



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES



OFFERING MEMORANDUM

Unique Triplex in O4W Neighborhood (Atlanta)

530 Parkway Drive NE, Atlanta, Georgia 30308

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CONTACT INFORMATION

ANDY LUNDSBERG

Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x 107

MICHAEL WESS, CCIM

Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x 150

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

PROPERTY OVERVIEW

DESCRIPTION

Rare opportunity to acquire this 1920s-era retail building that was converted to residential use with three large two-bedroom/one-bath units in the heart of the popular Old Fourth Ward neighborhood. Two units feature 9-foot ceilings, while one unit features 10-foot ceilings.

All units will be vacant at the time of sale.

ADDRESS	530 Parkway Drive NE Atlanta, Georgia 30308
COUNTY	Fulton
FLOORS	1
BUILDING SIZE	±3,720 SF
SITE SIZE	±0.1125 AC
NUMBER OF UNITS	3
UNIT TYPE	2 Bed/1 Bath
YEAR BUILT	1920
ZONING	RG-4, Beltline Overlay
PARCEL ID	14 004700021077
HVAC	Central Air
UTILITIES	Separately Metered for Electric & Gas
PARKING	On-Street



HIGHLIGHTS

- Potential conversion to light commercial use, including retail or office, with proper rezoning. Seller will not entertain offers contingent upon rezoning.
- Street-level, walk-in units ideal for live/work use and/or special-needs accessibility, if zoning allows.
- Two units feature 9-foot ceilings, and one unit features 10-foot ceilings.
- Excellent intown location within walking distance of nearby parks, restaurants and more.



Sale Price: \$750,000

EXTERIOR PHOTOS



UNIT 1 PHOTOS



UNIT 2 PHOTOS



UNIT 3 PHOTOS



EAST AERIAL

PONCE CITY MARKET



PARKWAY DRIVE NE



WEST AERIAL



ATLANTA
DOWNTOWN

MIDTOWN



PARKWAY DRIVE NE



The Atlanta Beltline



Krog Street Market

THE CENTER OF EVERYTHING

530 Parkway Drive NE is ideally positioned in what can truly be described as the "Center of Everything" in Atlanta. Located in the heart of **Old Fourth Ward** and just steps from the **Atlanta Beltline Eastside Trail**, the property offers immediate access to some of the city's most sought-after destinations. Just minutes away are Ponce City Market, a premier destination for dining, shopping, and entertainment, and Historic Fourth Ward Park, along with Krog Street Market, all providing residents with convenient access to Atlanta's vibrant urban lifestyle.

Its central location also places you near some of Atlanta's most dynamic neighborhoods, including **Inman Park**, **Virginia-Highland**, **Poncey-Highland**, and Midtown, each known for its unique character, acclaimed restaurants, nightlife, and strong sense of community. In addition, the property offers convenient access to Downtown Atlanta, major employment centers, and Interstate 75/85, making commuting and connectivity seamless.

This unmatched proximity to dining, culture, green space, and urban energy gives 530 Parkway Drive NE a true lifestyle advantage, where everything you need isn't just nearby, but right around the corner.

Virginia-Highland



Downtown & Midtown



THE CENTER OF EVERYTHING



PIEDMONT PARK



PONCE CITY MARKET



ATLANTA BELTLINE



VIRGINIA-HIGHLAND



FOURTH WARD



OLD FOURTH WARD



INMAN PARK



PONCEY-HIGHLAND



FREEDOM PARK



KROG STREET MARKET

THE CENTER OF EVERYTHING

VIRGINIA HIGHLAND

Virginia-Highland is a lively intown neighborhood known for its tree-lined streets and historic bungalows. Near the green expanse of Piedmont Park and the Atlanta BeltLine Eastside Trail, it's popular for walking and biking. Along North Highland Avenue, cafés, brunch spots, and boutiques create a relaxed vibe, while events like the Virginia-Highland Summerfest fill the streets with art and music.



PONCEY HIGHLAND

Poncey-Highland is a mixed-use suburb set around sprawling Freedom Park, known for its walking trails and art installations. Within the park, the Jimmy Carter Presidential Library and Museum traces the story of the Carter presidency, and includes a replica of the Oval Office. The art deco Plaza Theater, a 1939 cinema showing classic movies, sits among diners, pizzerias, and Mexican eateries on Ponce de Leon Avenue.



INMAN PARK

Inman Park is one of Atlanta's oldest and most sought-after neighborhoods, originally developed in the late 1800s as the city's first planned suburb just east of downtown. Known for its historic Victorian homes, tree-lined streets, and proximity to the BeltLine, it blends historic charm with a vibrant dining and cultural scene. Today, it remains a highly walkable community with parks, festivals, and easy access to intown attractions.



