



**Freestanding Office with Retail Exposure**  
Sale or Lease | ±12,286 SF | Johnson Ferry Rd  
Atlanta Suburban Submarket - East Cobb County

# Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive brokers 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 Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.



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# Property Overview

# Executive Summary

## FREESTANDING OFFICE WITH RETAIL EXPOSURE SALE OR LEASE | ±12,286 SF | JOHNSON FERRY RD ATLANTA SUBURBAN SUBMARKET - EAST COBB COUNTY

Opportunity to buy or lease an impressive three-story office with incredible exposure for your business in the desirable Johnson Ferry corridor of East Cobb. The gorgeous ±12,286 SF facility will be available for occupancy on September 1, 2026. Occupied currently by Harry Norman Realtors, the high demographic location provides your business exposure to over 38,000 cars per day on Johnson Ferry Road. An awesome opportunity for any business or medical practice to benefit from the style, exposure and high demographic location.

Johnson Ferry Road is a major east / west corridor on one of Atlanta most sought after submarkets.

- Available for occupancy 9/1/2026
- In place income through 8/31/2026
- Excellent frontage on Johnson Ferry Road
- ±38,500 VPD traffic counts on Johnson Ferry Rd
- Priced below replacement costs
- Great signage opportunity
- Impressive architecture
- Great condition
- Elevator
- Corner site with traffic light



**Rent:**  
\$24 SF NNN



**Price:**  
\$3,900,000



**Building Size:**  
±12,286 RSF



**Site Size:**  
±0.95 Acres

# Property Information

Address:	4651 Olde Towne Pkwy, Marietta, GA 30068
County:	Cobb
Zoning:	C3
Site Size:	±0.95 Acres
Building Size:	±12,286 RSF
Floors:	3
Elevators:	1
Parking Spaces:	43 Surface spaces
Year Built:	1985
Available Occupancy:	September 1st
2026 Taxes:	\$38,731

