



FOR SALE

Day Care Facility | Quality Star Rated | ± 6,996 SF

7225 Premier Lane | Austell, GA 30168



Table of Contents

- 03 EXECUTIVE SUMMARY
- 04 PROPERTY OVERVIEW
- 05 SURVEY
- 06 FLOOR PLAN
- 07 PHOTOS
- 09 CAPITAL EXPENDITURES
- 10 NEARBY SCHOOLS
- 11 IN THE AREA
- 13 DEMOGRAPHICS OVERVIEW
- 14 ABOUT THE AREA
- 15 ATLANTA AT A GLANCE
- 18 BROKER PROFILE
- 19 ABOUT BULL REALTY
- 20 CONFIDENTIALITY AGREEMENT



CONTACT

TAMEKA CLARK

Commercial Real Estate Advisor
404-876-1640 x164
Tameka@BullRealty.com

Executive Summary

Bull Realty is pleased to offer the opportunity to acquire a fully operational, Quality Star rated day care center, serving children from infants to Pre-Kindergarten. The facility also provides after-school programs and summer camps. Spanning approximately 6,996 SF, the building is situated on a ± 0.82-acre site zoned General Commercial (GC). The school holds a certificate of occupancy for 142 students.

Located in Cobb County, in the city of Austell, this learning center is strategically positioned near four elementary schools, one middle school, and is within close proximity to multiple residential complexes, including apartments and single-family homes. Within a five-mile radius, the population totals 124,243, with an average household income of \$111,344. This property represents an excellent opportunity to capitalize on its prime location and growing community. The sellers are highly motivated to sell both the property and the business, as reflected in the competitive pricing.

Property Highlights

- ± 6,996 SF building situated on a ± 0.82-acre site, zoned General Commercial (GC)
- Operating as a Quality Star rated Day Care Center, serving children from infants to Pre-Kindergarten
- Offers after-school programs, summer camps, and has a certificate of occupancy for 142 students
- Two playgrounds equipped with new, modern play structures
- Recently renovated with a new roof installed in 2021
- New HVAC condensers installed in 2022
- Strategically located near four elementary schools, one middle school, and within close proximity to multiple residential complexes, including apartments and single-family homes
- Within a five-mile radius, the population totals 124,243, with an average household income of \$111,334



BUILDING SIZE
± 6,996 SF



SALE PRICE
\$1,800,000



SITE SIZE
± 0.82 ACRES

Property Overview

GENERAL:

ADDRESS:	7225 Premier Lane Austell, GA 30168
COUNTY:	Cobb

BUILDING:

BUILDING SIZE:	± 6,996 SF
YEAR BUILT:	1998
NUMBER OF FLOORS:	1
ZONING:	GC - General Commercial
PARCEL ID:	18-0591-0-045-0
TRAFFIC COUNTS:	19,500 VPD on Riverside Parkway 146,000 VPD on I-20

PROPERTY FEATURES:

ROOF:	Replaced in 2021
PLAYGROUND EQUIPMENT:	Replaced in 2023
A/C:	New electrical installed in 2022
HVAC:	New HVAC condensers
CONCRETE:	Installed in 2023
FENCE:	Replaced in 2023

SITE:

