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Bull Realty has been retained as the exclusive broker to arrange the sale or lease of the Subject Property.

This brochure 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 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 brochure, 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 brochure 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 is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or 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 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 purchaser/tenant reviewing this brochure or making an offer on the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord reserves the right to move forward with an acceptable offer prior to any call for offers deadline.

This brochure may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this brochure, the party in possession hereof agrees (i) to return it if requested and (ii) that this brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this brochure in its entirety and all documents, disks and other information provided in connection therewith.



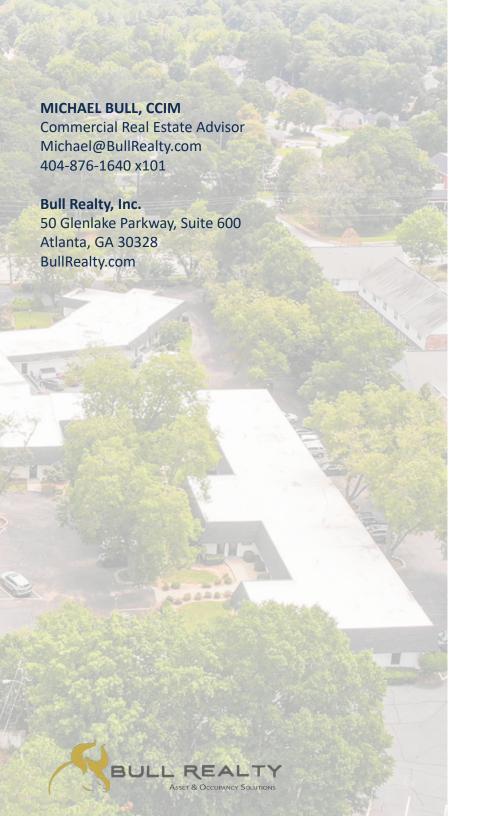


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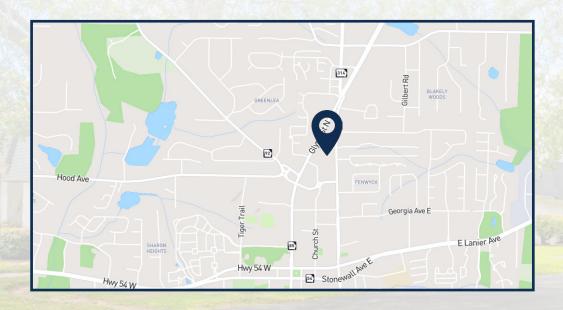


NORTH PARK WELLNESS CENTER

Excellent location for wellness-oriented businesses in the popular city of Fayetteville just south of the Atlanta Airport. Move-in ready suites available from ± 900 to $\pm 1,535$ SF. Great synergy with a strong mix of wellness tenants including Primary Care, Pediatrics, Dentistry, Physical Therapy, and Specialty Practices.

Located minutes from Piedmont Fayette Hospital and surrounded by thriving residential neighborhoods, the property benefits from high patient demand, excellent visibility, and convenient access to Highway 54 and GA-85. Fayetteville continues to grow as a healthcare hub, supported by an expanding population, top-rated schools, and strong household incomes. Enjoy proximity to a wide range of dining and retail options at the Pavilion and Fayetteville's revitalized Town Square, making this an ideal location for both patients and providers.

This property delivers a professional, patient-friendly environment—all at competitive lease rates.







PROPERTY INFORMATION

	BUILDING
ADDRESS	98-128 North Park Dr, Fayetteville, GA 30214
COUNTY	Fayette
BUILDING SIZE	±24,487 SF
YEAR BUILT	1978
NUMBER OF FLOORS	1
CENTER NAME	North Park Wellness Center

SITE				
ZONING	C-2			
SITE SIZE	±3.33 Acres			
PARCEL ID	05-30-03-020			
PARKING SPACES	±65 Spaces = 2.68:1,000 Ratio			







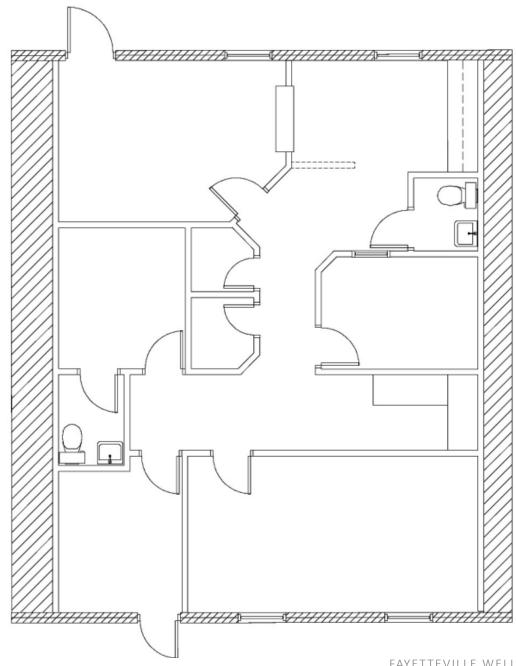
FLOOR PLAN - SUITE 106 (Coming Soon)

