

# FOR SALE OR LEASE

## 5220 Bucknell Drive

Atlanta, Georgia 30336



Atlanta, Fulton County, Georgia 30336  
Parcel ID: 14F-0111-LL-076-2

**1,586 SF**  
**Restaurant Building**

**E. R. "Rusty" Epperson, SIOR NAOP**  
**Wilson Hull & Neal**

REAL ESTATE

1600 Northside Drive, N.W.

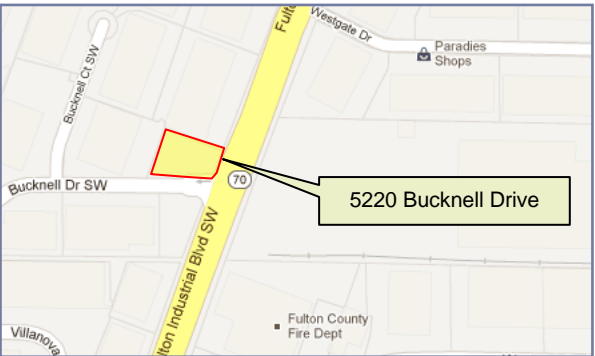


Atlanta, Georgia 30318

404-352-1882

Cell: 404-402-1023

repperson@whnre.com

# OVERVIEW

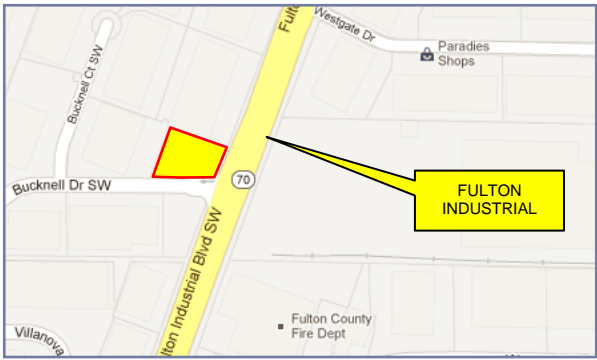
<p><b>PROPERTY LOCATION</b></p>	<p style="text-align: center;"><b>5220 Bucknell Drive</b> Atlanta, GA 30336</p> <p style="text-align: center;"><b>Fulton Industrial District</b></p> <p style="text-align: center;"><u>FULTON COUNTY, GEORGIA</u></p> <ul style="list-style-type: none"> <li>• TAX ID #: 14F-0111-LL-076-2</li> <li>• LAND DISTRICT: 14F LAND LOT: 111</li> </ul>											
<p><b>GPS COORDINATES</b></p>	<p>33° 44' 22.85" N 84° 33' 53.46" W</p>											
<p><b>ACCESS</b></p>	<p style="text-align: center;">From Atlanta Go West on I-20 Take Exit #49 to Fulton Industrial Boulevard</p> <p style="text-align: center;">Follow Fulton Industrial Blvd <b>2.88 Miles Southwest</b> To Bucknell Drive – Then turn Right #5220 is at the northwest corner.</p>											
<p><b>BUILDING AREA</b> Built 1975</p>	<p style="text-align: center;">Restaurant Building</p> <p style="text-align: center;">1,586 SF</p> <div style="text-align: center;">  </div>											
<p><b>LAND AREA</b></p>	<p style="text-align: center;"><b>1.42 Acres</b></p>											
<p><b>PARKING</b></p>	<p style="text-align: center;">Car Parking: Customer Parking: 11 Employee Parking: 4</p>											
<p><b>UTILITIES</b></p>	<ul style="list-style-type: none"> <li>• Water</li> <li>• Gas</li> <li>• Sewer</li> <li>• Power</li> </ul>											
<p><b>PROPERTY TAXES</b> (Fulton County)</p>	<ul style="list-style-type: none"> <li>• 2018 = \$ 3,862.94</li> <li>• 2017 = \$ 5,059.89</li> <li>• 2016 = \$ 2,201.15</li> <li>• 2015 = \$ 2,251.73</li> </ul>											
<p><b>ZONING</b></p>	<p style="text-align: center;">Community Business (C-1)</p>											
<p><b>DISTANCES TO LANDMARKS</b></p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Subject to I-20</td> <td style="text-align: right;">2.88 Miles</td> </tr> <tr> <td>Subject to Fulton County Airport</td> <td style="text-align: right;">3.40 Miles</td> </tr> <tr> <td>Subject to I-285</td> <td style="text-align: right;">5.85 Miles</td> </tr> <tr> <td>Subject to Downtown Atlanta</td> <td style="text-align: right;">11.85 Miles</td> </tr> <tr> <td>Subject to Atlanta Airport</td> <td style="text-align: right;">12.38 Miles</td> </tr> </table>		Subject to I-20	2.88 Miles	Subject to Fulton County Airport	3.40 Miles	Subject to I-285	5.85 Miles	Subject to Downtown Atlanta	11.85 Miles	Subject to Atlanta Airport	12.38 Miles
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<p><b>COUNTY</b></p>	<p style="text-align: center;">Fulton County, Georgia</p>											
<p><b>MUNICIPALITY</b></p>	<p style="text-align: center;">Atlanta, Georgia 30336</p>											