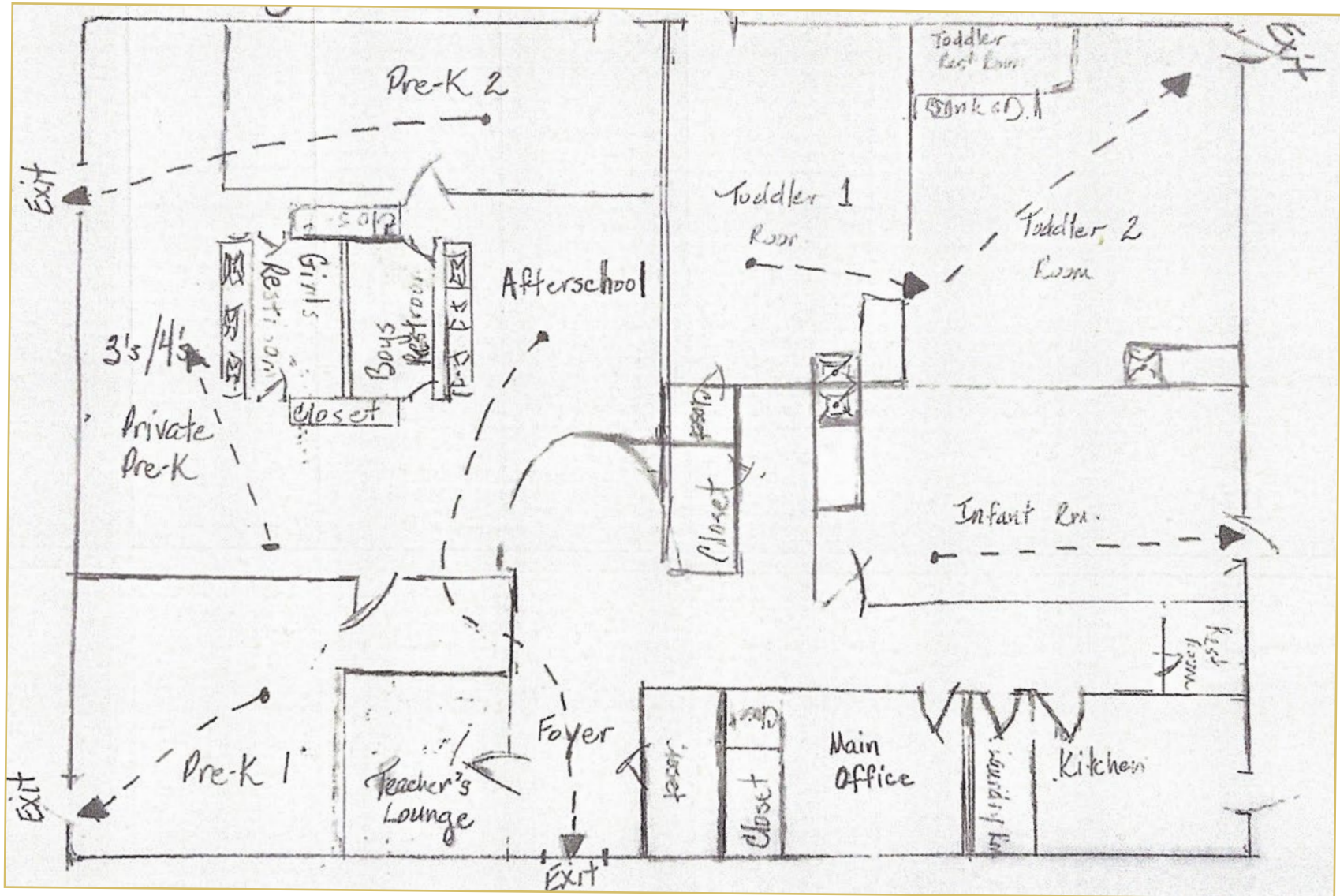
SITE SIZE:	± 0.82 Acres
PARKING SPACES:	15 surface spaces

FINANCIAL:

