



Two-Tenant Food & Beverage Building
Renewal or Occupancy Opportunity
NNN Leases | 7.1% Cap Rate

Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive brokers to arrange the sale 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 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 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.

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 purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve 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 party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. 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

MICHAEL WESS
Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x 150

ANDY LUNDSBERG
Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x 107

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



Property Overview

- Two-tenant food and beverage building in thriving East Atlanta
- Chef Lance Gummere of Mercer Street Meals awarded “Top 10 Most Memorable Restaurants” and “Most Anticipated New Restaurant” and has a 4.9 Google rating
- The Brunch At East Atlanta has a brand new restaurant and bar buildout and a 4.3 Google Rating
- True NNN leases | Allows for reimbursement of CAPEX and management
- Hands off lease structure | Very minimal landlord responsibilities | 3% and 5% Escalations
- The Brunch’s lease is coming up for renewal | Beautiful ±1,980 SF full-service restaurant space with bar (see page 9)
- Opportunity to increase rent, re-tenant, or occupy the space
- New User would receive ~\$30,000 in revenue from co-tenant
- Fantastic visibility and corner parcel on busy Flat Shoals Road | (± 6,410 VPD)
- Freestanding building with surface lot | 10 Parking spaces
- Surrounded by brand new townhomes in the \$600,000s
- Less than a mile from East Atlanta Village, Moreland Ave and I-20 exit Flat Shoals Road



Property Information

BUILDING:

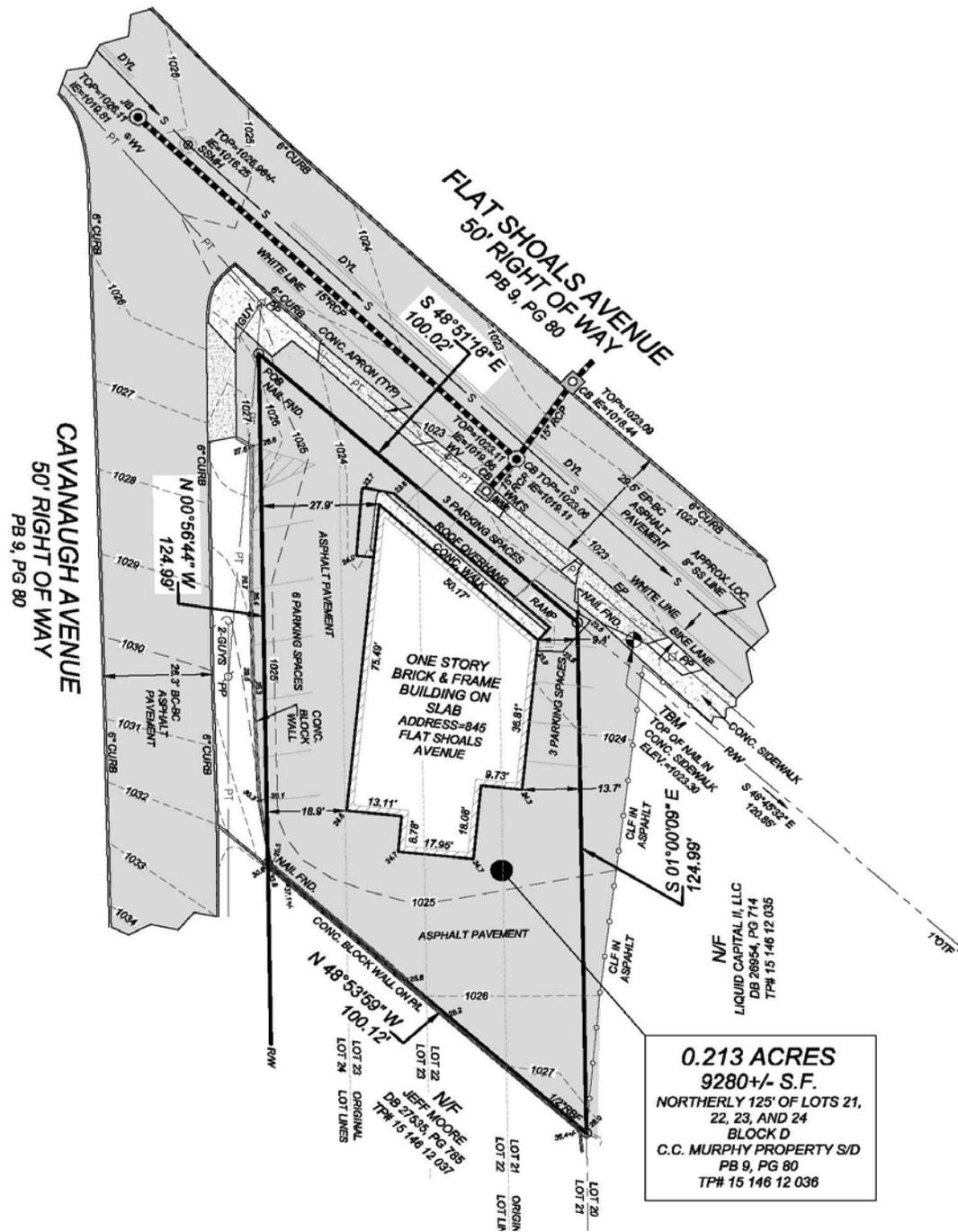
ADDRESS:	845 Flat Shoals Ave SE Atlanta, GA 30316
COUNTY:	DeKalb
PARCEL ID:	1514612036
YEAR RENOVATED:	2024
OCCUPANCY:	100%
# OF BUILDINGS:	1
# OF FLOORS:	1
# OF UNITS:	2
TOTAL BUILDING SIZE:	± 2,615 SF
SITE SIZE:	± 0.213 Acres
ZONING:	NC-16 Neighborhood Commercial
SIGNAGE:	Storefront / Facade
PARKING:	10 Surface spaces
CROSS STREETS:	Cavanaugh Ave Se & Bouldercrest Dr SE
INGRESS/EGRESS POINTS:	2
TRAFFIC COUNTS:	± 6,410 VPD on Flat Shoals Ave SE & ± 11,340 VPD on Bouldercrest Dr SE