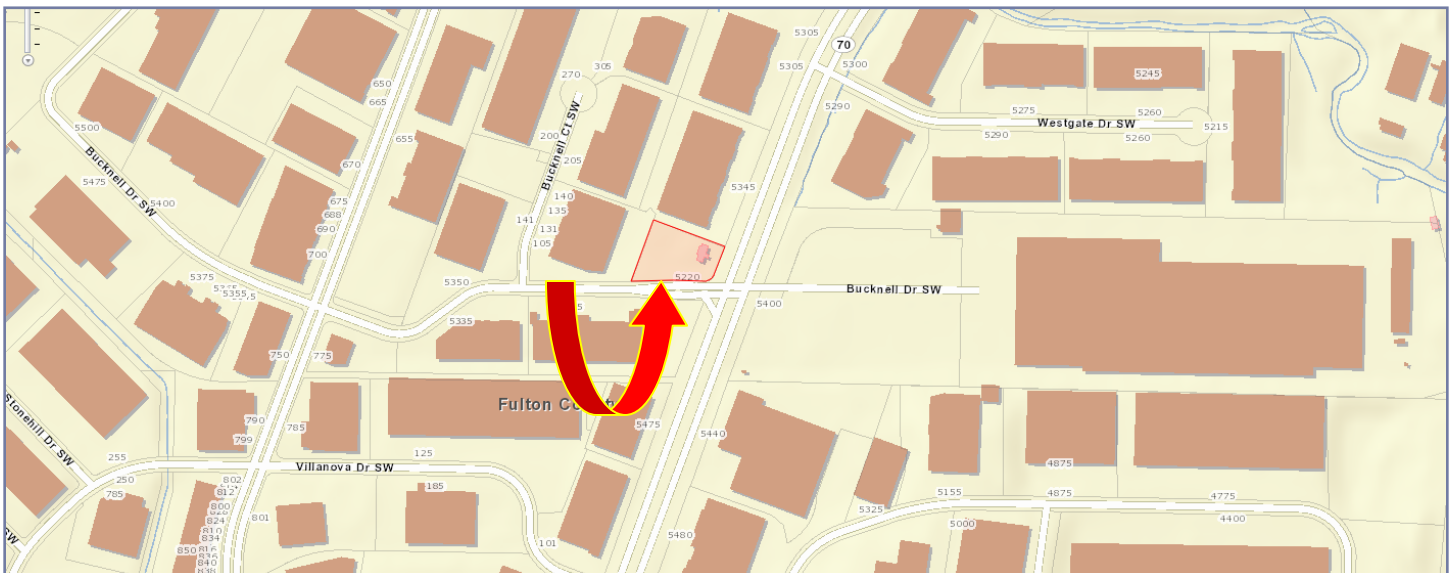
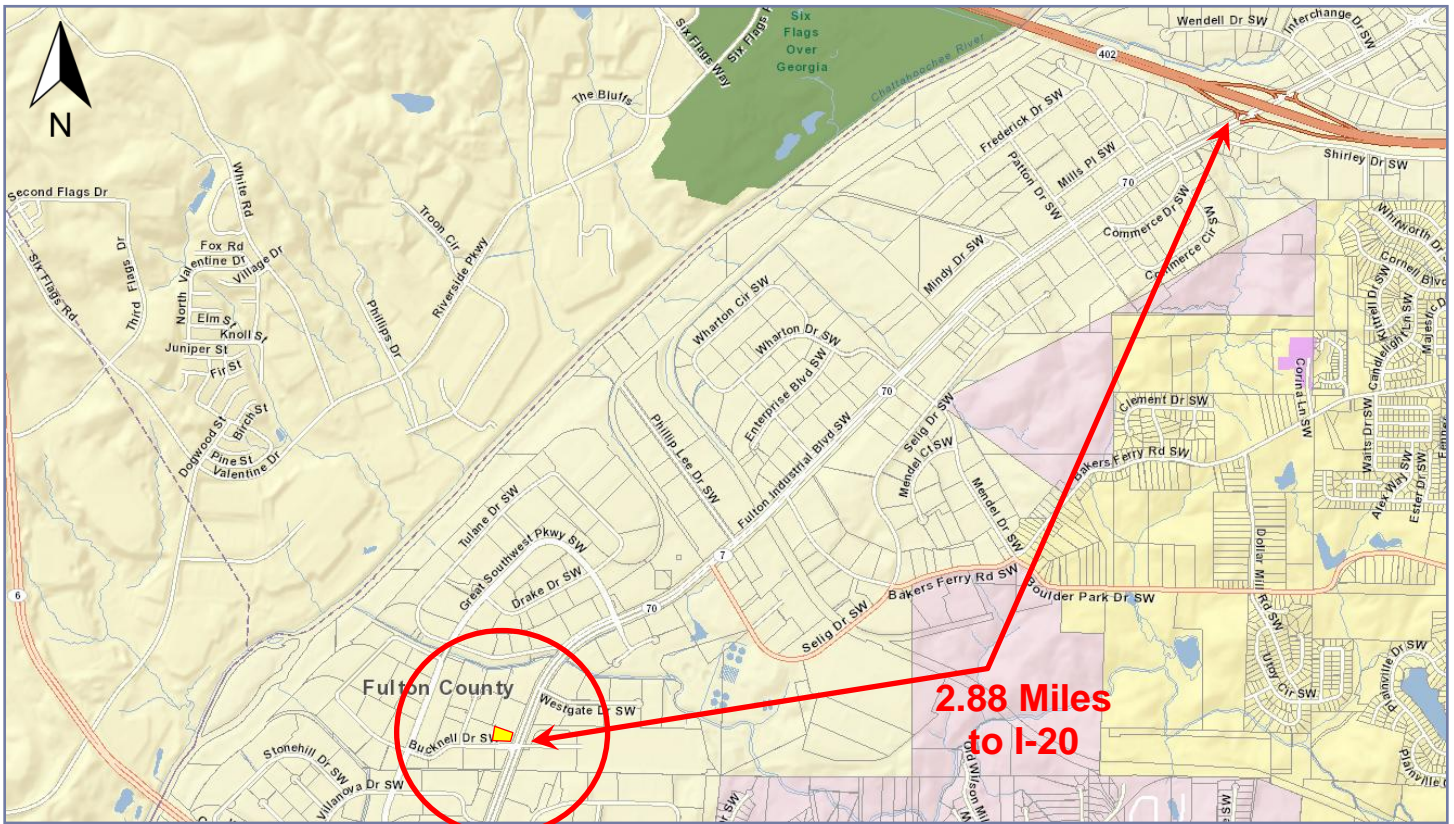
<b>OWNERSHIP</b>	5220 Bucknell Drive, LLC
<b>LEASE RATE SALE PRICE</b>	Lease Rate: \$0.00/SF Net – Or Proposal Upon Request Sales Price: \$