SALE PRICE:	\$1,800,000
-------------	-------------



Floor Plan



Photos



Photos



Capital Expenditures Completed in **Recent Years**

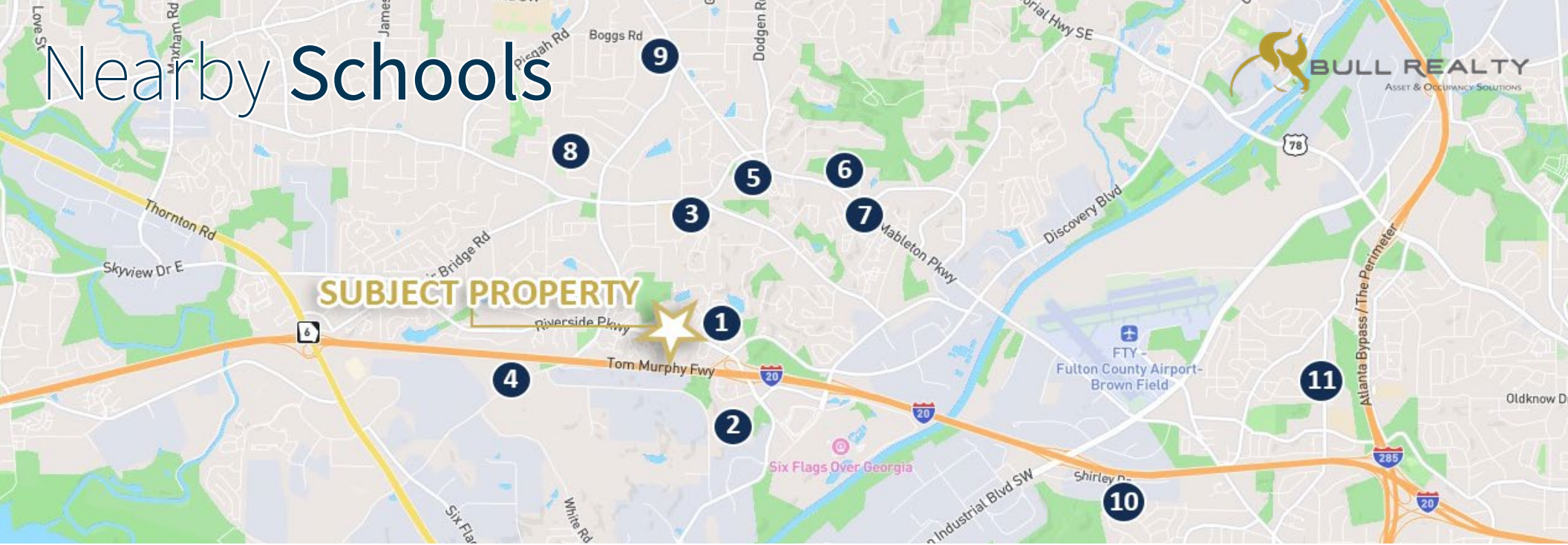
DATE	TYPE OF EXPENDITURE	COST
August 2021	Complete Roof Replacement	\$37,539.61
January 2022	New A/C Condensers Installed	\$11,000
January 2022	New Electrical for A/C Installed	\$6,9005.92
October 2023	New Fence Installed	\$12,933
December 2023	New Playground and Equipment Installed	\$90,616
December 2023	Concrete Installation	\$5,800

FF & E BUSINESS OR PERSONAL PROPERTY

School Bus: 2000 Ford E 450 Super Duty School Bus

School Equipment: \$215,000

Nearby Schools



SUBJECT PROPERTY



ADDRESS	ASKING PRICE	YEAR BUILT	BUILDING SIZE	SITE SIZE
7225 Premier Lane Austell, GA 30168	\$2,100,000	1998	± 6,966 SF	± 0.82 Acres

ADDRESS	DISTANCE FROM SUBJECT PROPERTY	ADDRESS	DISTANCE FROM SUBJECT PROPERTY
1 Blast Learning Academy 320 Riverside Pkwy Austell, GA 30168	0.1 Miles	7 Imagine International Academy 6688 Mabelton Pkwy SE Mabelton, GA 30126	1.12 Miles
2 Seeds of Excellence Christian School 7680 The Bluffs Austell, GA 30168	1.64 Miles	8 Mabelton Christian Academy 6485 Factory Shoals Rd SW Mabelton, GA 30126	1.36 Miles
3 Riverside Elementary School 461 South Gordon Rd SW Mabelton, GA 30126	0.82 Miles	9 Clay Harmony Leland Elementary School 6326 Factory Shoals Rd SW Mabelton, GA 30126	1.49 Miles
4 Destiny Christian Academy 7400 Factory Shoals Road Austell, GA 30168	1.04 Miles	10 Miles Intermediate Elementary School 4215 Bakers Ferry Rd SW Atlanta, GA 30331	3.13 Miles
5 City View Elementary School 285 South Gordon Rd SW Mabelton, GA 30126	0.94 Miles	11 Imhotep Academy 667 Fairburn Rd NW Atlanta, GA 30331	3.36 Miles
6 The SAE School 6688 Mabelton Pkwy SE Mabelton, GA 30126	1.13 Miles		

In The Area



INTERSTATE
20

146,000 VPD

QT

Western Union

CHURCH'S

MIRACLE
Auto Care

CITGO

PIZZA
WINGOLICIOUS
WINGS

FAMILY
DOLLAR

Riverside Parkway

SUBJECT PROPERTY

19,650 VPD

MARATHON

SHANE'S
rib shack

metro
by T-Mobile

In The Area

Logos included in the collage: The Home Depot, Truist, Dollar Tree, Waffle House, Chevrolet, Burger King, Shell, McDonald's, Chick-fil-E, T-Mobile, Hardee's, Zaxby's, Walgreens, Bojangles, Kroger, Harbor Freight, bp, Moie's, Ford, Taco Bell, Quality, AutoZone, IHOP, and UPS.