±900 SF



FLOOR PLAN - SUITE 110

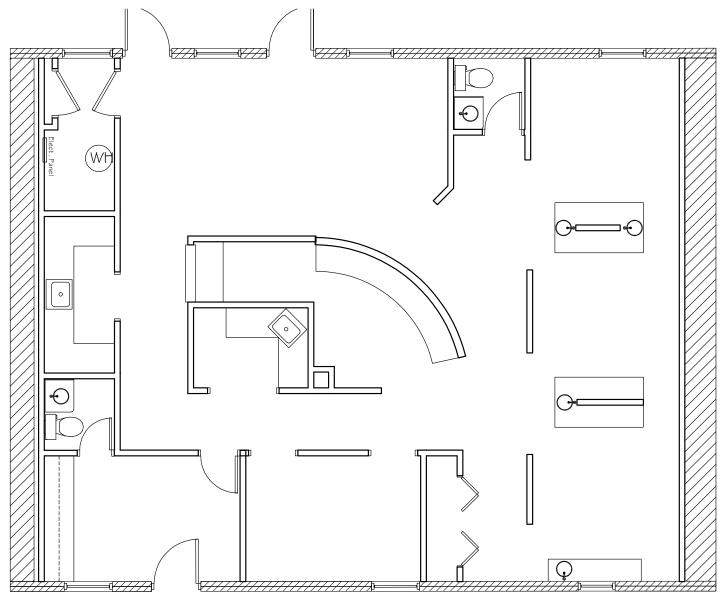
±1,032 SF





FLOOR PLAN - SUITE 112

±1,535 SF





PHOTOS





AERIALS





AERIALS





IN THE AREA - RETAIL





IN THE AREA - MEDICAL





FAYETTEVILLE, GAILLIE













Fayetteville, Georgia, founded in 1823, has grown from a small crossroads into a thriving city known for its balance of historic charm and modern economic growth. With about 19,000 residents and a median household income of over \$82,000, the city is home to Trilith Studios, one of the state's largest film and television campuses, and has plans for one of the world's largest data centers. Its economy is anchored by industries such as healthcare, retail, transportation, and professional services, while new projects aim to strengthen housing, retail, and tourism.

The city is pursuing a five-year economic plan, "Re-Imagining Fayetteville," which emphasizes sports tourism, creative services, technology, and hospitality. Recent investments include revitalizing downtown spaces like Travis Alley, creating micro-apartments to address housing needs, and awarding over \$1.2 million in development grants. These initiatives reflect Fayetteville's transformation into a regional hub for business, culture, and innovation while maintaining its small-town character.

DEMOGRAPHICS	1-Mile	5-Mile	10-Mile
Population	6,106	75,846	381,432
Households	2,561	28,699	147,703
Avg. Household Income	\$95,551	\$113,597	\$102,517
Total Annual Healthcare Spending	\$14,514,588	\$216,456,366	\$956,587,122
Population 50+	41%	39.2%	33.9%
Visited Doctor/12 Months	4,0561	47,266	220,891

Source: Esri 2025



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 Theatre, the King Center and the \$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.









TOP 10 AMONG U.S. METROS IN STUDENTS ENROLLED, RESEARCH SPENDING AND DEGREES EARNED."







#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

ASSET & OCCUPANCY SOLUTIONS

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.

46% Gen Z 1.8% **Population LARGEST U.S. METRO PROJECTED 5-YEAR** 2024 U.S. Census POPULATION GROWTH (2023-2028) ESRI 2025 34% Millennial **Population FASTEST GROWING BEST CITIES FOR JOBS IN U.S.** WalletHub 2024 U.S. METRO Freddie Mac 2024 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.











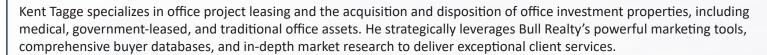
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BROKER PROFILE



KENT TAGGE V.P. The Office Group 404-876-1640 x156 Kent@BullRealty.com



Before transitioning to commercial real estate, Kent successfully owned and operated an automotive and marine detailing business in North Atlanta. His dedication to quality and client satisfaction earned him a stellar reputation, built largely on referrals. That same commitment to excellence defines his approach in commercial real estate, where he is dedicated to providing top-tier advisory and brokerage services.

Kent holds a degree in Business Administration from High Point University.



AUSTIN BULL V.P. The Office Group 404-876-1640 x175 Austin@BullRealty.com

Austin Bull specializes in office project leasing and the acquisition and disposition of office properties throughout metro Atlanta and across the Southeast U.S., including medical, government-leased, and traditional office assets. He leverages Bull Realty's industry-leading marketing technology, extensive buyer databases, and deep market research to deliver superior client services.

Austin works closely with Michael Bull, CCIM, a 35-year broker with over \$8 billion in transactions. He holds a degree in Business Administration from the University of North Georgia. Outside of real estate, Austin enjoys motorcycles and road course racing.



MICHAEL BULL, CCIM Commercial Real Estate Advisor Michael@BullRealty.com 404-876-1640 x 101

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is also the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at www.CommercialAgentSuccess.com.

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 CCIM 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 welcoming agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

CONNECT WITH US:

https://www.bullrealty.com/



27
YEARS IN
BUSINESS

AMERICA'S COMMERCIAL REAL ESTATE



LICENSED IN 8 SOUTHEAST STATES

