



Brookhaven Medical Office

FOR SALE

2678 Buford Highway NE
Atlanta GA, 30324



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Property Overview

Bull Realty is pleased to present the opportunity to acquire this medical office building, located in Brookhaven near Lenox Road, I-85, and Buford Highway intersection. The approximate 4,323 SF upper level has a medical buildout including a procedure room. The approximate 3,994 SF rear entrance terrace suite has a medical buildout and also has a procedure room.

Built in 2013, this ±9,000 SF structure sits on a ±1.03 acre site with excellent visibility. The property will be available for your practice within 30 days of closing. This is a great opportunity for a healthcare practice or investor looking to take advantage of this property's high visibility, ease of access to Interstate 85, and other medical facilities such as the Children's Healthcare of Atlanta Hospital, Emory Healthcare Sports Medical Center and Brookhaven Health Center.

With its excellent synergy with other surrounding offices, and close proximity to numerous restaurants and retailers, this location is extremely well-located within the city's most prominent neighborhoods of Brookhaven, Buckhead, and Lindbergh.

Address	2678 Buford Hwy NE Atlanta, GA 30324
County	DeKalb
Building Size	±9,000 SF
Site Size	±1.03 Acre
Year Built	2013
Zoning	C-1 Local Community District
Sale Price	\$3,000,000

Investment Summary

Building

Address	2678 Buford Hwy NE Atlanta, GA 30324
County	Dekalb
Building Size	±9,000 SF
Year Built	2013
# of Stories	2
# of Suites	2
Tenancy	Multiple
Parking Ratio	11.1/1,000 SF

Site

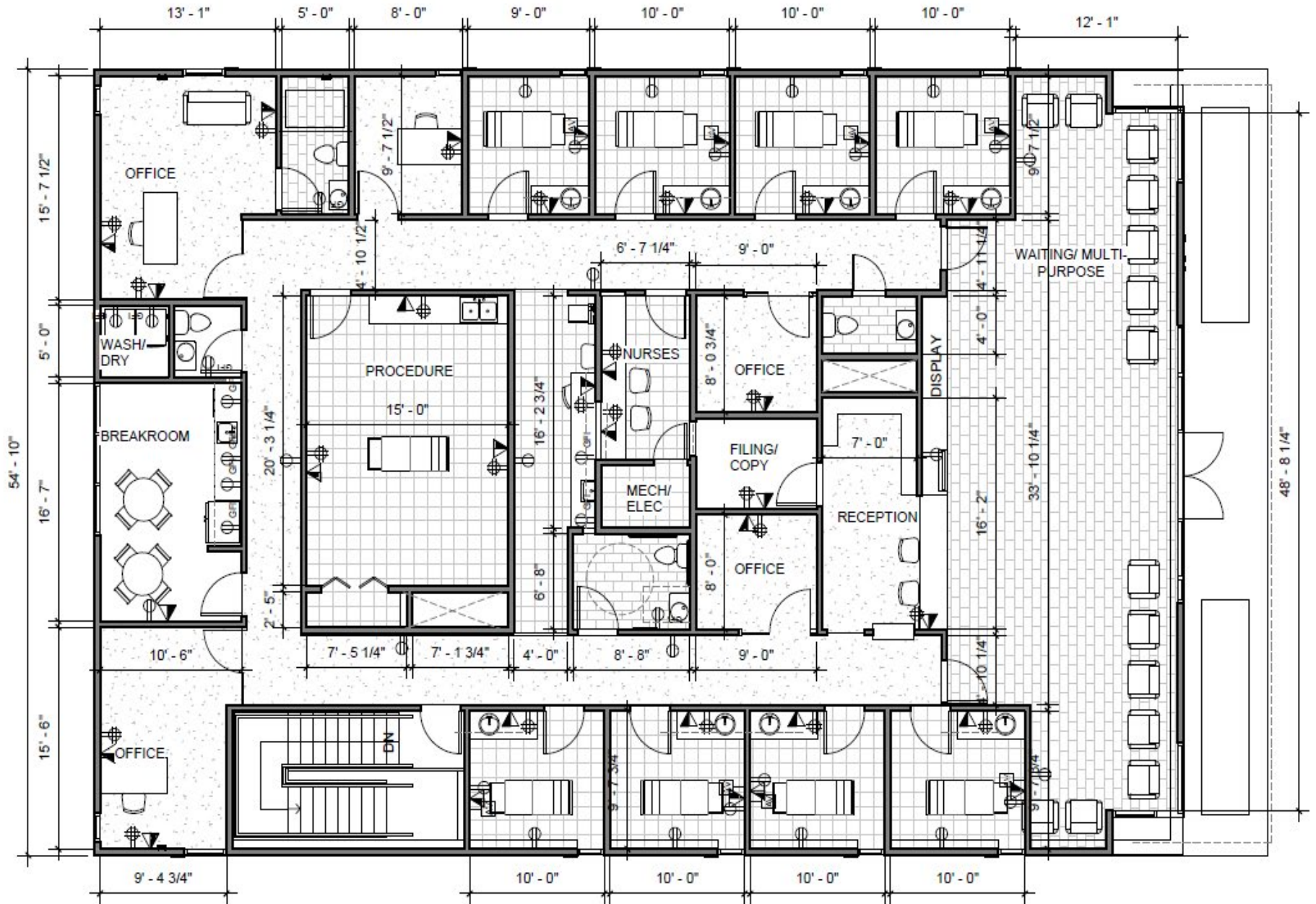
Site Size	±1.03 Acre
Parcel ID	18-154-01-004
Zoning	C-1 Local Community District