SUBJECT PROPERTY



146,000 VPD

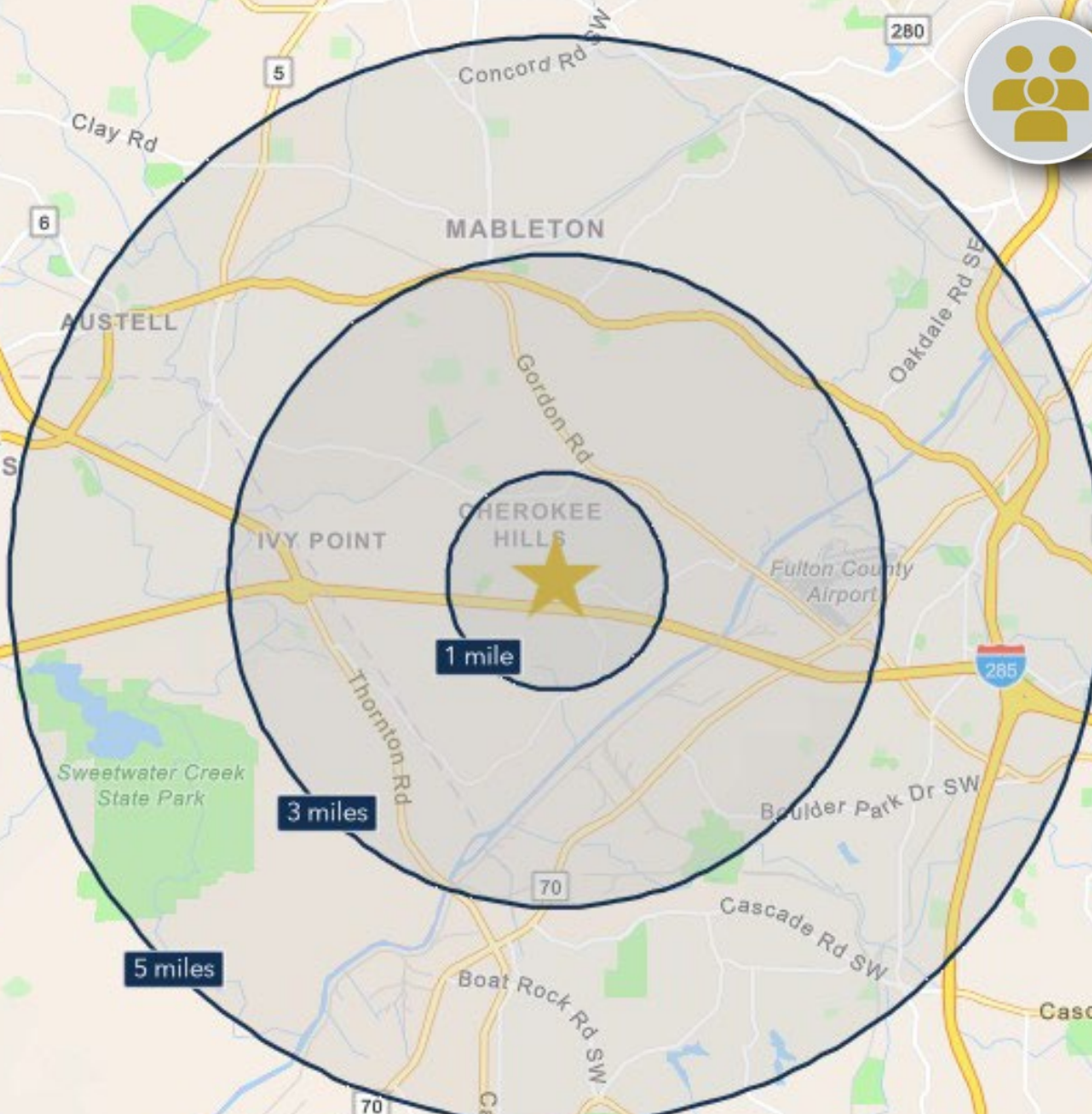
167,000 VPD

36,400 VPD

Logos included in the collage: Checkers, American Deli, Dollar Tree, McDonald's, Bargain Store, Taco Bell, Bottle House, Planet Fitness, Church's, Metro by T-Mobile, Louisiana Seafood, and Shell.

