



Two-Tenant Neighborhood Retail Building Commoner Salon | Xhale City

NNN Leases | \$109,258 NOI | 5.6% Cap Rate

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Bull Realty has been retained as the exclusive listing broker 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 Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

Property Overview

- Two-tenant neighborhood retail building in the heart of Little Five Points
- Both tenants have been in place since 2016 | 9-year operating history at this location
- Commoner Salon is beautifully renovated with industrial charm & holds a 4.9 Google rating
- Xhale City is one of the largest vape & CBD outlets with 30 Atlanta locations and over 50 across Georgia
- True NNN lease structure | Allows for reimbursement of CAPEX and management
- Hands-off lease structure | Extremely minimal landlord responsibilities
- ±3,308 SF | High ceilings | Abundant natural light with 18 skylights
- Prominent visibility from both McLendon Ave SE and Moreland Ave NE
- Strong Foot Traffic & Walkability to nearby Inman Park & Candler Park
- Easy drive to Virginia Highlands, Edgewood, and Krog Street Market



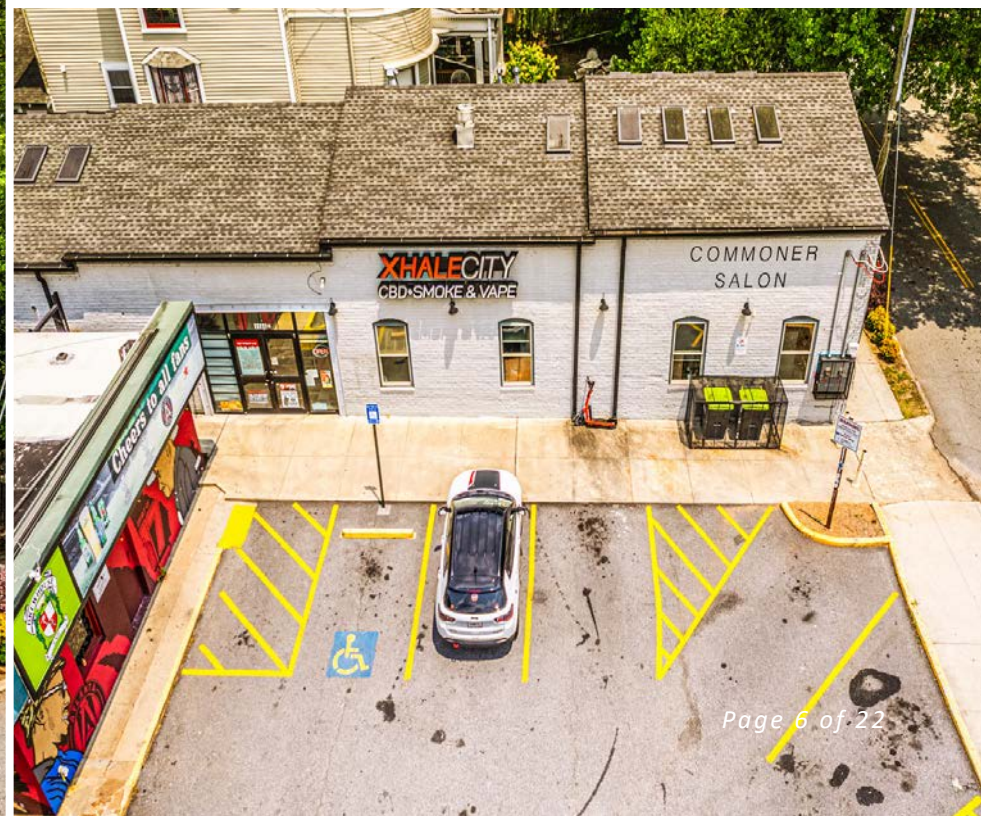
Property Information

BUILDING:

ADDRESS:	1188 McLendon Ave NE Atlanta, GA 30307
COUNTY:	Fulton
PARCEL ID:	15 240 03 0450
YEAR BUILT:	1925
YEAR RENOVATED:	2016
# OF BUILDINGS:	1
# OF FLOORS:	1
# OF UNITS:	2
TOTAL BUILDINGS SIZE:	±3,308 SF
OCCUPANCY:	100%
SITE SIZE:	±0.089 AC
ZONING:	NC-1
SIGNAGE:	Storefront / Facade
CROSS STREETS:	Moreland Ave NE, Ponce De Leon Ave NE
INGRESS/EGRESS POINTS:	1
TRAFFIC COUNTS:	±31,000 VPD off Moreland Ave

FINANCIAL:

SALE PRICE:	\$1,965,000
NOI:	\$109,258 (Calendar Year 2026)
CAP RATE:	5.6%





Tenant Overview

COMMONER SALON

Commoner Salon is a vibrant, gender-neutral boutique located in a restored 1925 post office building at 1188 McLendon Ave NE, in Little Five Points near Candler Park. The space hosts a collective of 14 independent, highly skilled stylists specializing in precision cuts, color (including blinding, creative / vivid hues), curls, and natural textures

With an inviting, artsy atmosphere, the salon is well-regarded for its personalized service and relaxed vibe—earning a 4.9-star rating from over 130 reviews



BULL REALTY
COMMERCIAL REAL ESTATE

XHALE CITY

Xhale City is a rapidly expanding, Georgia-born smoke, vape, and CBD retailer established in 2011, now operating over 50 locations across the state. Positioning itself as more than a traditional smoke shop, the brand emphasizes a premium, “comfortable and luxurious atmosphere,” aiming to break stereotypes while offering a wide selection of top-tier products at competitive prices.

Xhale City’s consistent brand experience, rapid expansion, and high customer loyalty make it a strong anchor tenant for retail developments seeking a dynamic lifestyle-oriented draw.



—Little Five Points—



South



SUBJECT PROPERTY

An aerial photograph of a city, likely Chicago, showing a dense green forest in the foreground and middle ground, with a city skyline visible in the background. The skyline includes several tall skyscrapers, including the Willis Tower. The foreground shows a mix of residential and commercial buildings, streets, and parking lots. The text "Area Overview" is overlaid in large white letters across the bottom half of the image.

Area Overview



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

Little Five Points

Little Five Points is one of Atlanta's most unique and culturally rich neighborhoods, celebrated for its bohemian spirit and longstanding reputation as a creative and alternative hub. Located just east of downtown, at the convergence of the Inman Park, Candler Park, and Poncey-Highland neighborhoods, Little Five Points offers excellent accessibility and visibility along key intown corridors. Known as Atlanta's answer to San Francisco's Haight-Ashbury, the area attracts a diverse and loyal customer base drawn to its independent shops, vibrant street art, vintage clothing boutiques, live music venues, tattoo parlors, and locally owned restaurants and bars.

The neighborhood has cultivated a strong sense of place, blending historic character with edgy, contemporary flair. It enjoys high pedestrian traffic and has become a destination for both locals and tourists seeking an authentic and offbeat Atlanta experience. In addition to its retail and entertainment offerings, Little Five Points also benefits from its proximity to several dense residential communities and nearby amenities such as the BeltLine Eastside Trail and Freedom Park.

For tenants and investors, Little Five Points represents a rare opportunity to be part of a highly recognizable and iconic Atlanta destination. The area's stability, cultural relevance, and ongoing appeal make it a compelling location for retail, food and beverage, and experiential concepts looking to engage a loyal and lifestyle-driven customer base.



Inman Park

Nestled just two miles east of Downtown Atlanta, **Inman Park** is the city's original electric streetcar suburb, developed in the late 1880s with winding streets, green spaces, and historic trolley access.

It showcases a rich architectural tapestry—from Queen Anne and Colonial Revival to Craftsman bungalows—with preserved landmarks like the Beath-Dickey House, and a seamless mix of restored homes, townhomes, condos, and mixed-use infill.