Financial

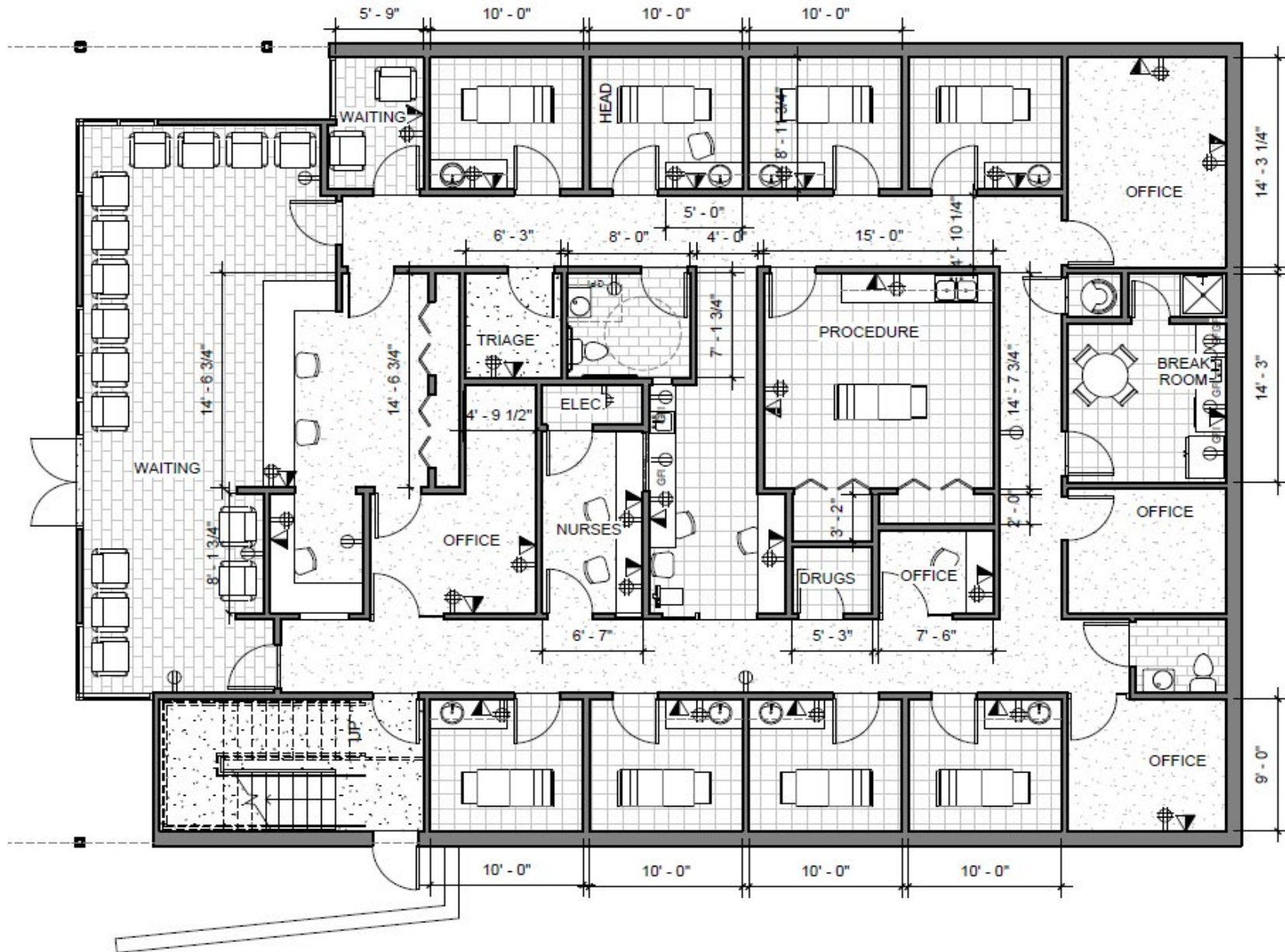
Price per/ SF	\$322
Sale Price	\$3,000,000
Lease Rate	Contact Broker