5220 BUCKNELL DRIVE

# LOCATION

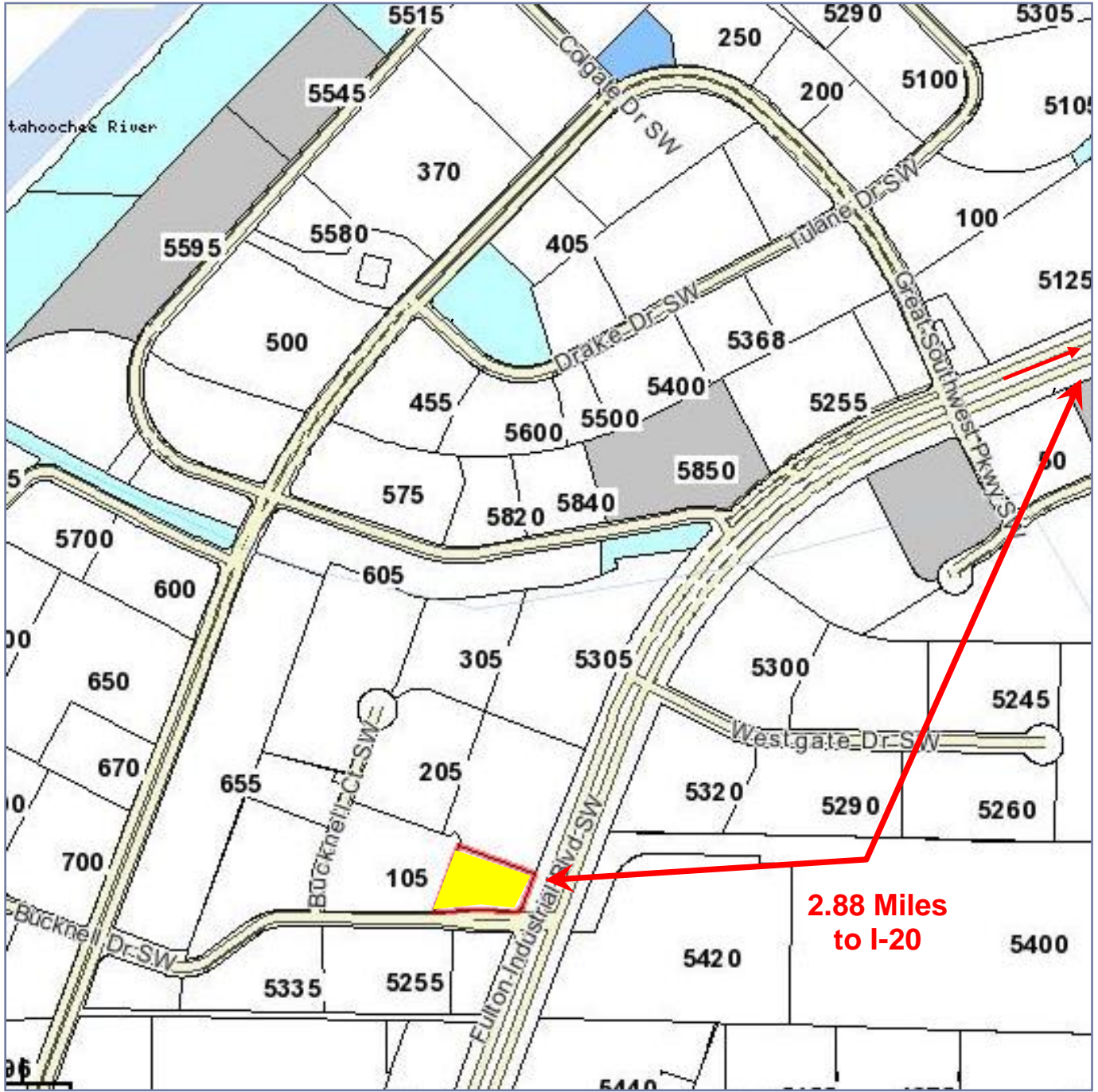
<b>PROPERTY LOCATION</b>	<b>5220 Bucknell Drive</b> Atlanta, GA 30336	
	<b>Fulton Industrial District</b> <b>FULTON COUNTY, GEORGIA</b> <ul style="list-style-type: none"><li>TAX ID #: 14F-0111-LL-076-2</li><li>LAND DISTRICT: 14F</li><li>LAND LOT: 111</li></ul>	
<b>GPS COORDINATES</b>	33° 44' 22.85" N 84° 33' 53.46" W	