Home to approximately 5,000 residents (median age ≈ 34), the neighborhood supports a well-educated, affluent community, with median household income around \$148K and average household income exceeding \$205K. The area offers very high walkability and bikeability (Walk Score ~ 87 , Bike Score ~ 78), is served by MARTA's Inman Park/Reynoldstown station, and connects to the Atlanta BeltLine—enhancing connectivity and lifestyle.

Anchored by vibrant local amenities—including the Krog Street Market and cultural hub of Little Five Points—the neighborhood is characterized by strong civic engagement, highlighted by its annual all-volunteer Inman Park Festival & Tour of Homes



—In the Area—

KROG STREET MARKET

Krog Street Market is a 9-acre mixed-use development in Atlanta located along the Belt line trail at Edgewood Avenue in Inman Park. Since its opening in 2014 the complex has centered on a 12,000 SF west coast-style market with restaurants and includes approximately 300 apartments.



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.



LITTLE FIVE POINTS

Little Five Points is one of Atlanta's hippest neighborhoods. Shoppers head to Moreland Avenue's indie stores for offbeat vintage clothing, vinyl and cool gifts, while young locals hang out at the dive bars, burger joints, and Ethiopian and vegan eateries that line the surrounding streets.



PONCE CITY MARKET

Formerly a Sears, Roebuck & Co. distribution center and the largest brick building in the Southeastern United States, Ponce City Market is a historic ten story, 2.1 million square foot structure. The property has been restored as a mixed-use development housing best-in-class office, retail and residential spaces.



FREEDOM PARK

Freedom Park is the largest linear passive park in the City of Atlanta at just over 200 acres of pastoral rolling greenspace. With the advent of the Atlanta BeltLine, Freedom Park is a critical connection to movement throughout the city by bike or by foot. The trails connect to Downtown Atlanta and other intown neighborhoods.



OLD FOURTH WARD

Old Fourth Ward (O4W) is one of Atlanta's most visited and sought-after neighborhoods. Home to Ponce City Market, a large portion of the Eastside BeltLine Trail and Martin Luther King Jr.'s birth home, the area is a bustling community rich with old and new culture. Atlanta's Historic Fourth Ward Park starts in Atlanta's Old Fourth Ward behind Ponce City Market and stretches South to Freedom Parkway and the Carter Center.