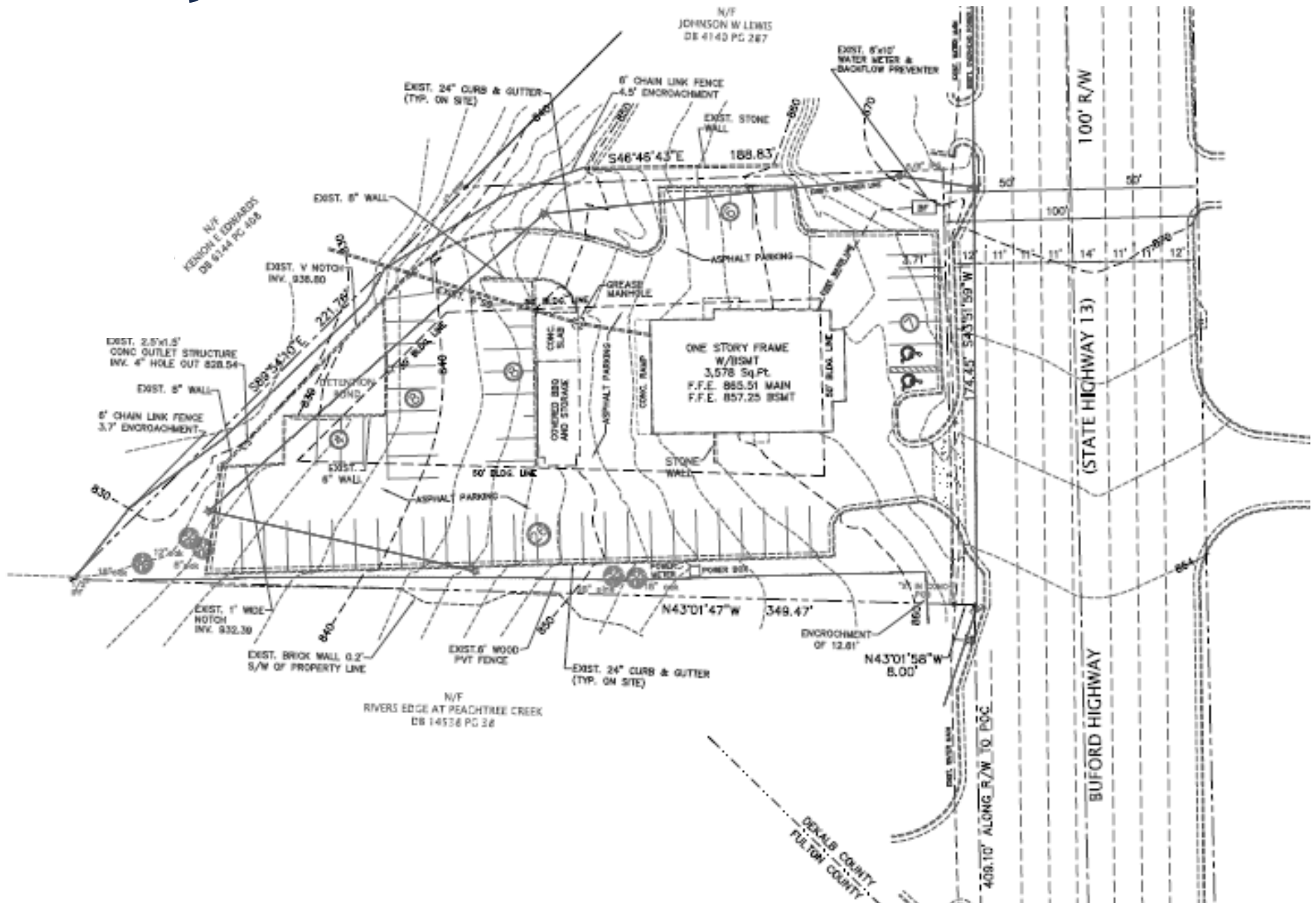
Floor Plan- Upper Level



Floor Plan- Lower Level



Survey



In the Area - Medical

Number	Medical Center	Distance to Subject Property	Drive Time
1	Buckhead Spine Specialists	0.02 Miles	0 Mins
2	Brookhaven Dialysis	0.08 Miles	0 Mins
3	Siegel & Dolt Dental Care	0.22 Miles	1 Min
4	Executive Park Dentistry	0.52 Miles	2 Mins
5	Cystic Fibrosis Foundation	0.41 Miles	2 Mins
6	Medical Business Services	0.45 Miles	2 Mins
7	Latin American Medical Center	0.43 Miles	2 Mins
8	Emory Orthopedic Center	0.75 Miles	4 Mins
9	Childrens Healthcare of Atlanta Cardiology	0.82 Miles	4 Mins
10	Aurthur Blank Hospital	0.96 Miles	4 Mins
11	Georgia Clinic	1.05 Miles	4 Mins



