



OFFERING BULL REALTY

MEMORANDUM

ASSET & OCCUPANCY SOLUTIONS

NNN Investment Opportunity | Atlanta Dental Spa
Multi-Location-Operator | 10-Year Lease | 6% Cap Rate

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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PROPERTY OVERVIEW

EXECUTIVE SUMMARY

THE OFFERING

664 N Highland Ave NE is a fully renovated dental office in the heart of Atlanta's vibrant Poncey-Highland neighborhood. Originally built in 1965 and transformed through a major renovation in 2017, the building blends modern upgrades with its historic character. Spanning over ±3,861 SF on a ±0.18-acre lot, it has been occupied by Atlanta Dental Spa since its renovation. With strong visibility, steady foot traffic, and close proximity to popular retail, dining, and residential areas, this property offers an ideal location for the tenant's booming dentistry business.

PROPERTY OVERVIEW


ADDRESS:	664 North Highland Ave NE Atlanta, GA 30306
COUNTY:	Fulton
TENANT NAME:	Atlanta Dental Spa
BUILDING SIZE:	±3,861 SF
ROOFTOP PATIO SIZE:	±1,444 SF
YEAR RENOVATED:	2017
FLOORS:	2
# OF UNITS:	1
SIGNAGE:	Facade
ZONING:	Poncey-Highland Sub Area 3
PARCEL ID:	14-0016-0012-020-7
PARKING:	9 Surface spaces
INGRESS/EGRESS POINTS:	2
TRAFFIC COUNTS:	±34,000 VPD on Ponce De Leon Ave NE

PROPERTY HIGHLIGHTS

- Multi-location dental office NNN Investment opportunity in established Poncey-Highland neighborhood of Atlanta
- Sale-leaseback from Atlanta Dental Spa, a five-location business with \$11.7M in 2024 sales
- New 10 year lease with 3% annual escalations through 2035 + one 5-year extension option
- Atlanta Dental Spa purchased and fully renovated building in 2017
- Beautiful and inviting interior spaces compliment the vibrant Poncey-Highland neighborhood
- Tenant has received multiple "Best Cosmetic Dentist" awards and has a perfect 5.0 Google rating over 570 reviews
- First Floor: ±2,417 SF | Second Floor: ±1,444 SF | Second Floor Rooftop Patio: ±787 SF
- Very walkable neighborhood: Steps from Plaza Theater on Ponce De Leon Ave and Virginia Highlands
- Surrounded by neighborhood eateries, shops and high-density residential developments
- **DO NOT DISTURB TENANT.** Do not visit site, call tenant or approach tenant. Please direct all inquiries to agent.

