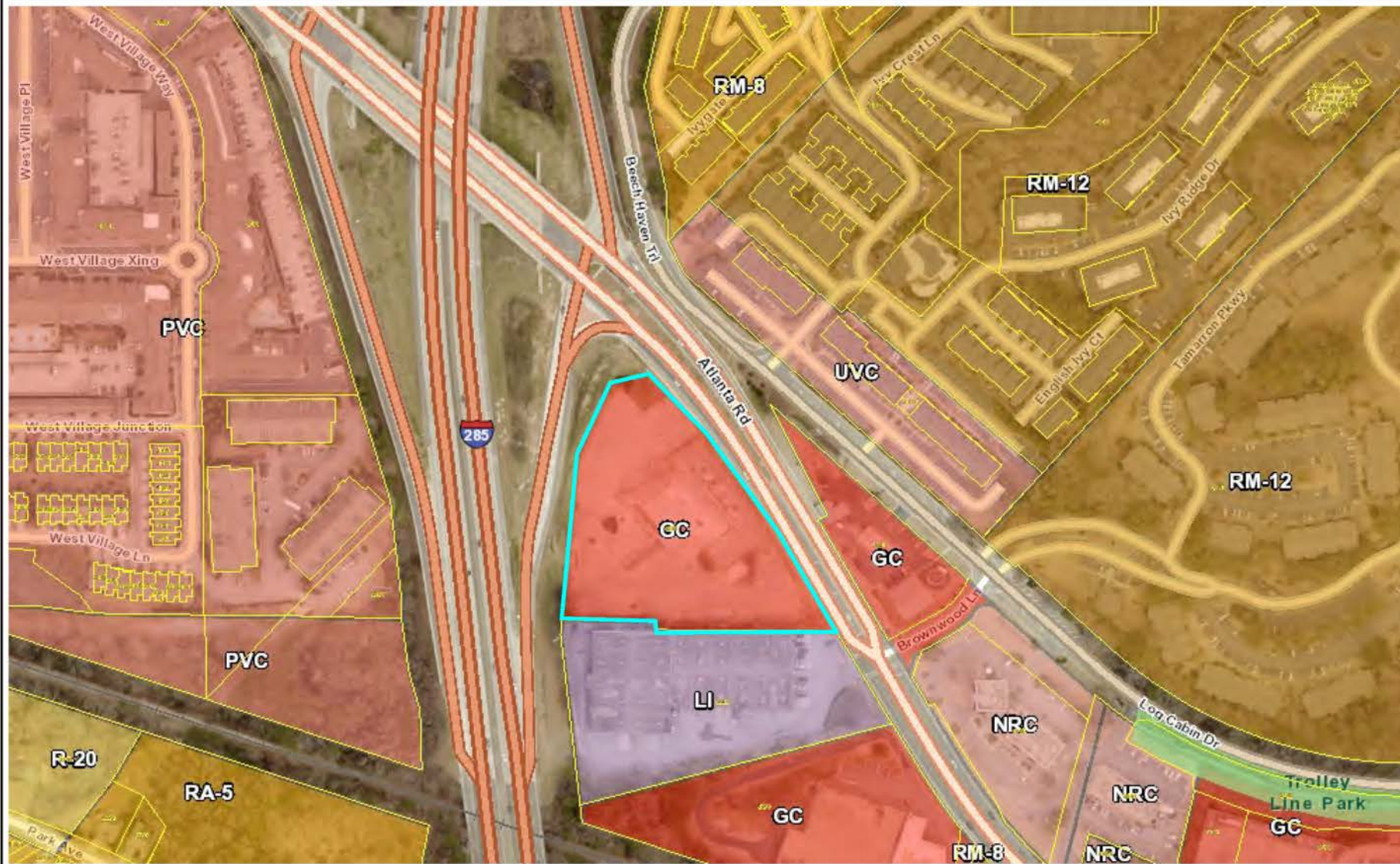
1:3,783



Prepared by: Dan Buyers & Peyton McWhirter,
McWhirter Realty Partners, LLC -
770.955.2000