FINANCIAL:

SALE PRICE:	\$1,289,000
NOI:	\$91,733 (7/1/2026 - 6/30/2027)
CAP RATE:	7.1%
CAP RATE W/ MANAGEMENT:	7.5%



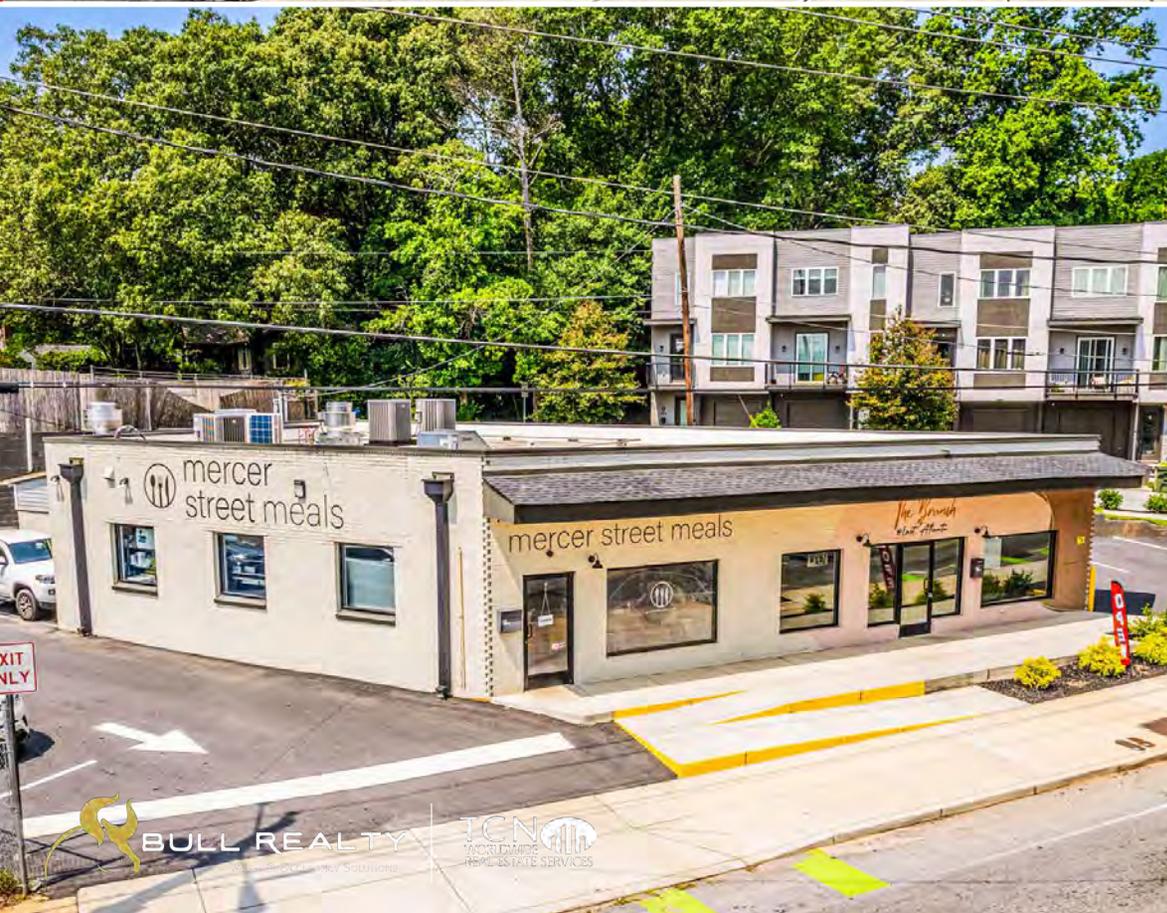
Survey



Photos



Photos



Photos



Photos



Aerial



Glenwood Park

Reynoldstown

East Atlanta Village

BELLWOOD



Flat Shoals Ave SE

SUBJECT PROPERTY ★

EAV

EAST ATLANTA VILLAGE



East Atlanta Village (EAV) is one of Atlanta's most vibrant and eclectic neighborhoods, known for its strong sense of community, walkable layout, and thriving independent business scene. Located just minutes from downtown Atlanta, EAV offers a unique mix of historic charm and modern culture, with a blend of local restaurants, bars, music venues, and retail shops that attract a diverse and loyal customer base.

The area has seen consistent growth and revitalization over the past decade, supported by an influx of young professionals, creatives, and entrepreneurs. Its popularity continues to rise due to its affordability compared to other intown neighborhoods, as well as its artsy character and active neighborhood association.

With a steady increase in both residential and commercial development, East Atlanta Village presents a strong opportunity for investors looking to capitalize on a well-established yet still-growing market. The neighborhood's dynamic atmosphere, combined with strong demographics and foot traffic, makes it an ideal location for investment.



In The Area

ZOO ATLANTA



Zoo Atlanta is an Association of Zoos and Aquariums accredited zoological park in Atlanta, Georgia. The zoo first opened its doors in 1889 and now more than 125 years removed from its historical origins, Zoo Atlanta has evolved from a quaint picnic stop where people visited wild animals to a conservation organization seeking to engage the public in the lives of its animal ambassadors and the preservation of their counterparts in the wild.

THE ATLANTA BELTLINE



The Atlanta BeltLine is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.

THE BEACON



The Beacon project reshaped six former industrial buildings into a keystone of nine walkable acres ideal for family fun, date nights or even errand runs.

Its 110,000 square feet of restaurants and bars, a coffee shop, a bakery, a gourmet market, retail shopping, daycare, medical and wellness centers and the funky Artist's Cove create a layered neighborhood experience that will satisfy patrons' daytime and evening needs and desires.