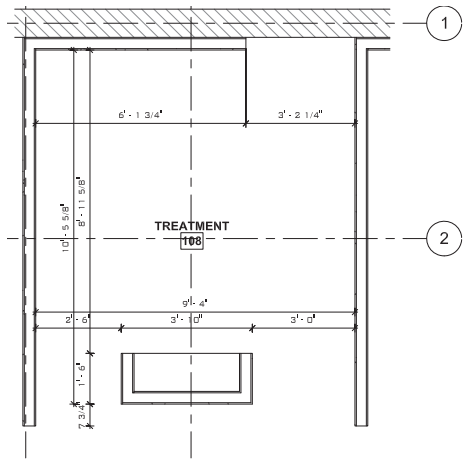
FINANCIALS

 **CAP RATE: 6%**

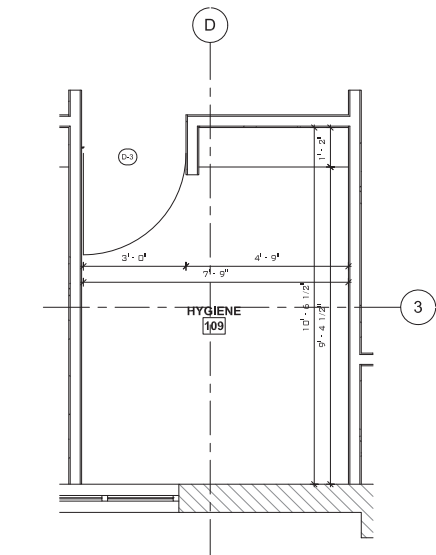
 **PRICE: \$2,100,000**

 **NOI: \$127,015**
(October 1st, 2025 – September 30th, 2026)

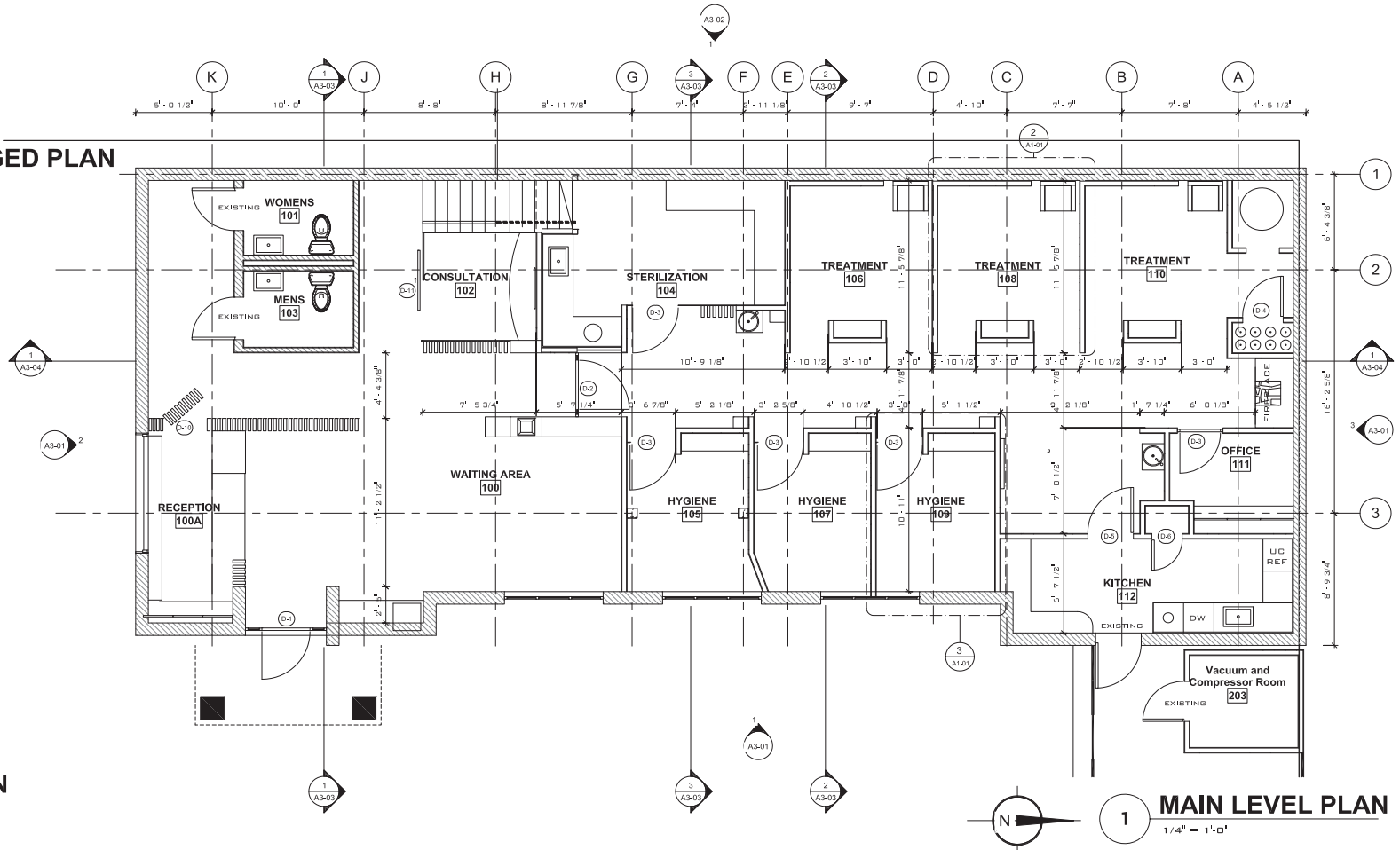
FLOOR PLAN - Ground Floor