# ACCESS

## ACCESS

From Atlanta  
Go West on I-20  
Take Exit #49  
to  
Fulton Industrial Boulevard  
  
Follow Fulton Industrial Blvd  
**2.88 Miles Southwest**  
To  
Bucknell Drive – Then turn Right  
#5220 is at the northwest corner.

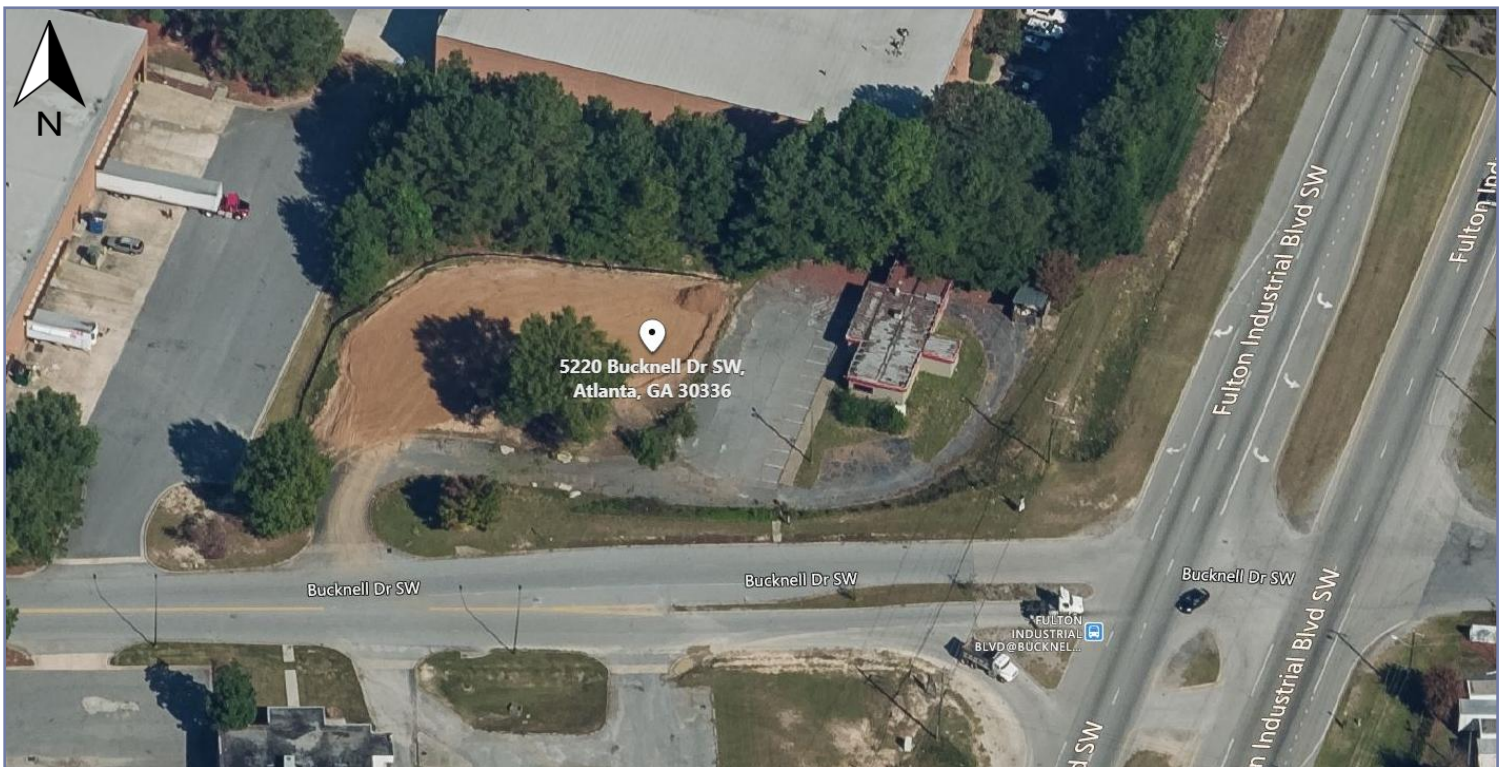
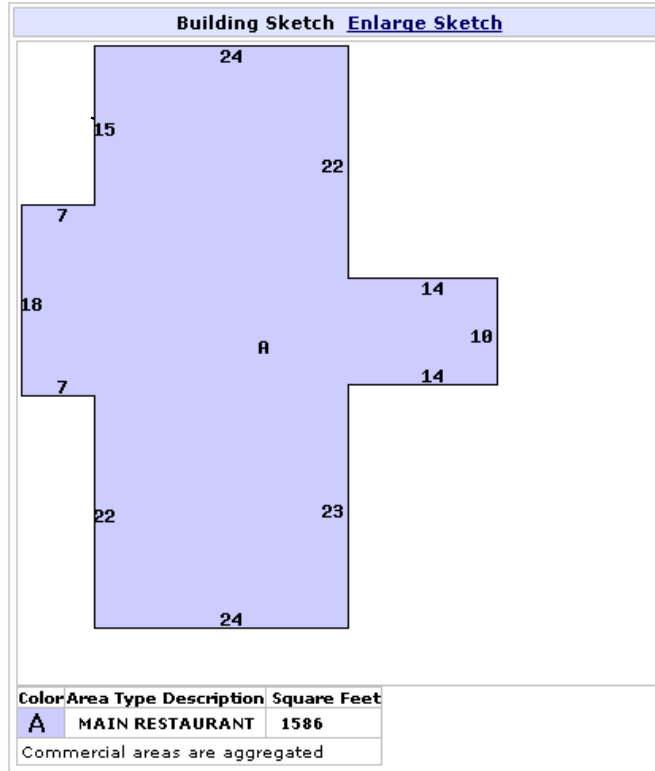


**5220 Bucknell Drive**

**2.88 Miles  
to I-20**