CELLAIRIS AMPHITHEATRE



The Cellairis Amphitheatre at Lakewood is a concert venue located in Atlanta, which opened in 1989. The amphitheatre seats 18,920. It was designed to offer a state-of-the-art musical experience for both music fans and artists. The venue was built specifically for popular music.

THE EASTERN



The Eastern is a state-of-the-art venue in the Dairies complex in the Reynoldstown neighborhood of Atlanta, located right off of the Atlanta Beltline. The venue boasts a multi-tiered floorplan which offers unrivaled sight lines, top of the line sound and lights, spacious floorplan, and rooftop which includes a covered performance space, bar, restaurant and open-air seating. The Eastern is not only a premiere concert facility, but also serves as a unique special event space for corporate meetings and other functions, award shows, galas, weddings, receptions, launch parties, trade shows, private events and more.

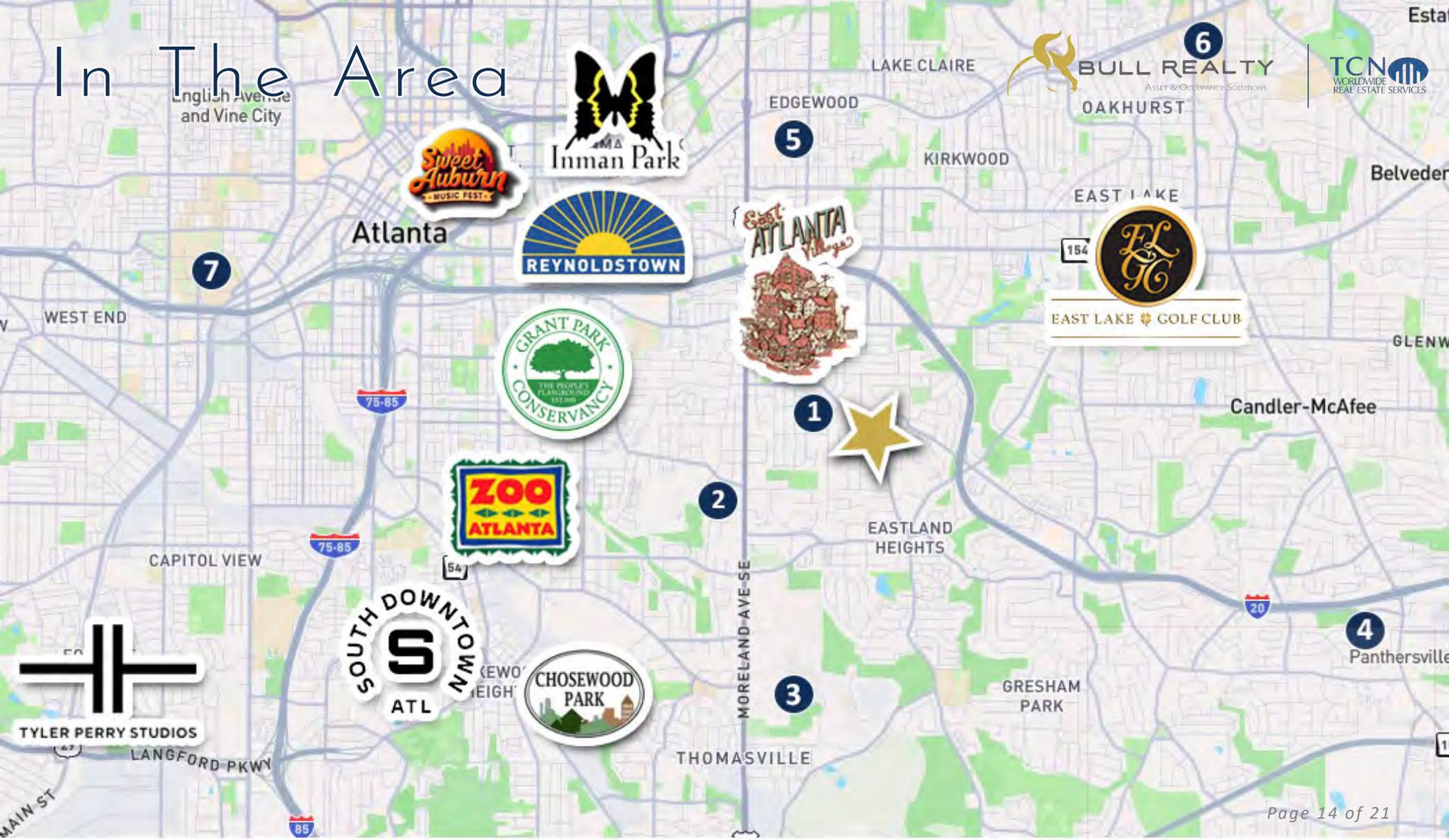
THE KROG DISTRICT



The Krog District is a mixed-use collection of landmark properties and gathering spaces adjacent to the BeltLine Eastside Trail, a completed three-mile segment of the planned 22-mile pedestrian greenway that runs through Atlanta's Inman Park and Old Fourth Ward.

Including Krog Street Market, Atlanta Stove Works, and SPX Alley, the comprehensive redevelopment and adaptive re-use project adds more dynamic retail and creative office space to the area, while restoring and enhancing the existing properties.

In The Area



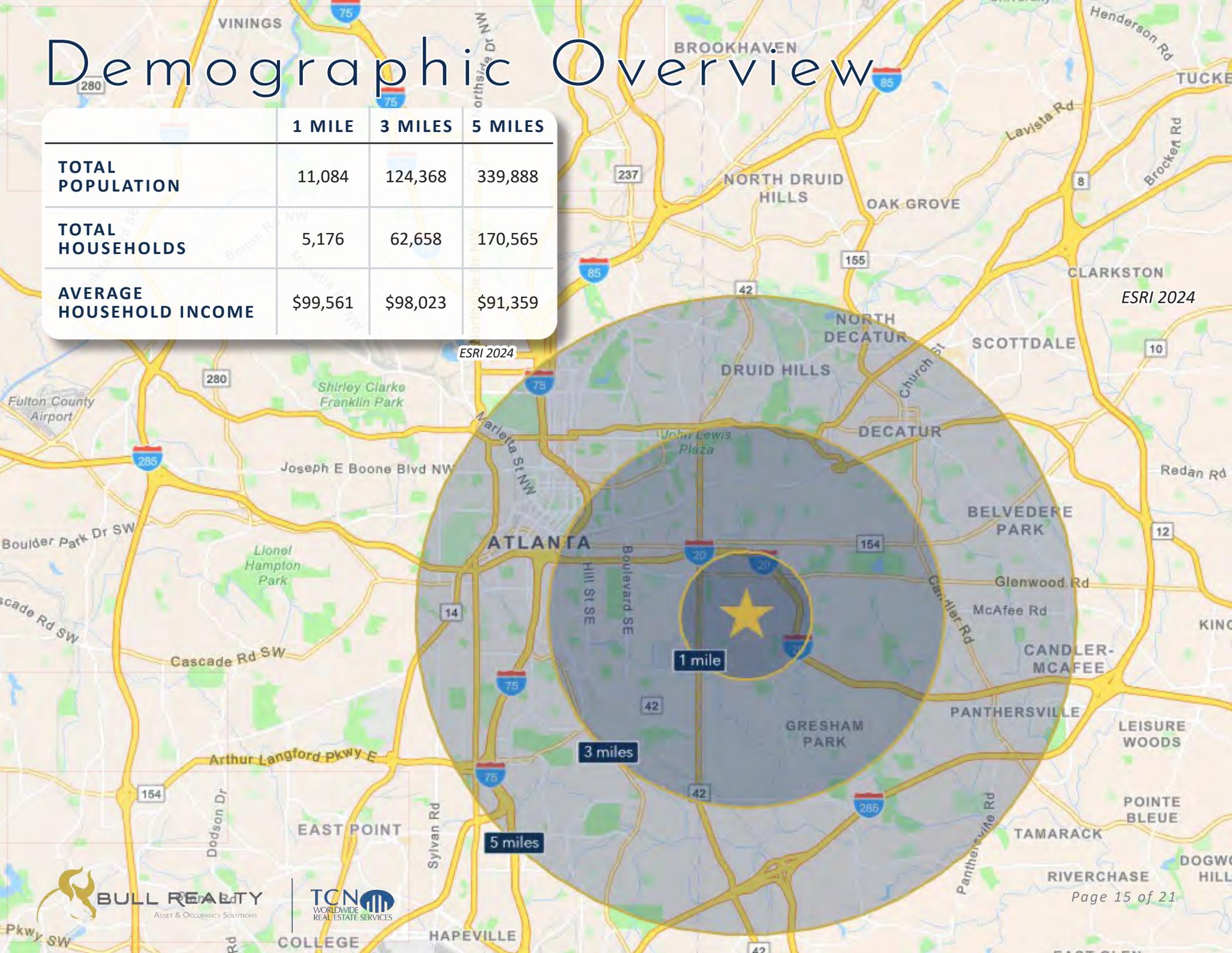
- 1** East Atlanta Village: Argosy, The EARL, Emerald City Bagel, HOLY Taco, Flatiron Bar, Poke Burri, Blu Cantina, Hippien Hops Brewery
- 2** Little Azio, OK YAKI, Endulge Cupcake, Spoon Eastside, Pollo Primo, Morelli's Ice Cream, Roundhouse Kickboxing
- 3** Shadow Box Studios