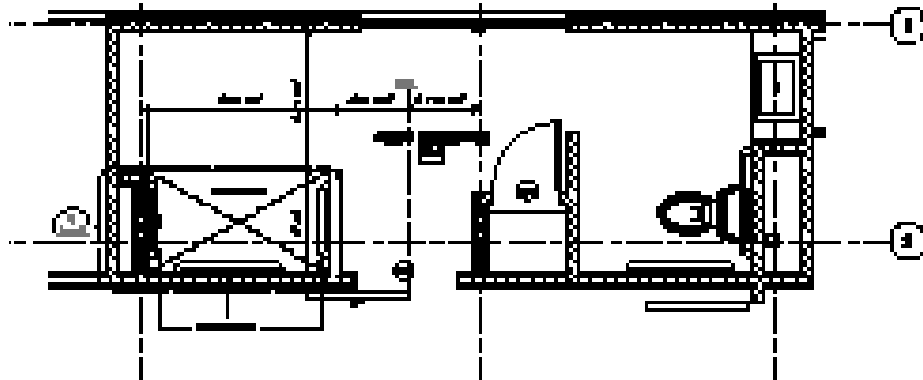
2 TYP. TREATMENT ENLARGED PLAN



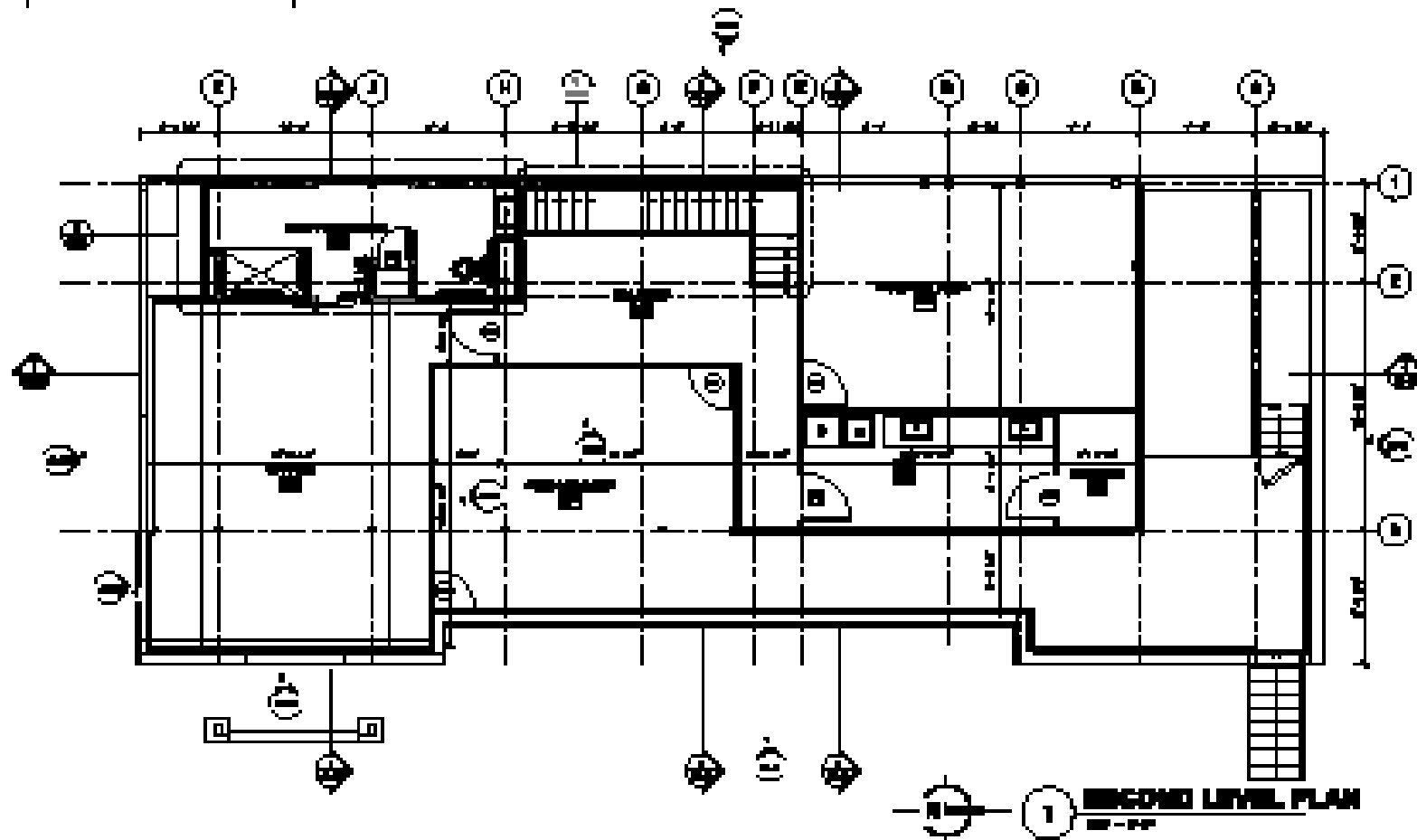
3 HYGIENE ENLARGED PLAN