Demographic Overview

Austell, Georgia



POPULATION			
	1 MILE	3 MILES	5 MILES
	9,506	43,488	124,243



HOUSEHOLDS			
	1 MILE	3 MILES	5 MILES
	3,584	16,304	48,215



AVERAGE HOUSEHOLD INCOME			
	1 MILE	3 MILES	5 MILES
	\$64,782	\$89,758	\$111,344

EARLY CHILD AGE DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Ages 0-1	260	1146	3024
Ages 1-2	278	1166	3046
Ages 2-3	308	1247	3198
Ages 3-4	312	1287	3253
Ages 4-5	323	1325	3374

Source: 2024 ESRI

Austell, GA

Austell, Georgia, is a city located in the western part of Cobb County, about 15 miles west of Atlanta. It has a rich history dating back to the 19th century, originally founded as a railroad town in 1882. Today, it serves as a suburban community with a mix of residential areas, local businesses, and attractions.

One of Austell's most notable landmarks is Six Flags Over Georgia, a major amusement park that draws visitors from across the region. Austell also offers outdoor recreation opportunities, including the Sweetwater Creek State Park, which is known for its scenic hiking trails, historic mill ruins, and peaceful atmosphere.

Austell has a small-town feel but benefits from its proximity to Atlanta, offering residents easy access to the larger city's amenities, jobs, and cultural attractions. It has grown over the years while maintaining its charm as a family-friendly community with a mix of modern and historical features.

Austell's commercial real estate market is appealing for both small business owners and larger investors. The city benefits from its location near key transportation corridors like Interstate 20 and Interstate 285, providing easy access to the Atlanta metropolitan area. This makes Austell an ideal place for businesses seeking affordable properties with convenient access to the larger market.

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



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

- 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

#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"

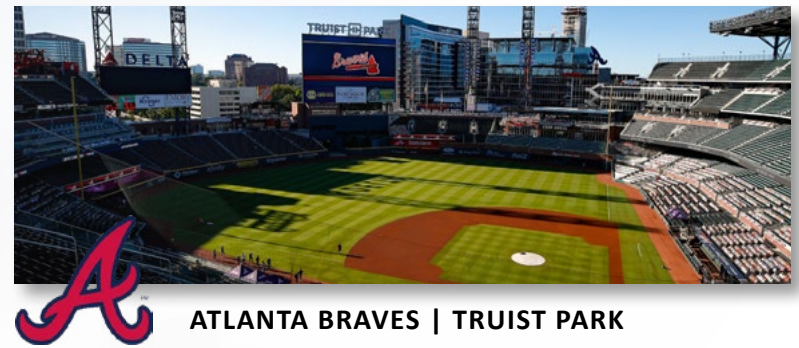
#5 MOVING DESTINATION IN THE NATION

-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

Broker Profile



TAMEKA CLARK

Commercial Real Estate Advisor
404-876-1640 x164 (O)
Tameka@BullRealty.com

Tameka Clark is a seasoned commercial broker specializing in retail sales and leasing. Through her 20-year career in real estate and financial services, she has built a solid foundation of corporate clients, advising them with their commercial real estate dispositions, acquisitions, project leasing, tenant representation and financial structuring. She leverages Bull Realty's buyer and tenant databases, and marketing platform to add value for clients.

Tameka is a graduate from the University of West Georgia and holds an MBA from the University of Phoenix. She is also a 2019 graduate from Project REAP (The Real Estate Associate Program).

In her free time, Tameka enjoys spending time with her husband and two children and volunteering in various civic groups.

Organizations:

Atlanta Commercial Board of Realtors-Georgia
CREW Atlanta (Commercial Real Estate
Women)



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.

CONNECT WITH US:

<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 7225 Premier Lane, Austell, GA 30168. 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 _____

Email _____

Phone _____

Address _____

Tameka Clark

Commercial Real Estate Advisor

Tameka@BullRealty.com

404-876-1640 x 164

Bull Realty, INC.

50 Glenlake Parkway, Suite 600

Atlanta, GA 30328

404-876-1640