- 4** The Gallery at South DeKalb: Hungry AF, JJ Fish & Chicken, Dunkin', China Cafeteria, Silk At Candler, ZenBella Wellness Center, This is Wings!, Big Bear Supermarket
- 5** Edgewood Retail District: Kroger, Ru San's, Best Buy, Lowe's, Smoothie King, Office Depot, JCandee Jewels, Target, Five Guys, Shane's Rib Shack

- 6** Brick Store Pub, Opo Coffee, Trackside Tavern, Kimball House, Courtyard, Chai Pani, Chipotle, Great Expressions, No. 246, Las Brasas, Diamond Dust Cupcakes
- 7** Georgia Tech University, Spellman College, Morehouse College, Frost Bistro, Omni Coffee, & Eggs, The Projects, Magic City Kitchen, Coffee Loft

Demographic Overview

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,084	124,368	339,888
TOTAL HOUSEHOLDS	5,176	62,658	170,565
AVERAGE HOUSEHOLD INCOME	\$99,561	\$98,023	\$91,359



ESRI 2024

ESRI 2024

ATLANTA

1 mile

3 miles

5 miles



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**



**13 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



**#4 METRO AREA FOR LARGEST
INCREASE IN POPULATION,
2015-2016**

- 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



#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

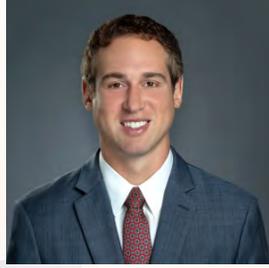


ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

Team Profile



ANDY LUNDSBERG
Partner
Andy@BullRealty.com
404-876-1640 x 107



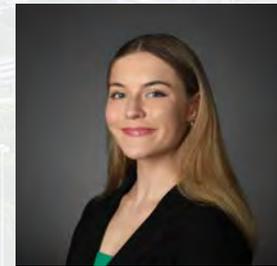
MICHAEL WESS, CCIM
Partner
MWess@BullRealty.com
404-876-1640 x 150



TORI ROBB
MARKETING



CARLEIGH PALUMBO
MARKETING



MEGAN MURPHY
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.

CONNECT WITH US:

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



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 854 Flat Shoals Ave SE, Atlanta, GA. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Bull Realty, INC.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
404-876-1640

Michael Wess, CCIM

Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x150

Andy Lundsberg

Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x107