# BUILDING AREA

<b>BUILDING AREA</b> <b>Built 1975</b>	Restaurant Building 1,586 SF
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# LAND AREA

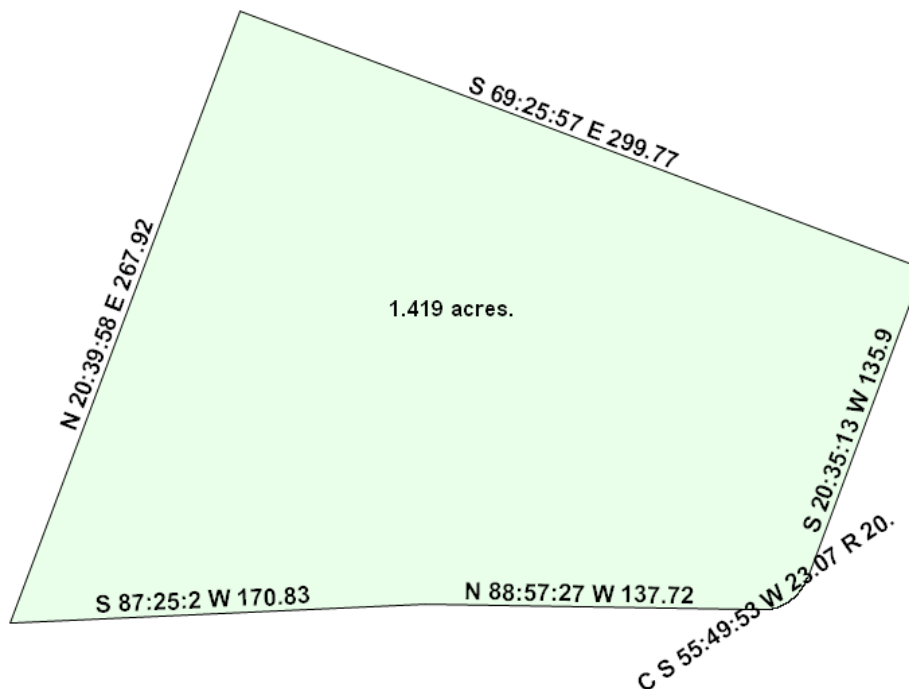
**LAND AREA:**

1.419 Acres

ALL THAT TRACT or parcel of land lying and being in Land Lot 111, 14<sup>th</sup> FF District, Fulton County, Georgia and being more particularly described as follows:

Commence at a point formed by the intersection of the western right of way of Fulton Industrial Boulevard (a variable R/W) and the northerly right of way of Bucknell Drive (a variable right of way); thence traveling along the northerly right of way of Bucknell Drive South  $88^{\circ} 57' 27''$  West a distance of 14.12' to a  $\frac{1}{2}$ " rebar, said point being THE TRUE POINT OF BEGINNING; thence continuing westerly along the northerly right of way of Bucknell Drive (a variable R/W) North  $88^{\circ} 57' 27''$  East a distance of 137.72' to a  $\frac{1}{2}$ " rebar found; thence  $87^{\circ} 25' 02''$  West a distance of 170.83' to a  $\frac{1}{2}$ " rebar found; thence leaving said right of way North  $20^{\circ} 39' 58''$  East for a distance of 267.92' to a  $\frac{1}{2}$ " rebar found; thence South  $69^{\circ} 25' 57''$  East for a distance of 299.77' to a  $\frac{1}{2}$ " rebar found on the westerly right of way of Fulton Industrial Boulevard (a variable R/W); thence traveling along said right of way South  $20^{\circ} 35' 13''$  West for a distance of 135.90' to a  $\frac{1}{2}$ " rebar found; thence continuing southwesterly and westerly along the westerly and northerly right of way lines of Fulton Industrial Boulevard and Bucknell Drive along the arc of a curve to the right (said curve having a radius of 20.00' and being subtended by chord running South  $55^{\circ} 49' 53''$  West and a chord distance of 23.07' to a point, said point being THE TRUE POINT OF BEGINNING, as shown on that Plat of Survey for Al Sharis prepared by Ruhling and Ruhling Land Surveyors, Vance W. Ruhling (G.R.L.S. 2134) dated October 6, 2007. Said tract containing 1.419 acres and being more particularly known as 5220 Bucknell Drive according to the present system of numbering houses in the City of Atlanta, Fulton County, Georgia.

South



# PARKING AND DRIVEWAY

<b>PARKING</b>	Car Parking: Customer Parking: 11 Employee Parking: 4
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# PROPERTY TAXES

<b>PROPERTY TAXES</b> (Fulton County)	• 2018 =	\$3,862.94
	• 2017 =	\$ 5,059.89
	• 2016 =	\$ 2,201.15
	• 2015 =	\$ 2,251.73