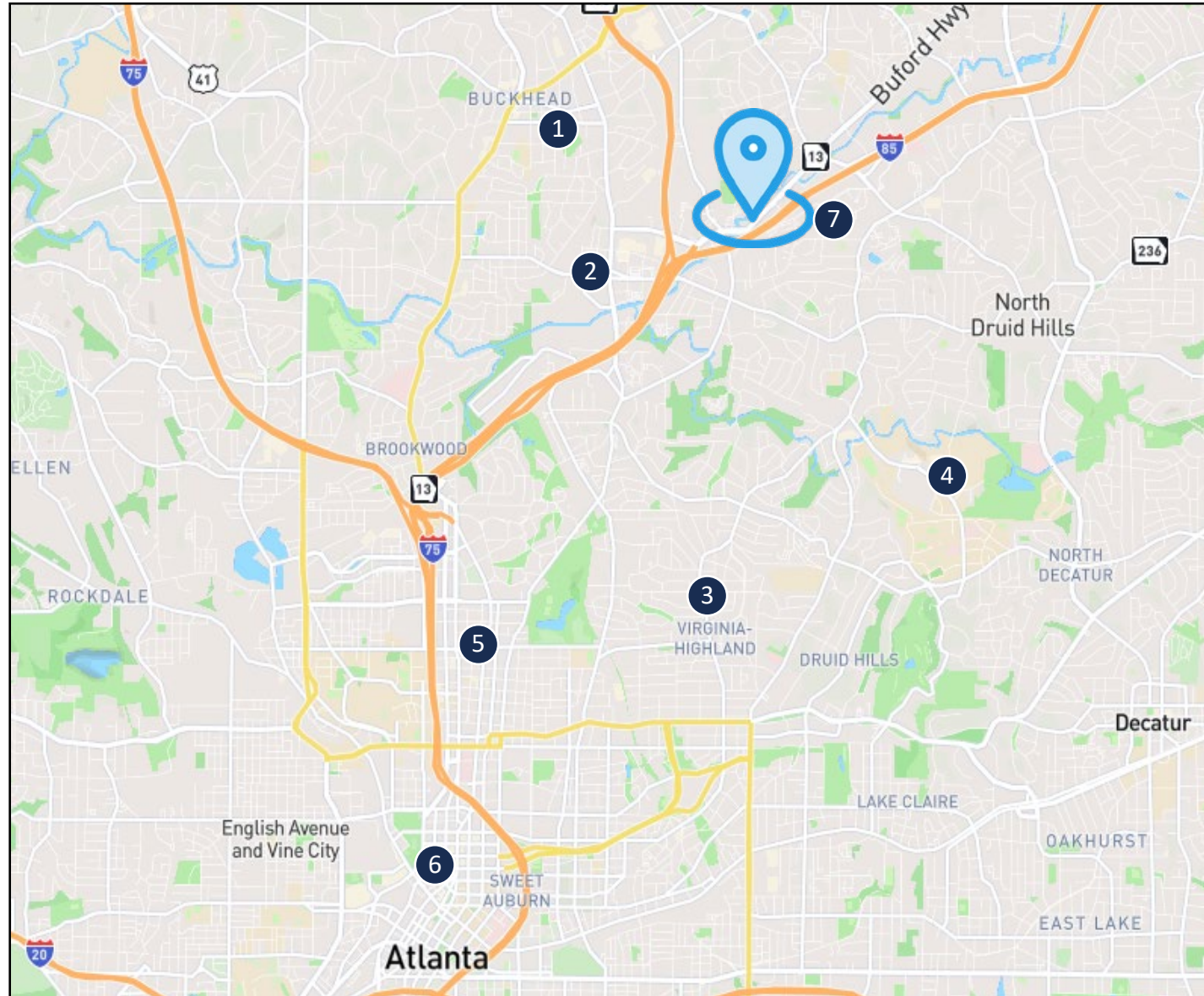
SUBJECT PROPERTY

In The Area - Surrounding Locations



Subject Property

- 1 Downtown Buckhead**- Lenox Mall, Salesforce, Resurgens Plaza, Phillips Plaza, AMC Phipps Plaza, Grand Hyatt Atlanta, Twin Peaks, InterContinental Buckhead, T.J. Maxx, Buckhead Atlanta Dentistry, Trader Joes, McDonald's, Moe's, Southwest Grill, Atlanta Children's Clinical Center, Dermatology Afliliates, Pharr Road Animal Hospital
- 2 Lindbergh/Morosgo**- Kroger, Chic-fil-A, Talkin' Tacos, QuikTrip, The Dump, The Boiler Seafood, AutoZone Auto Parts, Michael's, TownePlace Suites, USPS, Vision Restaurant and Rooftop, Luxury Hand Car Wash Service, Starbucks
- 3 Virginia Highland** - Illuminariuam Atlanta, New Realm Brewing Co, Dad's, Dark Horse Tavern, Moe's and Joe's, Farm Burger, Murphys Restaurant, Publix
- 4 Emory University** - Emory Radiation Oncology, Emory Healthcare, Emory University Hospital Emergency Department, Emory Rehabilitation Hospital, Emory School of Nursing
- 5 Midtown**: High Museum of Art, Fox Theatre, Atlanta Botanical Gardens, Center For Puppetry Arts, Piedmont Park, Mary Mac's Tea Room, Four Seasons Hotel, Atlanta BeltLine Eastside Trail, Ponce City Market, State Farm Arena, GYN Care Women's Health Care Services, Atlanta Health & Medical Center
- 6 Downtown Atlanta** - Georgia Aquarium, World of Coca-Cola, Centennial Olympic Park, SkyView Atlanta, College Football Hall of Fame, Zoo Atlanta, Mercedes-Benz Stadium, Tabernacle, The Ritz Carlton, Emory University Atlanta, Georgia State University, Georgia Tech
- 7** Target, Firestone, Complete Auto Care, LensCrafters, Arthur Blank Hospital, Courtyard Atlanta, Waffle House, Havana Sandwich Shop, Taco Bell, Arby's Cafe Bombay



