



Lounge / Retail Building | ± 2,800 SF
314 Auburn Avenue | Downtown Atlanta

Disclaimer & Limiting Conditions

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

Located in Atlanta's historic Sweet Auburn district, 314 Auburn Ave NE offers approximately 2,800 SF of space between two floors. Recently operated as an event space and bar, the building could easily be operated in such a fashion or converted into restaurant, retail, or boutique office space. The property lies just two blocks from Edgewood Avenue's I-85 access and 339,000 VPD in addition to having Atlanta Streetcar access directly in front of the property. This high-visibility property sits in a walkable, revitalized corridor near major landmarks—ideal for investors or operators seeking strong exposure and steady foot traffic.

Property Highlights

Building

- ±2,800 SF of event or bar space across two floors
- Building could be easily repositioned for retail, restaurant, or boutique office use
- Excellent street-level visibility with frontage on Auburn Ave
- Flexible interior layout
- Two separate utility meters creating potential for two tenants
- Good curb appeal amongst strip of revitalized buildings

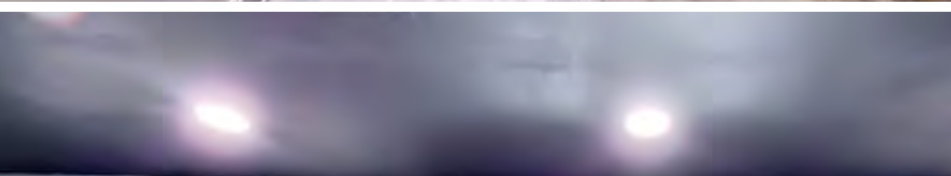
Location

- Located in the heart of Sweet Auburn Historic District
- Walkable area surrounded by shops, dining, and cultural landmarks
- Several blocks to Georgia State University's main campus
- Less than a mile down Auburn Ave to Eastside Beltline Trail access

Property Information

ADDRESS:	314 Auburn Ave NE Atlanta, GA 30303
COUNTY:	Fulton
YEAR BUILT:	1930
RENOVATED:	Recently
TOTAL BUILDING SIZE:	±2,800 SF
# OF FLOORS:	2
SITE SIZE:	±0.038 Acres
ZONING:	Zoning: HC-20C SA4 (City of Atlanta)
PARKING:	On-Street
PROPERTY SIGNAGE:	Facade
PARCEL ID:	14 004600102290
FRONTAGE:	25' on Auburn Ave
CROSS STREETS:	Fort St Ne, Piedmont Avenue NE, Edgewood Ave Ne
TRAFFIC COUNTS:	339,000 VPD I-75/I-85
SALE PRICE:	\$825,000







West



East



Atlanta BeltLine

Inman Park

Krog Street Tunnel

Reynoldstown



MARCUS GRILL

JOYSTICK GAMEBAR

Fetch Park

ICONZ SPORTS BAR & COUNSEL

Happy Hour ATL

ONE CONTEMPORARY GALLERY



Pilates

OUR BAR ATL

CRU CUBAN VIBE

Fin & Feather RESTAURANTS

SLUSH

DOOR SPA

Irwin St NE

Black Coffee

The Front Porch Development

Hilliard St NE

SUBJECT PROPERTY



Auburn Ave NE

Palm Beach RESTAURANT & LOUNGE

Edgewood Ave SE

North





Area Overview

SWEET AUBURN

Located just east of Downtown Atlanta, Sweet Auburn is one of the city's most historic and culturally significant neighborhoods. Recognized as the birthplace of the Civil Rights Movement, it is home to landmarks such as the Martin Luther King Jr. National Historical Park, Ebenezer Baptist Church, and the Sweet Auburn Curb Market. Designated a National Historic Landmark District, Sweet Auburn has a legacy of Black entrepreneurship, civic leadership, and community development.

Today, Sweet Auburn is undergoing a renaissance, driven by strategic public and private investment, transit accessibility via the Atlanta Streetcar, and its proximity to major employment and innovation hubs. The neighborhood offers a unique blend of historic charm and urban energy, attracting a growing mix of residents, creatives, and businesses.

Key developments—including mixed-use projects, tech incubators, and affordable housing—are contributing to Sweet Auburn's revitalization while preserving its rich cultural heritage. As Atlanta continues to experience strong population and economic growth, Sweet Auburn presents a compelling opportunity for forward-thinking investors committed to impact, innovation, and inclusive development.

OLD FOURTH WARD

Old Fourth Ward is one of Atlanta's most dynamic and sought-after neighborhoods, blending rich history with progressive urban redevelopment. Once the birthplace of Dr. Martin Luther King Jr. and a center of civil rights activism, O4W has evolved into a vibrant, mixed-use district known for its walkability, diverse community, and thriving cultural scene.

Strategically positioned adjacent to Downtown, Midtown, and Inman Park, the neighborhood benefits from proximity to major employment centers and world-class amenities. Anchored by the Atlanta BeltLine Eastside Trail, Ponce City Market, and Historic Fourth Ward Park, O4W has become a premier destination for both residents and visitors seeking a high-quality urban lifestyle.