4600 Atlanta Road - Zoning Districts



630.5 0 315.26 630.5 Feet

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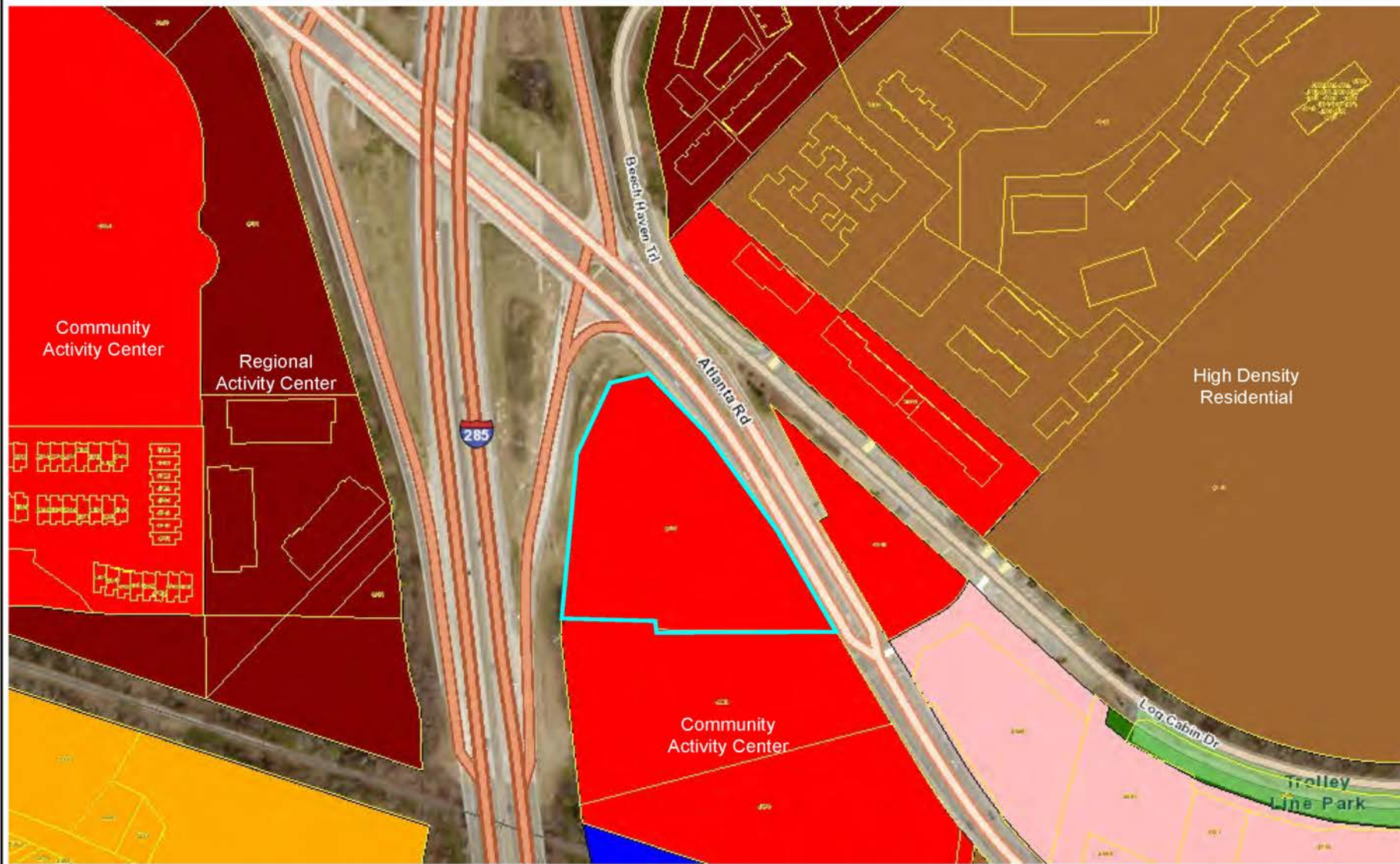
1:3,783



Prepared by: Dan Buyers & Peyton McWhirter,
McWhirter Realty Partners, LLC -
770.955.2000



4600 Atlanta Road - Future Land Use



630.5 0 315.26 630.5 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 3,783



Prepared by: Dan Buyers & Peyton McWhirter,
McWhirter Realty Partners, LLC -
770.955.2000

West Village



Wellstar Vinings Health Park



Vinings / Smyrna Area



Cumberland / Galleria / The Battery / Truist Park



One Ivy Walk (nearby mixed-use development)



Listing Team



Dan Buyers
Partner

(678) 385-2722 O
(770) 596-2629 M
tdb@mcwrealty.com

Dan Buyers joined McWhirter in 1994 and became a Partner in 2014. He specializes in land sales, site selection and office/medical office brokerage. His expertise includes land sales and site selection for medical office, senior housing, retail, industrial, single family residential and multi-family properties as well as landlord and tenant representation in office and medical office transactions.

Dan is a recipient of the Silver Phoenix Award, Young REALTOR® of the Year, numerous Top Ten Land Sales Producer awards and is a Life Member of the Million Dollar Club as recognized by the Atlanta Commercial Board of REALTORS®.

Dan is also an active member of the community, serving on multiple Boards including the Cobb Chamber of Commerce, the Council for Quality Growth, the Cobb County-Marietta Water Authority (Vice Chair), the Town Center Area Community Improvement District (Vice Chair), the Atlanta Commercial Board of REALTORS® (Awards Chair, Past Chair-Diversity), and the Wellstar Foundation (Finance Chair).

Dan earned a Bachelor of Business Administration in Real Estate from the University of Georgia.



Peyton McWhirter, SIOR
Partner

(678) 385-2705 O
(404) 754-8519 M
pmm@mcwrealty.com

Peyton is the managing broker for McWhirter and oversees the company's Industrial Brokerage Services Team consisting of 11 agents specializing in investment, land, office, and retail brokerage. Peyton has over 20 years of commercial real estate experience and focuses on industrial leasing and sales. Peyton represents local, national, and international landlords/sellers and tenants/buyers. In addition to his industrial experience, Peyton has a vast knowledge of lender and bank owned assets through his representation of local banks and large lending institutions in their disposition of various class assets.

Peyton joined McWhirter in 1999 and became a Partner in 2014. Peyton is the company's managing broker and holds real estate licenses in Georgia, Alabama, Mississippi, Utah, and New Mexico.

Peyton earned a Bachelor of Science in Agriculture from the University of Georgia.



McWhirter

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