In the Area & Traffic Counts



QUICKSHOT
ATLANTA'S PREMIER INDOOR
SHOOTING RANGE

GREEN'S

SUBJECT PROPERTY



 **European
Kitchen &
BathWorks**
Cabinetry | Plumbing | Flooring

 **Pancho's**
COCKTAILS
MEXICAN RESTAURANT

22,190 VPD **BUFORD HWY**

INTERSTATE
GEORGIA
85

236,000 VPD

Buford Highway

Buford Highway, located in the northeastern part of Atlanta, Georgia, is a vibrant and culturally diverse corridor known for its incredible array of international cuisine and unique shopping experiences. Stretching approximately eight miles from the city's Brookhaven area to the town of Duluth, Buford Highway is home to a multitude of restaurants, markets, and shops representing countries from around the world, including Mexico, Vietnam, Korea, China, and Ethiopia. This melting pot of cultures has earned Buford Highway a reputation as a food lover's paradise, where visitors can indulge in authentic dishes ranging from tacos and pho to kimchi and dumplings.

Beyond its culinary delights, Buford Highway serves as a microcosm of Atlanta's multicultural population. The area's rich cultural tapestry is reflected in its diverse businesses, festivals, and community events. Many of the establishments are family-owned, providing a personal touch and a sense of community that is both welcoming and vibrant.



Demographics

Atlanta, Georgia



POPULATION

1 MILE	3 MILES	5 MILES
18,561	143,271	379,398

AGE PROFILE

0-19:	25.3%
20-39:	24.6%
40-59:	25.9%
60-79:	21.6%
80+:	2.9%



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
10,565	72,337	201,202



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$117,773	\$129,544	\$165,457



ANNUAL MEDICAL EXPENDITURES

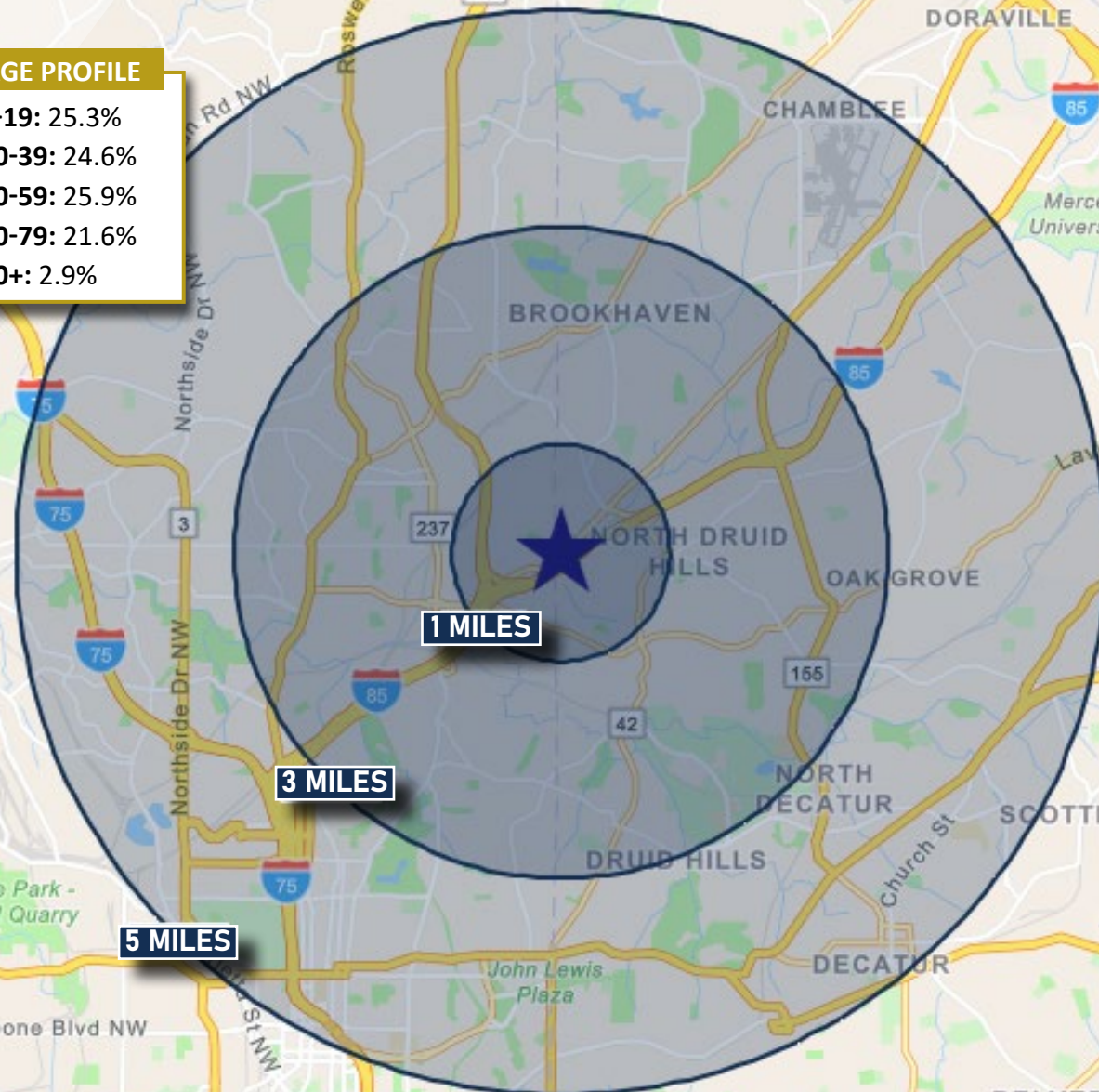
1 MILE	3 MILES	5 MILES
\$86,849,689	\$796,180,194	\$1,191,131,120