## DETAILED TAX SUMMARY



## Fulton County

TAX YEAR: 2018 ▼

**Owner Name**  
5220 BUCKNELL DRIVE LLC

**Parcel Identification**  
14F-0111- LL-076-2

Account Number  
1739420

**Property Location**  
5220 BUCKNELL DRIVE

Tax District  
70 - FULTON INDUSTRIAL

Fair Market Value  
276,400

Assessed Value  
110,560

**Temporary Assessment**  
93,980.00

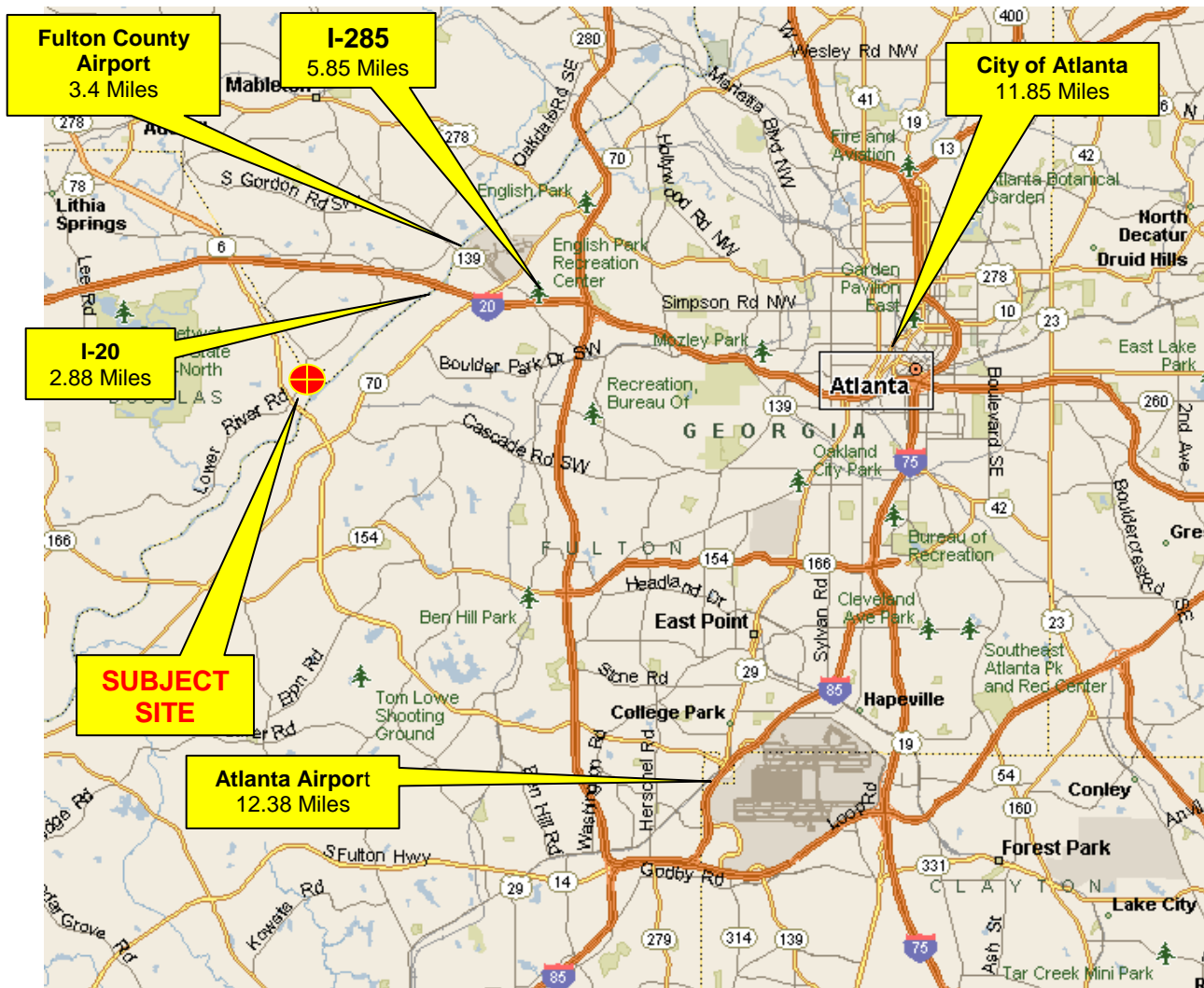
City Exemption:

County Exemption:

Levies	Assessment	Exemptions	Net Assessment	X	Net Rate	State Credit	TAX
<b>Fulton Cycle</b>							
FULTON BONDS	93,980	0	93,980	X	.000230	\$0.00	\$21.62
FULTON OPER	93,980	0	93,980	X	.010200	\$0.00	\$958.60
FULTON SCHOOL GEN	93,980	0	93,980	X	.017796	\$0.00	\$1,672.47
SSD FUL IND	93,980	0	93,980	X	.012150	\$0.00	\$1,141.86
INTEREST							\$68.39
PENALTIES/FEES							\$0.00
Last Payment: Not Found			<b>Total Amount Billed</b>				<b>\$3,862.94</b>
			<b>Less Amount Paid</b>				<b>\$0.00</b>
			<b>Total Due</b>				<b>\$3,862.94</b>
<b>Fulton County Cycle</b>							
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: Not Found			<b>Total Amount Billed</b>				<b>\$0.00</b>
			<b>Less Amount Paid</b>				<b>\$0.00</b>
			<b>Total Due</b>				<b>\$0.00</b>

# DISTANCES TO LANDMARKS

<b>DISTANCES TO LANDMARKS</b>	Subject to I-20	2.88 Miles
	Subject to Fulton County Airport	3.40 Miles
	Subject to I-285	5.85 Miles
	Subject to Downtown Atlanta	11.85 Miles
	Subject to Atlanta Airport	12.38 Miles



# PROPERTY PROFILE

## Property Profile for 5220 BUCKNELL DR

[Print Friendly Version](#)

### Property Tax Information Select tax year: 2016 ▼

Tax Year	2018
Parcel ID	14F0111 LL0762
Property Address	5220 BUCKNELL DR
Owner	5220 BUCKNELL DRIVE LLC
Mailing Address	10440 WOODRFF RD FAIRBURN GA 30213
Total Appraisal	\$276,400
Improvement Appraisal	\$84,700
Land Appraisal	\$191,700
Assessment	\$110,560
Tax District	70
Land Area	1.42 ac
Property Class	Commercial Lots
Land Use Class	Restaurant
TAD	
CID	

[Additional details from Board of Assessors](#)

### Zoning

Zoning Class	C-1
Overlay District	Fulton Industrial Ov
2035 Future Development	Industrial Zone