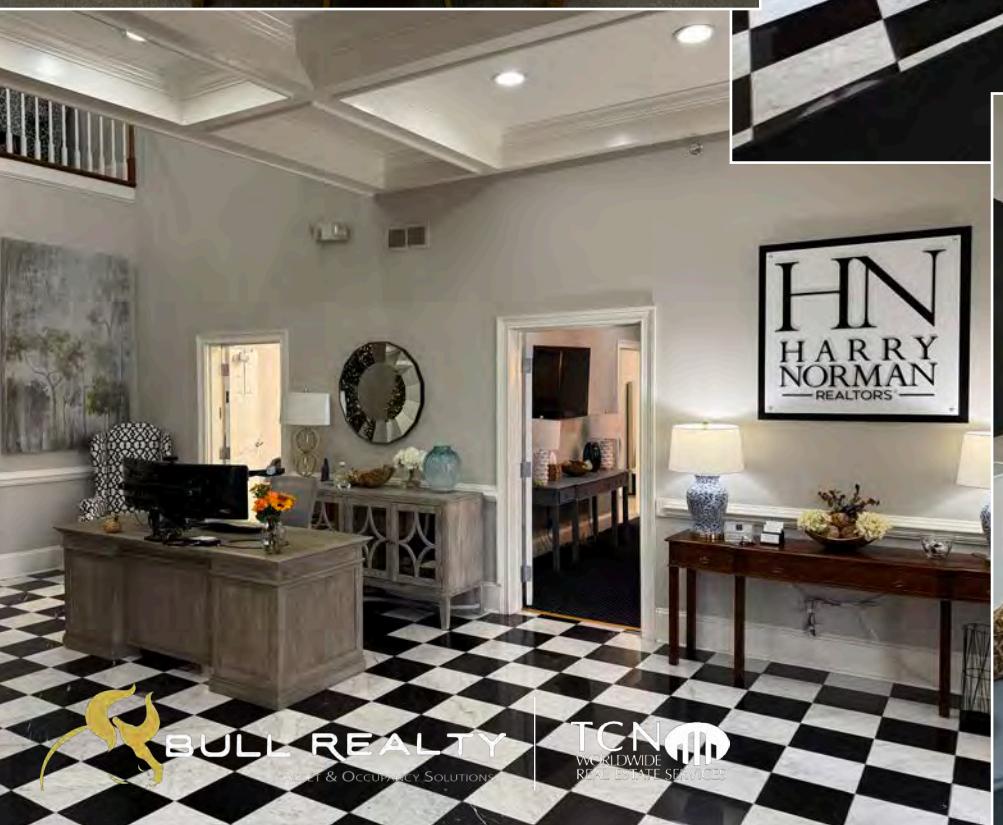
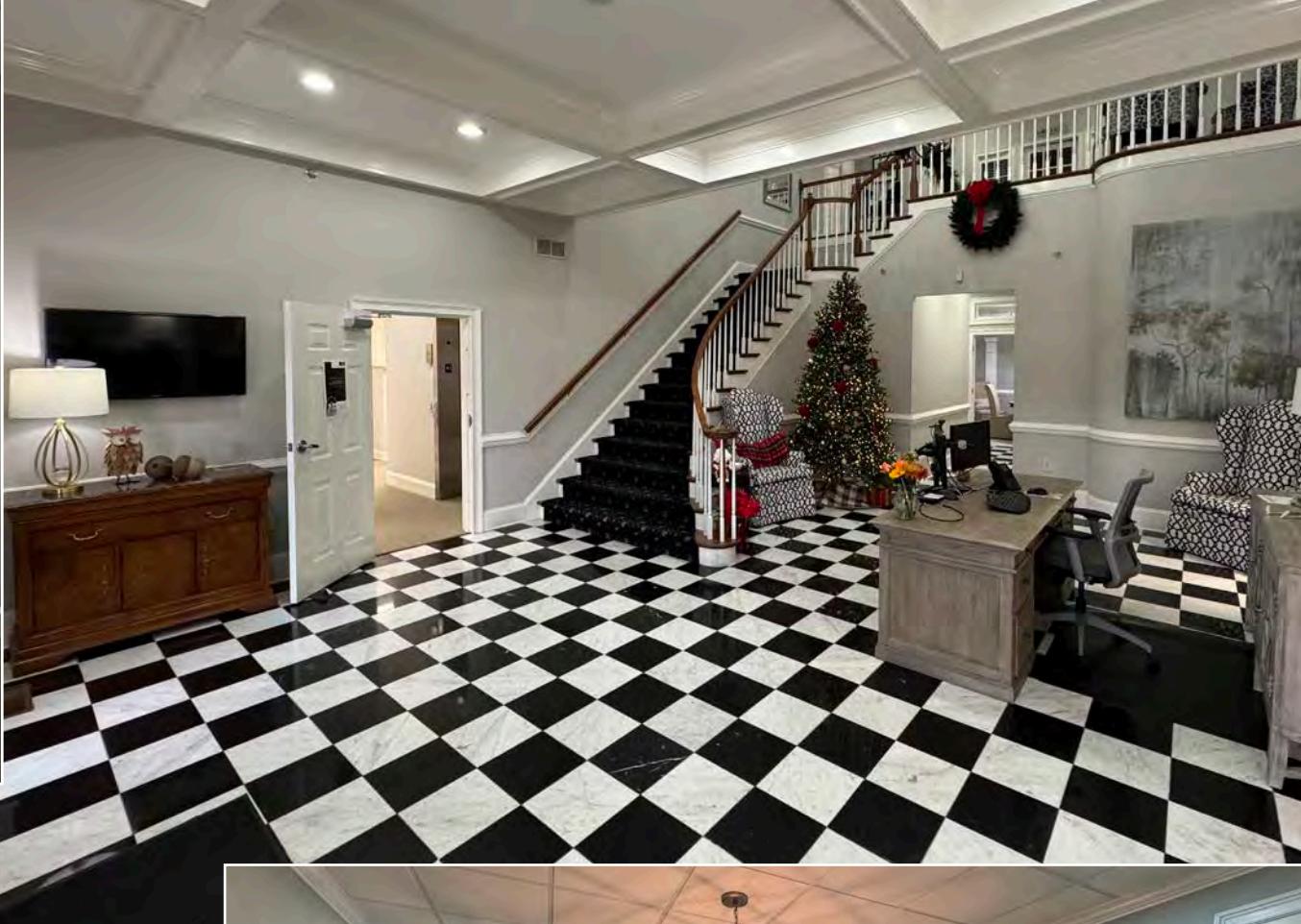