ANNUAL MEDICAL VISITS

1-2 TIMES	3-5 TIMES	6+
80.1%	23.1%	34.5%

Source: 2024 ESRI



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 Spellman 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

46%
Gen Z
Population

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

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

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS

KING & SPALDING



Mercedes-Benz



#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"

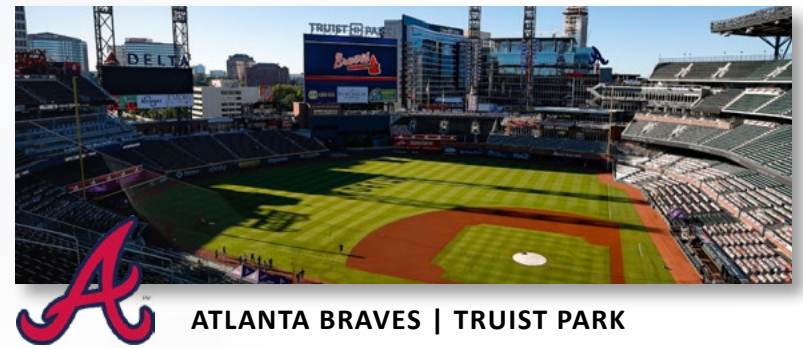
#5 MOVING DESTINATION IN THE NATION

-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

Broker Profiles



PHILLIP KELLY O.D.
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Phillip Kelly, O.D. is a commercial real estate professional specializing in representing clients with the acquisitions, dispositions, and leasing of healthcare real estate throughout the Southeast.

Phillip has worked closely with a wide range of clients including independent doctors, healthcare professionals, institutions, private investors, real estate investment trusts (REITs), and commercial developers. His professional experience in commercial real estate, capital markets and investment sales allow him to effectively assist clinicians and investors with their real estate investments and opportunities for expansion.

Prior to transitioning into commercial real estate, Phillip was a healthcare professional in Atlanta where he worked in both the private and corporate healthcare sector. He earned his Doctor of Optometry degree from the Kentucky College of Optometry.



MICHAEL BULL, CCIM
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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 provide acquisition, project leasing, and site selection/tenant representation in all major property sectors.

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.

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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27

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