FLOOR PLAN - Level 2

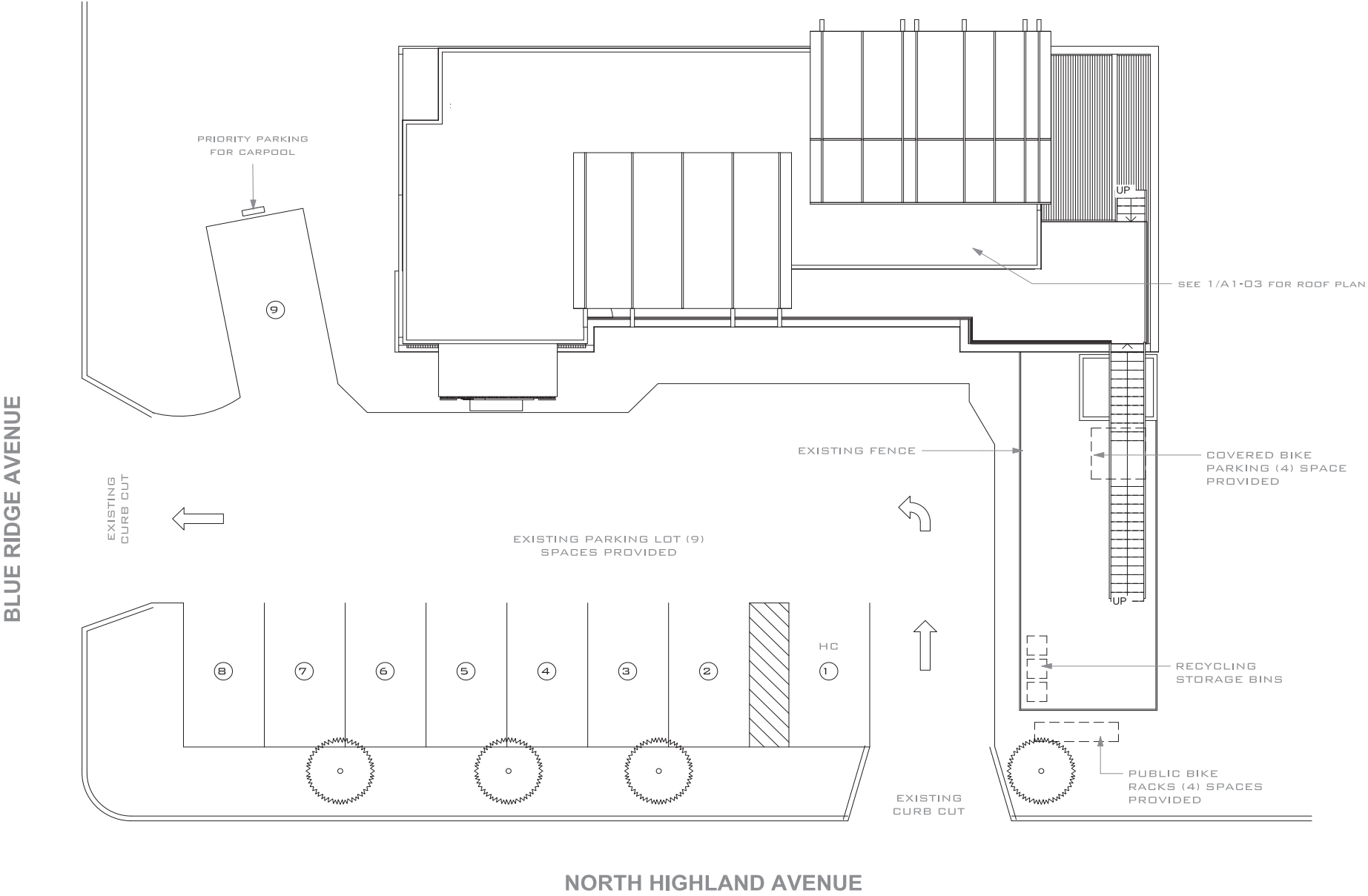


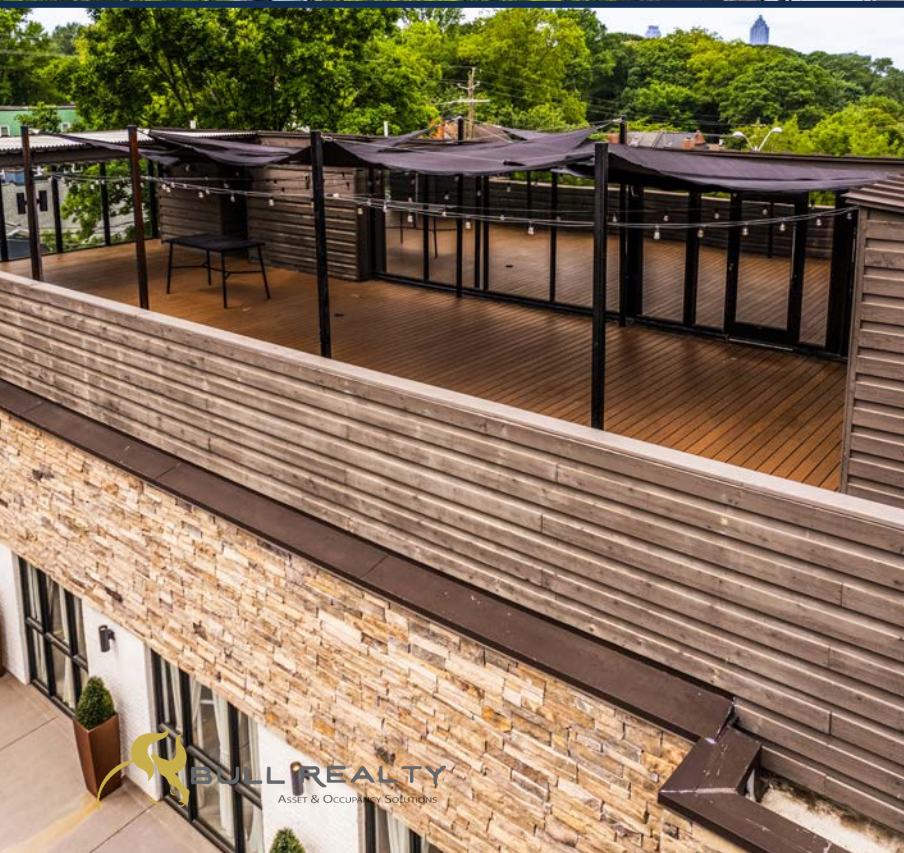
ENLARGED BATHROOM PLAN
 10'-0" x 10'-0"