OLD FOURTH WARD

Old Fourth Ward (O4W) is a historic and rapidly evolving neighborhood in Atlanta, famous as the birthplace of Martin Luther King Jr. It blends historic charm with modern development, featuring renovated lofts, trendy restaurants, and the popular BeltLine and Ponce City Market nearby. The area is highly walkable and vibrant, attracting young professionals and families who enjoy a mix of culture, history, and urban living.



THE CENTER OF EVERYTHING

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.



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.



FOURTH WARD

The Fourth Ward project by New City Properties is a massive, 12-acre mixed-use development on the Atlanta BeltLine (Eastside Trail) adjacent to Historic Fourth Ward Park. It features a FORTH Hotel, Overline Residences (apartments), 480,000+ sq. ft. of office space, and retail, aiming to create a dense, walkable, and sustainable “mini-city”.



KROG STREET MARKET

Krog Street Market is a 9-acre mixed-use development in Atlanta located along the Beltline 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.



PIEDMONT PARK

Piedmont Park is an urban forest and park in Atlanta, Georgia, United States, located about 1 mile northeast of Downtown, between the Midtown and Virginia Highland neighborhoods. Originally, the land was owned by Dr. Benjamin Walker, who used it as his out-of-town gentleman’s farm and residence



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.





Atlanta Beltline®

The Atlanta Beltline is one of the largest, most wide-ranging urban redevelopment programs in the United States. This network of public parks, multi-use trails, transit, and affordable housing along a historic

22-mile railroad corridor is enhancing mobility, connecting intown neighborhoods, and improving economic opportunity and sustainability. Meet the organizations moving the Atlanta BeltLine forward. Formed in 2005, Atlanta Beltline Partnership is the nonprofit organization that helps keep the Atlanta Beltline vision on track by enabling the construction of more parks and trails; engaging the public through tours, health and fitness programs, and special events; and empowering Atlanta BeltLine residents to connect with affordable housing, economic development and a healthy lifestyle.



33

miles of multi-use,
urban trails

5,600

units of affordable
workforce
housing

1,100

acres of
environmental
clean-up

50,000

permanent jobs

46

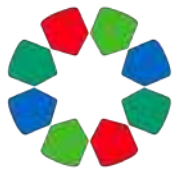
miles of improved
streetscapes

\$10

billion in economic
development

BULL REALTY

TCN
WORK WITH
REAL ESTATE SERVICES



Atlanta Beltline®

Eastside Trail

A combination of multi-use trail and linear greenspace, the Eastside Trail was the first finished section of the Atlanta Beltline in the old rail corridor. The Eastside Trail, which was funded by a combination of public and private philanthropic sources, runs from the tip of Piedmont Park to Reynoldstown.

Fitness & Wellness

No matter your age or skill level, there are so many paths to wellness when you're on the Atlanta Beltline

Park & Trails

Historic Fourth Ward Park - This greenspace is brimming with amenities and won design awards for reclaiming 17 underutilized acres and transforming them into a pastoral oasis

Shopping & Dining

Whether the Beltline is your destination or a means to an end, step off the trails and discover some of the great shopping and dining spots along the way!

Art & Culture

Atlanta Beltline Art celebrates the voices, experiences, and values of all Atlantans through the work of hundreds of visual artists, performers, and musicians along the corridor



Bike the Beltline

Ditch the indoors, get active, and breathe in the fresh air on a guided tour of Atlanta's iconic Beltline.

DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
43,560	214,329	431,661



HOUSEHOLDS

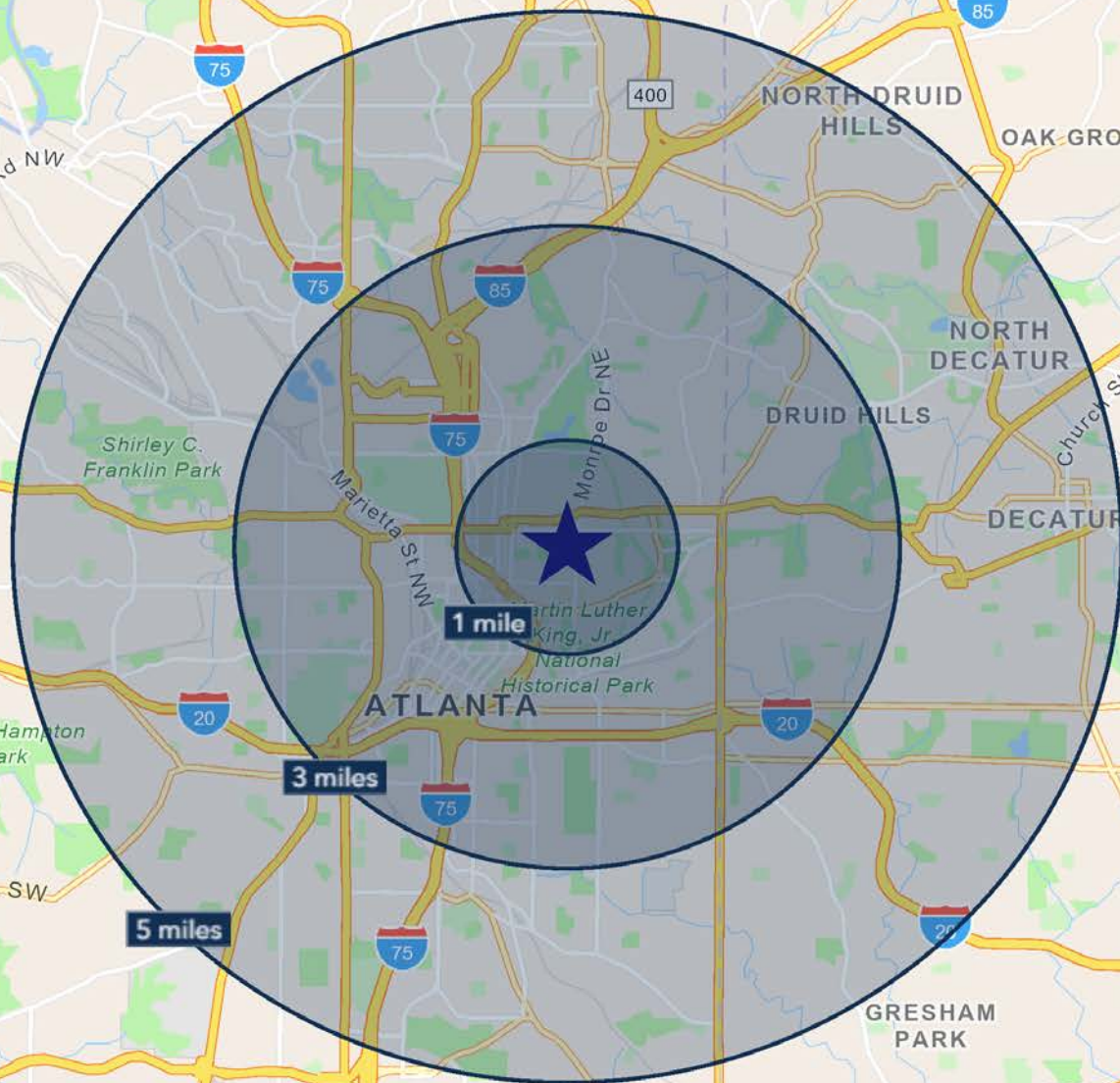
1 MILE	3 MILES	5 MILES
25,670	108,420	207,796



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$152,354	\$171,462	\$163,764

Source: ESRI 2026



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 suburban 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 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**



**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 2025

#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

KING & SPALDING



TRUIST



EMORY
UNIVERSITY



Georgia-Pacific

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"

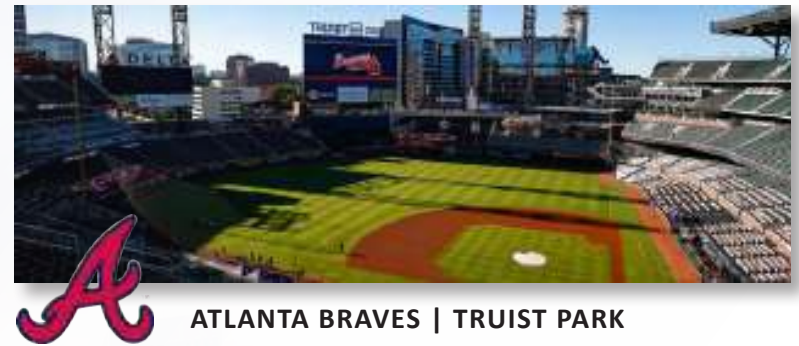
#5 MOVING DESTINATION IN THE NATION

-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 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 16 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 Centers for Disease Control and Prevention (CDC).





ABOUT BULL REALTY



28
YEARS IN
BUSINESS

LICENSED
IN



8
SOUTHEAST
STATES



ATL
HEADQUARTERED

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

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 at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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<https://www.bullrealty.com>



OUR MISSION

To provide a company of
advisors known for integrity
and the best disposition
marketing in the nation.



BROKER PROFILES



ANDY LUNDSBERG

Partner

Andy@BullRealty.com
404-876-1640 x 107 (O)
404-509-8533 (C)

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over \$100 million year to date and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his experience in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.



MICHAEL WESS, CCIM

Partner

MWess@BullRealty.com
404-876-1640 x 150 (O)
770-598-6212 (C)

Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's #4 nationally ranked real estate program while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish and playing on the University's rugby team.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service and exceptional results. 2018 served as Michael's breakout year, individually closing 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and closed over half a billion in commercial real estate transactions over almost 250 transactions. These days, the partnership averages almost a closing a week and over \$100M in sales annually.

The team has earned prior pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during previous selling attempts.

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.