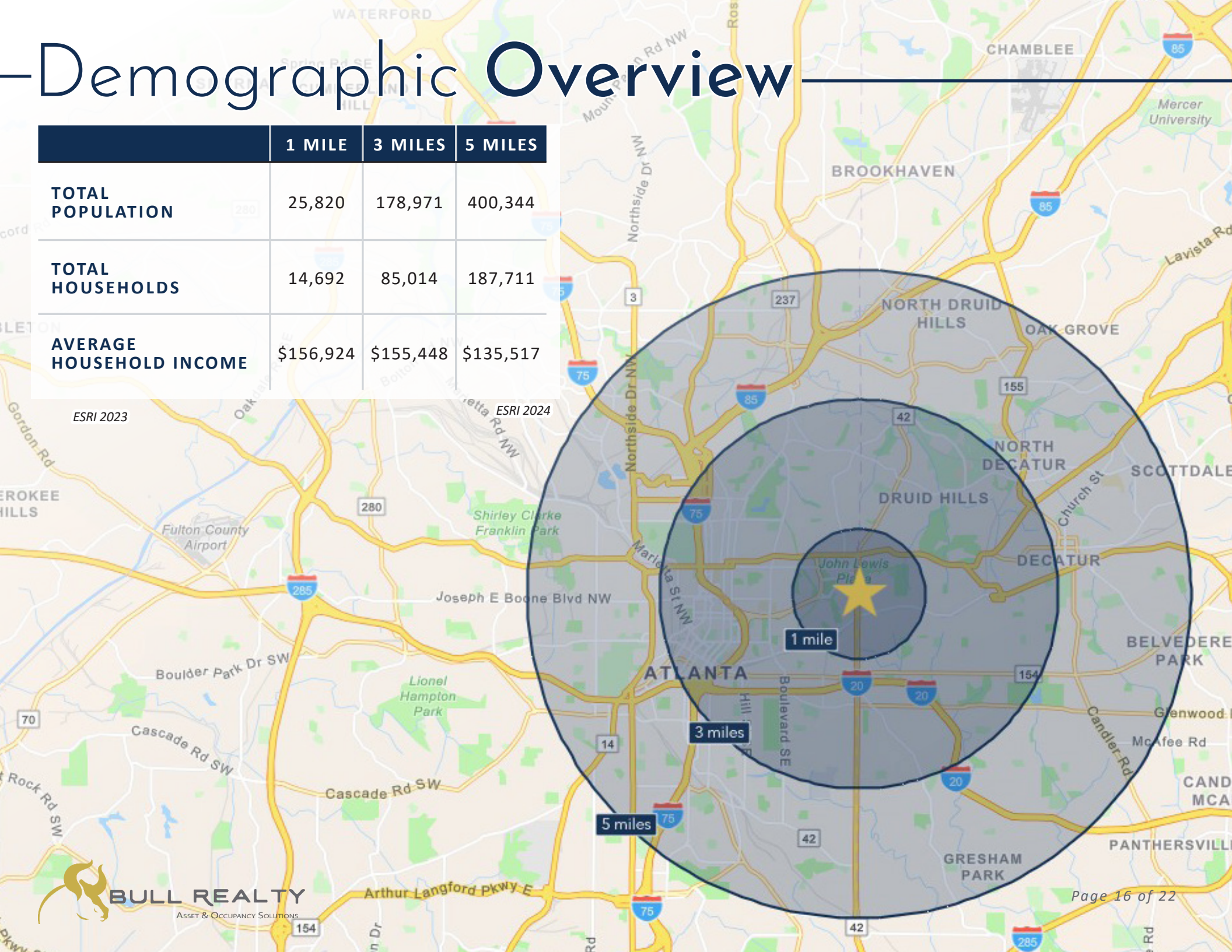


Demographic Overview

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,820	178,971	400,344
TOTAL HOUSEHOLDS	14,692	85,014	187,711
AVERAGE HOUSEHOLD INCOME	\$156,924	\$155,448	\$135,517

ESRI 2023

ESRI 2024



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.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**16 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



**#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

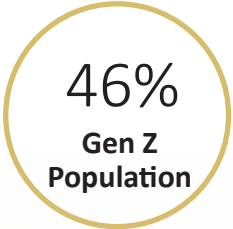
The city’s continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2024

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024



(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"

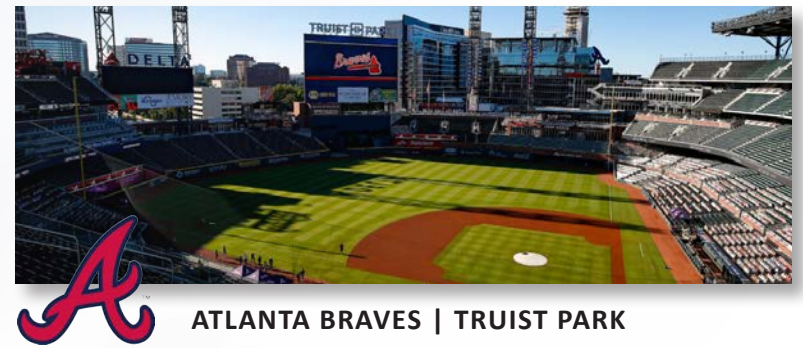
#5 MOVING DESTINATION IN THE NATION

-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

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ABOUT BULL REALTY

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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

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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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27

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 1188 McLendon Ave NE, 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 _____

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