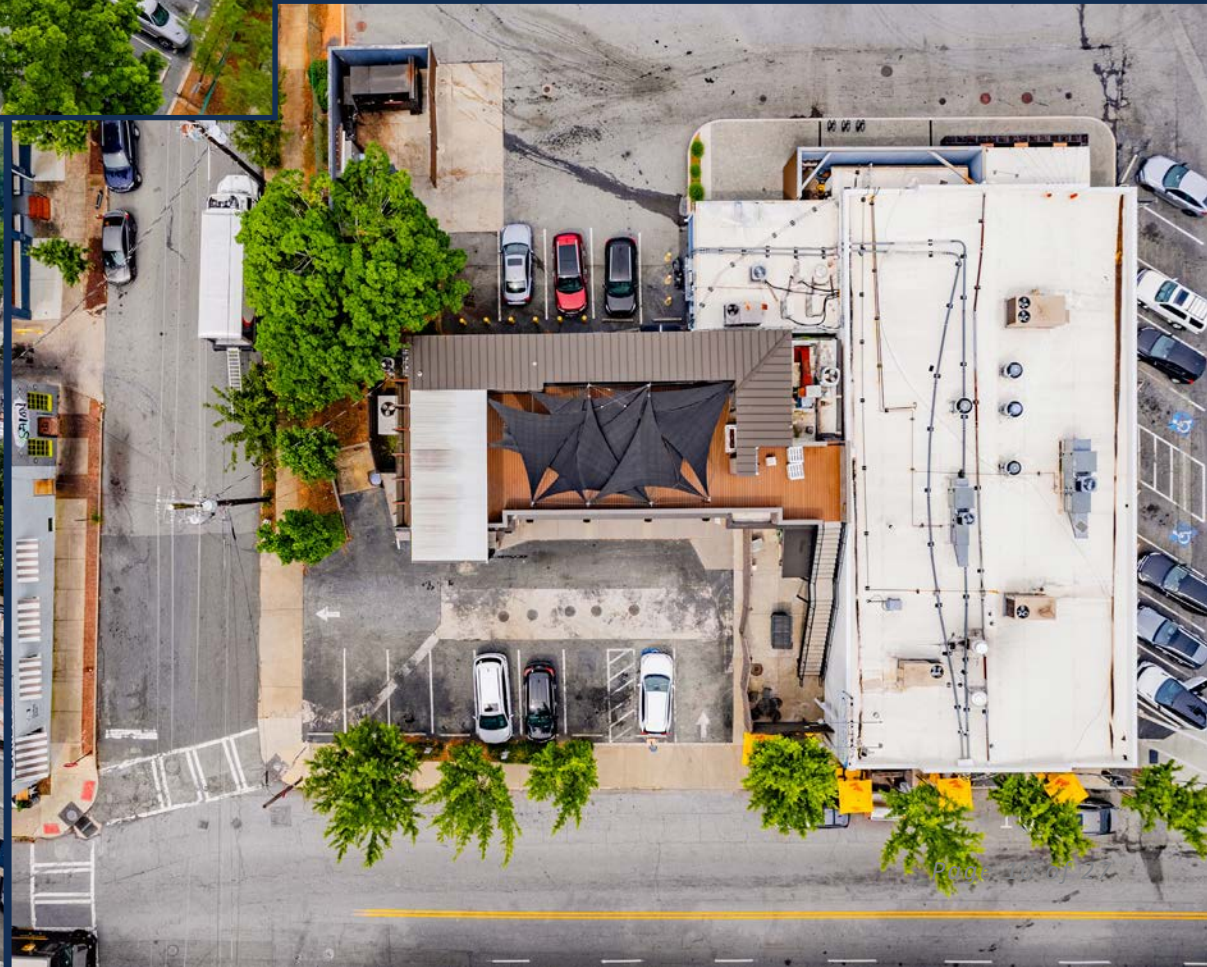


1 SECOND LEVEL PLAN
 10'-0" x 10'-0"

SITE PLAN









TENANT INFORMATION

ATLANTA DENTAL SPA

Atlanta Dental Spa is a premier dental practice in the Atlanta area, known for combining top-tier dental care with a luxurious, spa-like experience. Founded in 2004, the practice has grown to multiple locations, including Buckhead, Johns Creek, Poncey-Highland, East Cobb, and Brookhaven.

The practice offers a comprehensive range of services, encompassing general, restorative, and cosmetic dentistry. Treatments include Invisalign, veneers, dental implants, sedation dentistry, and Botox. An in-house dental lab equipped with advanced 3D technology allows for precise, customized care.

Atlanta Dental Spa has been recognized for its excellence, receiving back-to-back “Best Cosmetic Dentist of 2024” awards from My Alpharetta and My Buckhead magazines. This acclaim reflects their commitment to patient comfort and cutting-edge dental solutions.





AERIAL



MARKET OVERVIEW

Poncey-Highland is a vibrant Intown Atlanta neighborhood roughly two miles northeast of downtown. The neighborhood received its name from its proximity to the intersection of Ponce de Leon and North Highland avenues in the 1970's, when the city of Atlanta implemented the Neighborhood Planning Unit (NPU) system. Modern-day Poncey-Highland's 241 acres (0.37 square miles) are bordered by Druid Hills and Candler Park across Moreland Avenue to the east, Old Fourth Ward across the Atlanta BeltLine Eastside Trail to the west, Inman Park across the eastern branch of Freedom Parkway to the south, and Virginia Highland to the north across Ponce de Leon Avenue. The Little Five Points area sits on the border of Poncey-Highland, Inman Park, and Candler Park. The community is rich in history, vibrant culture, and has a bright future.