Over the past decade, the area has experienced significant investment, with ongoing infill developments including multifamily housing, creative office spaces, boutique retail, and chef-driven restaurants. The district maintains strong demographic growth, robust rental demand, and increasing property values, making it an ideal submarket for forward-looking real estate investment.



In the Area

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.



GEORGIA STATE UNIVERSITY

With 7 campuses in metro Atlanta, the university provides its worldclass faculty and 53,000+ students with unsurpassed connections to the opportunities available in one of the 21st century's great global cities. A national leader in graduating students from diverse backgrounds, Georgia State provides a rich experience with award-winning housing, hundreds of student clubs and organizations, and one of the most diverse student bodies in the country.



THE FOURTH

The "Fourth" is a mixed-use development in Atlanta's Old Fourth Ward, located near the BeltLine and Historic Fourth Ward Park. It features the 16-story FORTH Hotel and Social Club with 196 rooms, including extended-stay suites, a rooftop bar, spa, fitness center, and exclusive club spaces. The project also includes 480,000 square feet of office space with retail and plans for two future residential towers. Designed for luxury and community engagement, the development enhances connectivity and urban living in the area.



KROG STREET

Krog Street Market, nestled in the heart of Inman Park, is a food hall housed in a restored factory. Krog Street Market is home to market stalls featuring prepared foods, produce and gourmet treats. Atlantians love Krog Street Market for shopping, visiting and dining.



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. Variety Playhouse, a live music venue in a converted 1940s cinema, hosts an eclectic range of local and national acts.



HUSLEY YARDS

Crafted by neighborhood groups who live near the gargantuan rail yard, with the help of architecture firm Lord Aeck Sargent, the masterplan to redevelop Hulsay Yards lays out an ambitious vision for the site's potential redevelopment. It outlines recommendations about zoning, regulations, and design for a project that could inform future development at the now-inactive rail depot and its environs.



Nearby Developments

CENTENNIAL YARDS

A transformative \$5 billion, 50-acre project revitalizing “The Gulch” into a dynamic district featuring residential units, hotels, retail spaces, and entertainment venues. Notable milestones include the opening of The Lofts at Centennial Yards and the announcement of a 5,300-seat Live Nation concert venue set to debut in 2027.



SOUTH DOWNTOWN REVITALIZATION

Led by Atlanta Ventures’ David Cummings and Jon Birdsong, this initiative focuses on restoring historic structures along Mitchell Street, including Hotel Row. New establishments like Spiller Park Coffee and Tyde Tate Kitchen have already opened, with more developments underway to rejuvenate the area.



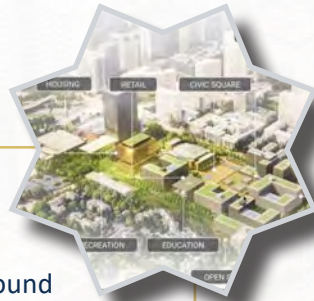
UNDERGROUND ATLANTA

Under the management of Lalani Ventures, this historic site is undergoing a renaissance. The upcoming reopening of Ravine, a two-stage live music venue accommodating up to 6,000 attendees, is slated for fall 2025, enhancing the area’s entertainment offerings.



CIVIC CENTER REDEVELOPMENT

The project includes the development of approximately 1,500 residential units, with around one-third reserved as affordable housing. Phase I, launched in April 2024, focuses on constructing 148 affordable senior housing units, complete with one-bedroom apartments, a rooftop deck, street-level café, public plaza, and underground parking—expected to be completed by 2026. The plan also encompasses new retail, recreational spaces, educational facilities and more.



AFFORDABLE HOUSING DEVELOPMENTS

Downtown Atlanta is undergoing a significant affordable housing transformation driven by coordinated public and private investment. As part of the city’s broader initiative to create or preserve 20,000 affordable units by 2030, several key developments are reshaping the urban core with a focus on inclusivity and economic diversity. These projects are strategically located near transit corridors, job centers, and public amenities, contributing to a more equitable and livable Downtown.



Auburn Ave Developments

THE FRONT PORCH

The Front Porch is a \$37.5 million mixed-use development located at 348–376 Auburn Avenue NE in Atlanta’s historic Sweet Auburn district. Developed by HDDC, it’s the first new construction on Auburn Avenue in nearly two decades, featuring 54 residential units—33 of which are affordable co-living apartments—and 13 retail spaces focused on supporting minority-owned businesses.

The project also includes the adaptive reuse of the historic Haugabrooks Funeral Home into community and arts space, plus a rooftop garden promoting urban agriculture. Positioned near Downtown, the BeltLine, and MARTA, The Front Porch offers investors a unique opportunity to support equitable development in a culturally significant neighborhood.