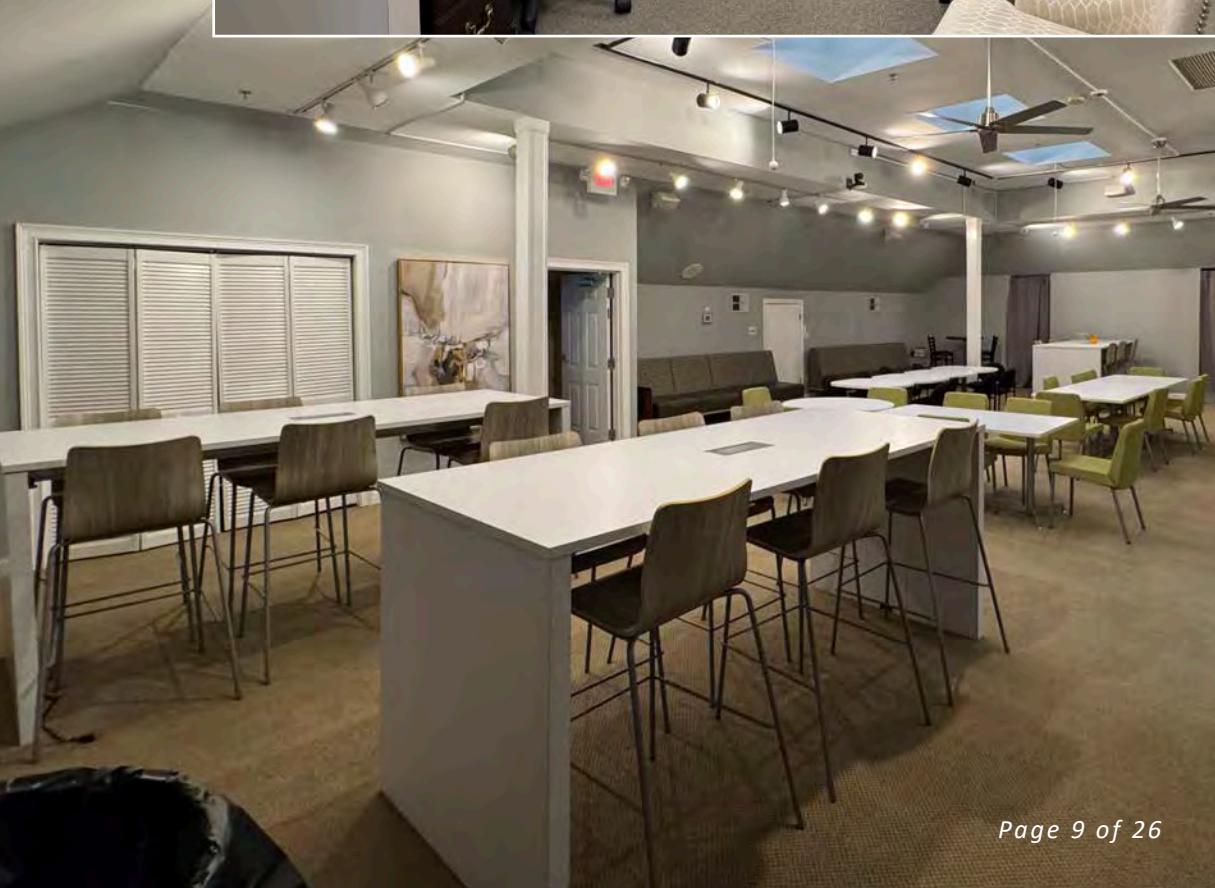
Price:  
\$3,900,000

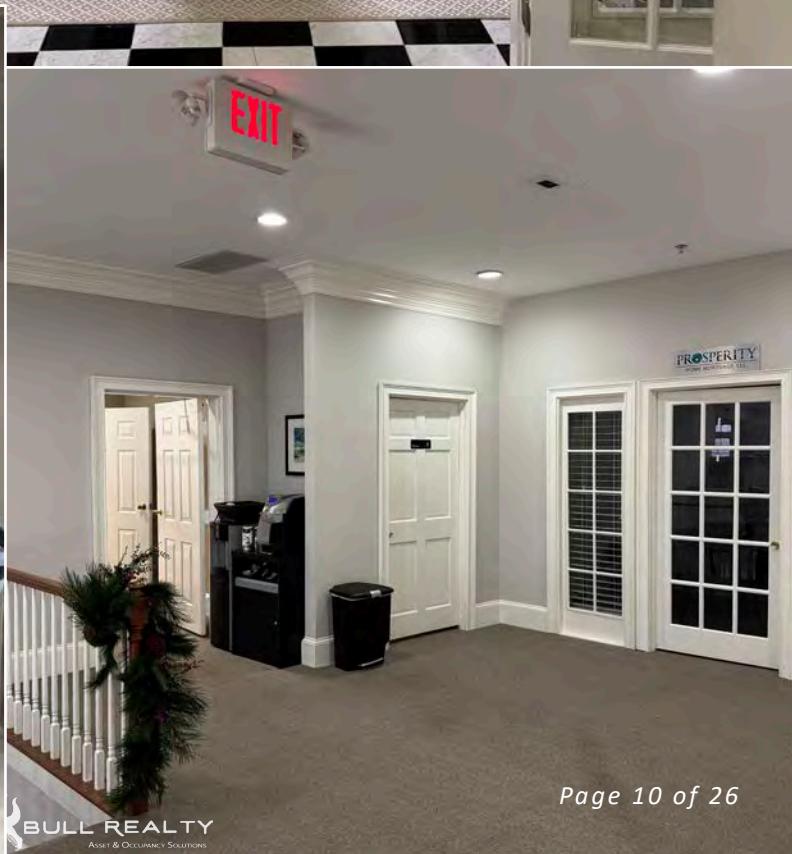


Rent:  
\$24 SF NNN









# Aerial



38,500 VPD



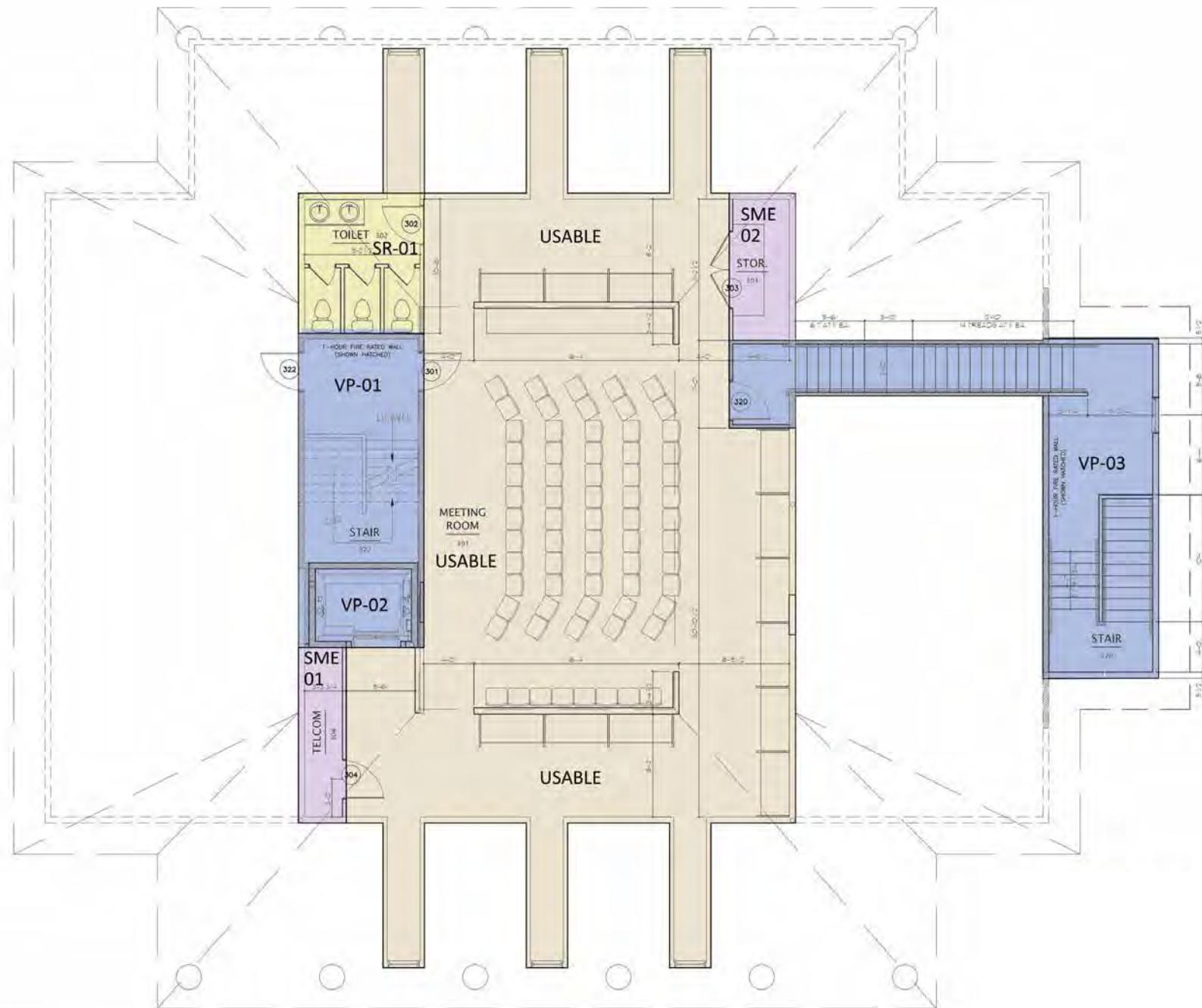
# 1st Floor



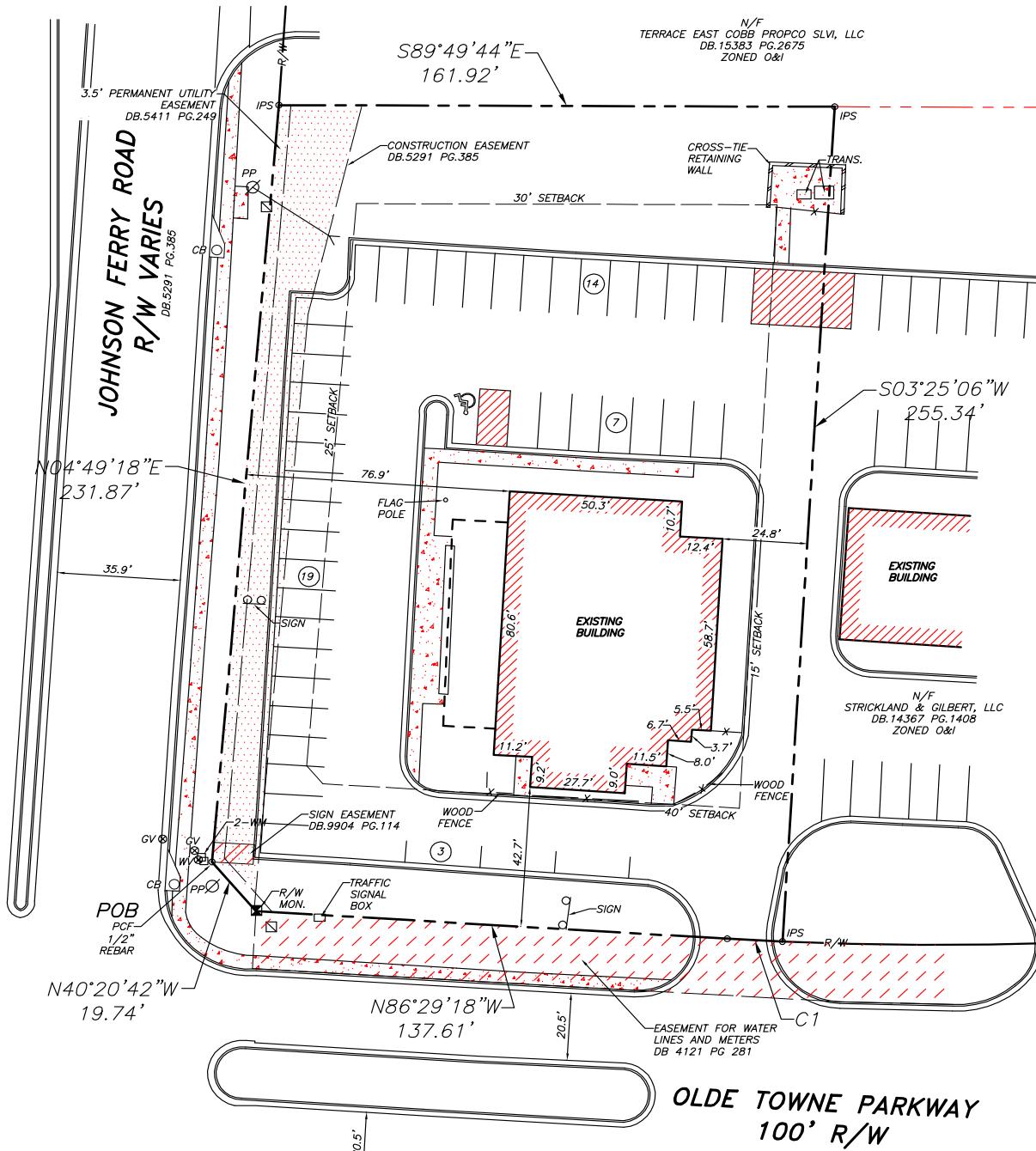
# 2nd Floor



# 3rd Floor



# Survey





# About The Area

# In The Area

WITHIN A 5-MINUTE DRIVE



# In The Area

## MARIETTA, GEORGIA

### KENNESAW STATE UNIVERSITY

Kennesaw State University offers more than 150 undergraduate, graduate & doctoral degrees to its more than 45,000 students. With 13 colleges in two metro - Atlanta campuses, KSU is a member of the University System of Georgia & the third largest university in the state. It is one of the 50 largest public institutions in the country.