IN THE AREA

PIEDMONT PARK

Piedmont Park is a 211-acre park located in Midtown. It draws more than 3 million annual visitors who enjoy the park's many amenities including fitness areas, walking trails, dog parks, farmer's market and green space. The park also hosts many annual events and music festivals that bring visitors from all over the country.



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.



725 PONCE

Inspired by Brooklyn, where new construction must blend with historic structures, 725 is designed to complement its surroundings. New City, LLC recently opened a \$140 million mixed-use renovation that includes a 60,000 SF Kroger below 360,000 SF of Class A, loft office space which are creating ± 2,600 new jobs.



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.



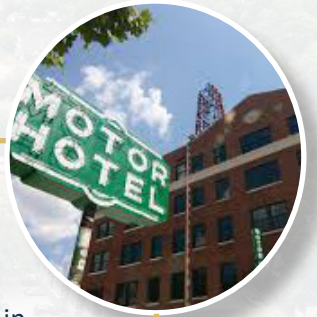
FREEDOM PARK

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.



HOTEL CLERMONT

Hotel Clermont is a historic Atlanta landmark dating back to 1924. Over the years it became run down until being purchased in 2012. The rebirth of the iconic hotel is due in part to many lobbyist wishing to see it restored to its former glory. Having reopened in early 2018, this boutique hotel now offers 94 rooms, basement lounge, cafe, library, 1,500 SF lobby bar, restaurant and a rooftop bar.



IN THE AREA



IN THE AREA



1.3 MILE FROM THE ATLANTA BELTLINE

1.3 MILES TO PONCE CITY MARKET

10 MINUTES FROM PIEDMONT PARK

3.1 MILES FROM DOWNTOWN ATLANTA



5 MINUTES FROM DOWNTOWN VIRGINIA HIGHLAND





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.





Located at the nexus of Atlanta's most established neighborhoods, Ponce City Market is the latest incarnation of a long legacy of community-centered built environments along this iconic stretch of Ponce de Leon Avenue. The National Trust for Historic Preservation recognizes Ponce City Market as "History in the Making," and part of a plan "to move Atlanta forward while maintaining and emphasizing the city's unique history and culture." From ground-floor retail

and restaurants, to the Flats' amenity-rich residences, to creative office space, to an amusement park on the Roof, Ponce City Market is the culmination of its history. Located in the Old Fourth Ward neighborhood along the Atlanta BeltLine, across from Historic Fourth Ward Park, and walking or pedaling distance from Virginia-Highland, Poncey-Highland, and Midtown, PCM is a hub for residents, neighbors, and visitors to gather, work, and play.



SHOPS AND RESTAURANTS

ANTHROPOLOGIE

SEPHORA



lululemon

west elm

Madewell



MAC



MISO KO
味噌子



MARRAKESH

J.CREW

sweetgreen

WILLIAMS-SONOMA



DINING & NIGHTLIFE

Virginia Highland neighborhood, situated northeast of Downtown Atlanta and ¼ mile from Midtown/Atlanta Beltline, is an original street car suburb with walkable, tree-lined streets, and 1920's bungalow houses.

Recently voted the “#4 Best Neighborhood in the South” by Southern Living Magazine, Virginia Highland residents & visitors alike, agree there's always something to do in “Va-Hi!” Here you'll find Atlanta's favorite restaurants, legacy bars, trendy shops, world class fitness and wellness, as well as annual events such as Porchfest and Winterfest.