SWEET AUBURN GRANDE

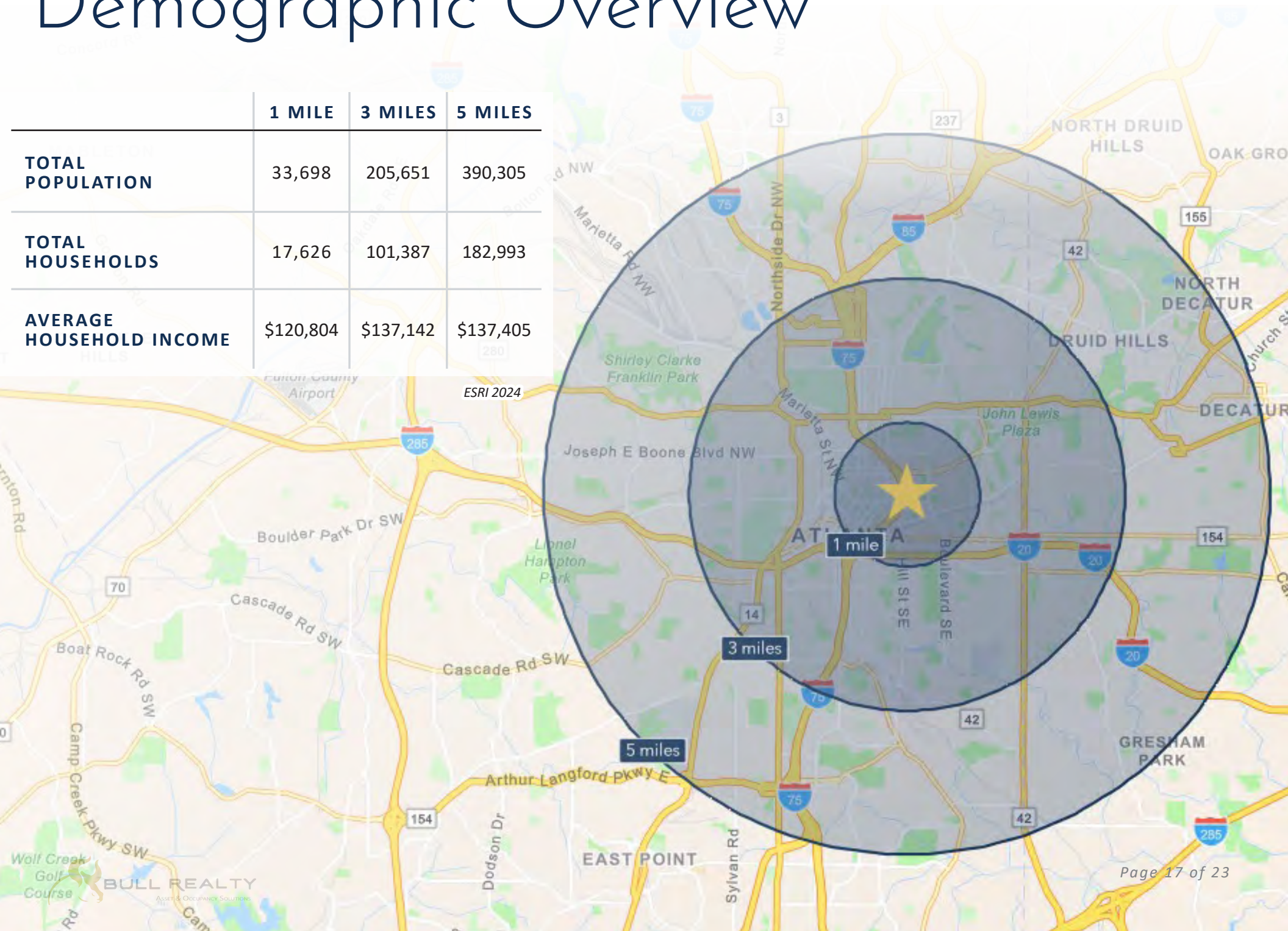
Sweet Auburn Grande is a \$56 million mixed-use development at 229 Auburn Avenue NE in Atlanta’s historic Sweet Auburn district. Led by Gorman & Company, the project includes 109 residential units—92 of which are affordable housing—and 8,800 square feet of retail space. It also preserves the historic 1908 building that once housed Georgia’s first Black-owned bank.

Strategically situated near public transportation options like the Atlanta Streetcar and multiple MARTA stations, Sweet Auburn Grande is poised to become a vibrant, inclusive community hub that balances modern living with historical preservation. The development aims to revitalize the area while honoring its cultural legacy, with future phases planned to restore other historic landmarks.



Demographic Overview

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	33,698	205,651	390,305
TOTAL HOUSEHOLDS	17,626	101,387	182,993
AVERAGE HOUSEHOLD INCOME	\$120,804	\$137,142	\$137,405



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



**#8 LARGEST METRO AREA IN
THE U.S. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 13 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.

8TH
LARGEST U.S. METRO
2020 U.S. Census

1.18%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2023

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2023)

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

#4
FASTEST GROWING
U.S. METRO (2010-2019)
Freddie Mac 2021

MAJOR EMPLOYERS



#8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

#1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

#2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

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



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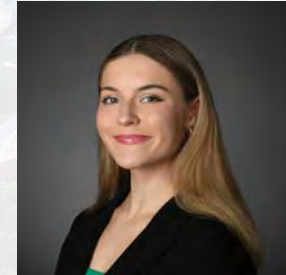
AUBRI FRANKLIN
MARKETING



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

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



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 314 Auburn Ave NE, Atlanta, GA 30303. 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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