### THE AVENUE AT EAST COBB

The Avenue at East Cobb in Marietta, Georgia, is an open-air lifestyle shopping center featuring a mix of popular retail stores, restaurants, and community spaces. Originally opened in 1999, it has recently been refreshed with a central plaza, event space, and updated amenities, making it a lively gathering spot for shopping, dining, and



### MARIETTA SQUARE

The Marietta Square is the definition of a new South city center. 19th century buildings and sidewalks serve as the backdrop to an intriguing blend of contemporary dining, arts, culture, and entertainment. The beautiful square and walkable streets host a never-ending calendar of events and markets, an array of chef-owned restaurants, and a thriving art and theater community.



### TRUIST PARK

Since April 2017, the Braves have called Truist Park their new home. Truist Park is the perfect marriage of classic ballpark feel, modern amenities and southern hospitality, which creates a fan experience unlike any other. Since its opening, friends, families and fans have flocked to enjoy baseball in the new state of the art facility. The park can hold up to 41,084 people!



### THE BATTERY ATLANTA

Surrounding the new Braves stadium is an entertainment district referred to as The Battery. The district features streets lined with retail, restaurants, bars and entertainment leading up to the stadium. With over 65 retail tenants and four parking decks, The Battery is the perfect spot to unwind before the big game and grab a bite to eat with friends.



### ROSWELL MILL

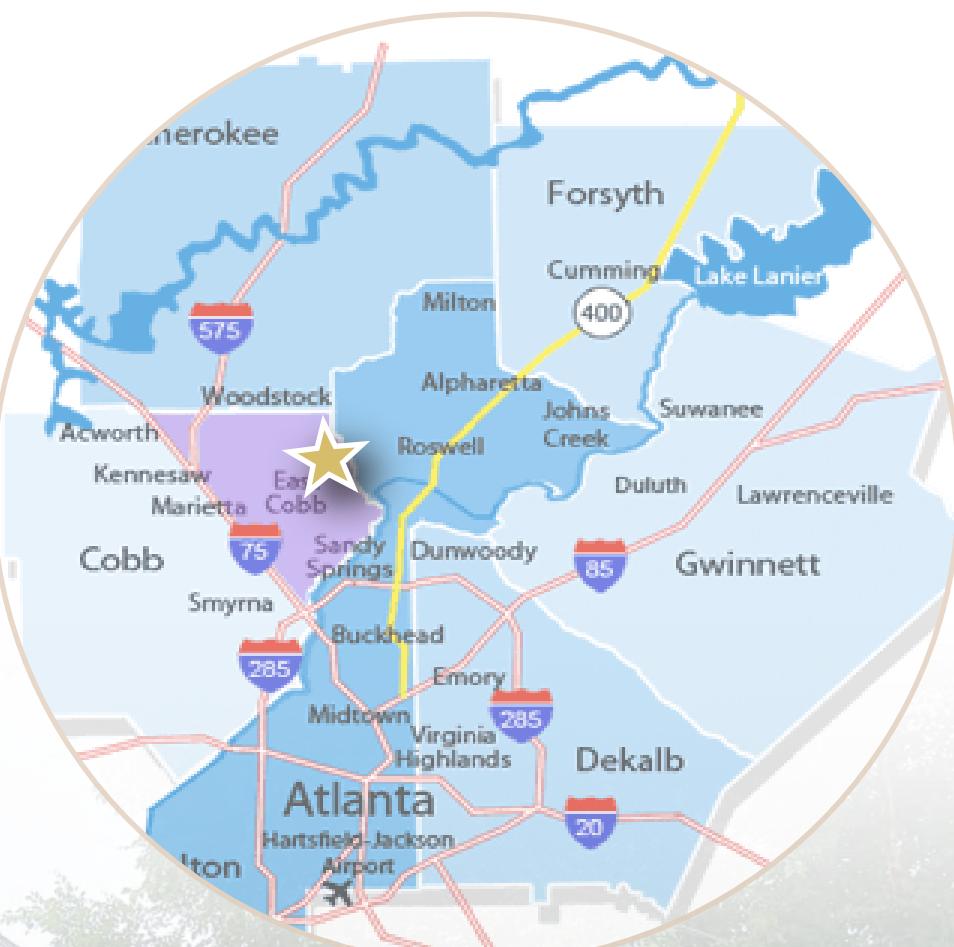
The Roswell Mill waterfall is a scenic spot located in Roswell, Georgia. It's part of the Roswell Mill complex, which has historical significance and is situated within the larger Vickery Creek area of the Chattahoochee River National Recreation Area. The surrounding park features trails, historical ruins, and picturesque views, making it a great spot for hiking, photography, and relaxation.