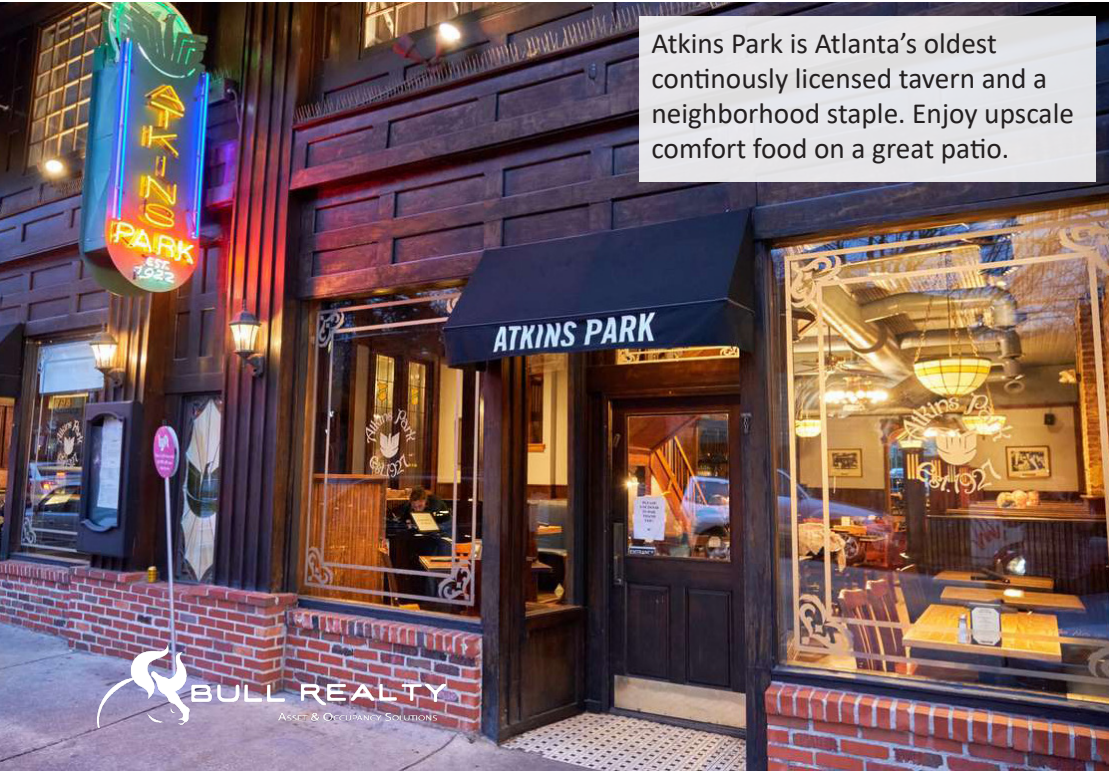
Schmooze with friends and sip on some beverages in this lively neighborhood joint, Dark Horse Tavern. There is a live band karaoke downstairs to and it is one of the best spots to sing in town.



Enjoy fresh pour-over coffee with unique aromas and berry notes, crafted cocktail-style espresso drink, tasty treats and good vibes.



Classic slow-smoked BBQ favorites to mind-blowing house cured pastrami, this restaurant affirms that BBQ is a lifestyle. Enjoy pulled pork and one of their 20 local craft beers.



Atkins Park is Atlanta's oldest continuously licensed tavern and a neighborhood staple. Enjoy upscale comfort food on a great patio.



Restaurant, bakery, and wine shop that serves comfort food to the neighborhood for over forty years.

DEMOGRAPHICS



POPULATION

1 mile
18,136

3 miles
191,559

5 miles
428,591



HOUSEHOLDS

1 mile
10,111

3 miles
93,321

5 miles
205,552



AVG. HOUSEHOLD INCOME

1 mile
\$175,234

3 miles
\$163,567

5 miles
\$145,474

ESRI 2024

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 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"

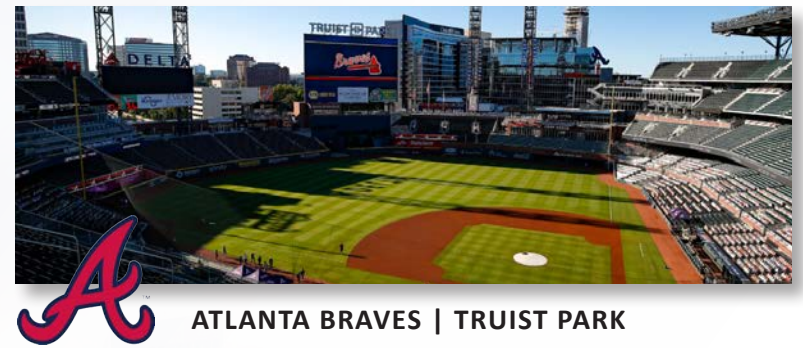
#5 MOVING DESTINATION IN THE NATION

-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

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CARLEIGH PALUMBO
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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