### Political

Municipality	unincorporated
Commission District	6
Commission Person	Emma I. Darnell
Council District	not available
Council Person	not available
Voting Precinct	SC16B
Poll Location	Sandtown Park Recreation Center, 5320 Campbellton Rd
Congressional District	005
State Senate District	038
State House District	061

### School Zones

Elementary School	Randolph
Middle School	Sandtown
High School	Westlake

### Other Information

Zip Code	30336
Census Tract	103.03
In Less Developed Census Tract	No

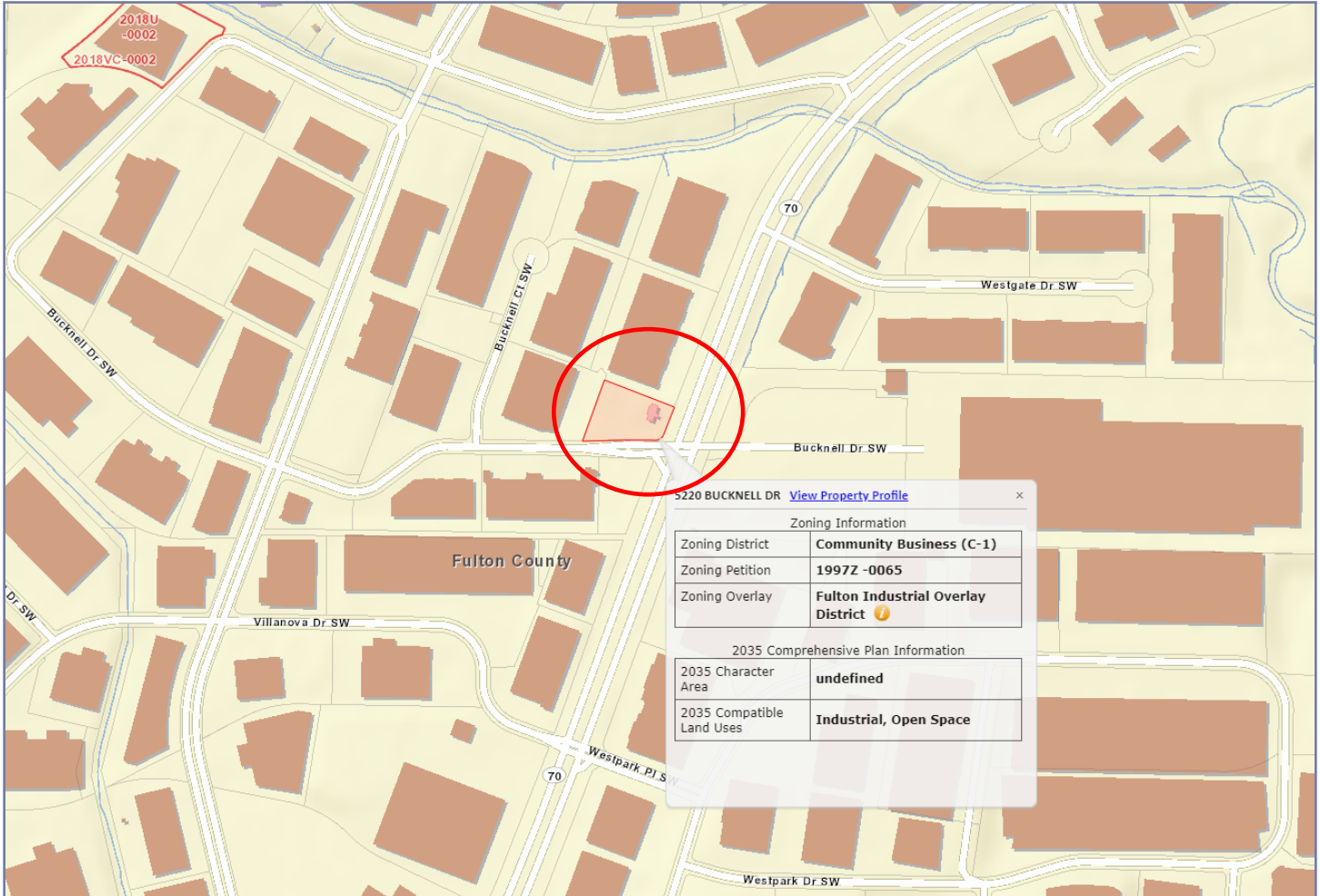
### Aerial View



### Property Map



**ZONING**  
**5220 Bucknell Drive**  
**14F-0111-LL-076-2**



**C-1**

Community Business Zoning

**C-1 COMMUNITY BUSINESS DISTRICT**

**C-1 DISTRICT SCOPE AND INTENT.** Regulations set forth in this Section are the C-1 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative Permits or Use Permits. The C-1 District is intended to provide locations in which neighborhood and community-oriented retail and service activities conclude a transition, or land areas which complement a transition into a more intense activity area. Complementary non-commercial uses are also permitted.