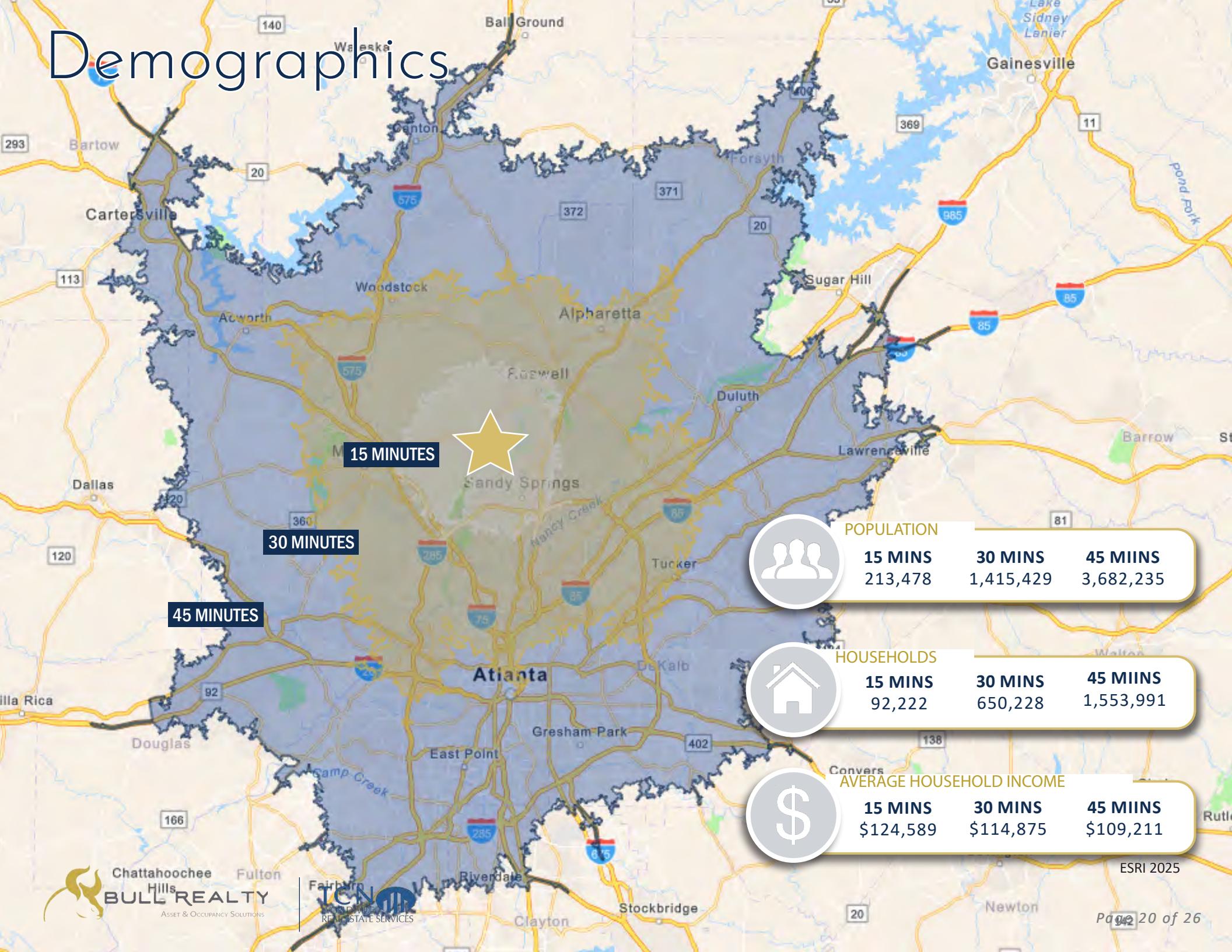
# East Cobb

East Cobb, Georgia, is an affluent suburban area located in Cobb County, just north of Atlanta. Known for its family-friendly atmosphere and high quality of life, East Cobb is characterized by its well-regarded public schools, spacious homes, and well-maintained parks. The community is a blend of suburban tranquility and proximity to urban amenities, making it a desirable location for both families and professionals.

The area has experienced steady growth in both retail and office spaces, driven by its affluent demographics and the increasing demand for convenient, local amenities. Retail spaces, especially those located in high-traffic areas like East Cobb's shopping centers and plazas, have seen robust interest from national and regional retailers. This is partly due to the area's strong consumer base and high average household income.



# Demographics



# 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).

### ATTRACTIIONS 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.



## 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  
Fredie 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**

 **Invesco**

 **Google**

 **Coca-Cola**

 **Anthem**

 **salesforce**

 **THE HOME DEPOT**

 **accenture**

 **Honeywell**

 **pwc**

 **GT**

 **TRUIST**

 **EMORY**

 **facebook**

 **DELTA**

 **GP**  
Georgia-Pacific

 **Mercedes-Benz**

 **ups**

 **EY**

## #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"

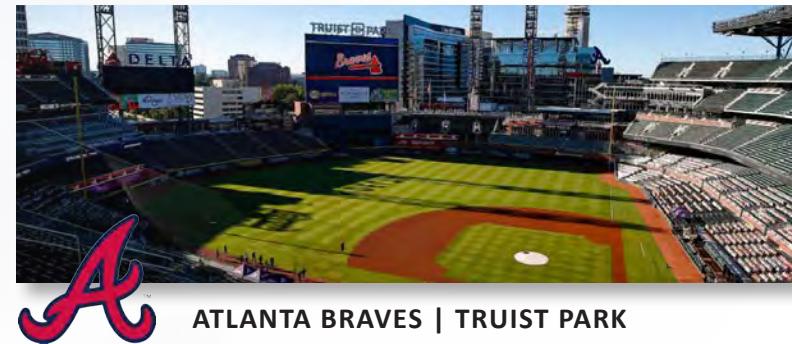
## #5 MOVING DESTINATION IN THE NATION

-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 Profiles



**MICHAEL BULL, CCIM**  
President, The Office Group  
404-876-1640 x101  
Michael@BullRealty.com

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, [www.CREshow.com](http://www.CREshow.com).



**AUSTIN BULL**  
V.P. The Office Group  
404-876-1640 x175  
Austin@BullRealty.com

Austin Bull specializes in the acquisition and disposition of office properties in the Southeast U.S. He helps clients maximize value through strategic sales and targeted marketing, leveraging a deep understanding of market trends and buyer behavior. Austin utilizes Bull Realty's cutting-edge marketing platforms, extensive national buyer databases, and research-driven strategies to deliver exceptional results.

He works alongside Michael Bull, CCIM—an industry veteran with over \$8 billion in transactions and 35 years of experience—providing clients with unmatched insight, execution, and offering credibility.

Austin holds a degree in Business Administration from the University of North Georgia. Outside of work, he enjoys motorcycles and road course racing.

# 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.

## 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](http://www.CREshow.com).

## JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 27 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

## CONNECT WITH US:

[https://www.bullrealty.com/](http://https://www.bullrealty.com/)



28

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 4651 Olde Towne Parkway, Marietta, GA 30068. 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.

Accepted and agreed to this \_\_\_\_\_ day \_\_\_\_\_ of , 20\_\_.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

## 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 in 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.

## CONTACT INFORMATION

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