



BeltLine Two-Tenant Retail Investment Opportunity

Below-Market Rents | 7.2% Cap Rate | NNN Lease Structure

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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CONTACT

MICHAEL WESS, CCIM

Partner, Bull Realty

MWess@BullRealty.com

404-876-1640 x 150

ANDY LUNDSBERG

Partner, Bull Realty

Andy@BullRealty.com

404-876-1640 x 107

BULL REALTY, INC.

50 Glenlake Parkway

Suite 600

Atlanta, GA 30328

www.BullRealty.com

Property Overview

Bull Realty is pleased to present 1495 Northside Drive NW, a rare covered land investment located directly across from the Atlanta BeltLine in one of Atlanta's most dynamic corridors. The $\pm 13,368$ SF retail property is 100% leased to Team Rehabilitation and Sam Flax, providing stable in-place cash flow at an attractive 7.2% cap rate while allowing investors to benefit from the long-term appreciation potential of an irreplaceable BeltLine location.

Situated on a generous ± 0.774 -acre parcel with exceptional visibility along Northside Drive, the property offers immediate income today and compelling redevelopment potential tomorrow. Existing rents average approximately \$22.29/SF NNN, providing meaningful upside through future lease renewals, while the underlying land presents an outstanding opportunity for future mixed-use, retail, or residential redevelopment as the BeltLine corridor continues to mature. Combined with immediate access to I-75, West Midtown, Georgia Tech, Midtown, and Downtown Atlanta, this is a unique opportunity to acquire a high-performing investment with multiple paths to value creation.



Highlights

- $\pm 13,368$ SF Two-tenant retail building with up to 18' ceiling heights
- 100% leased to Team Rehabilitation and Sam Flax, a physical therapy provider and Atlanta's iconic art supply retailer
- Excellent visibility and frontage on Northside Drive NW
- Three ingress/egress points with permanent easement from Deering Road NW
- Situated on a ± 0.774 -acre site with ± 49 surface parking spaces
- Directly across from the Atlanta BeltLine in one of Atlanta's fastest-growing redevelopment corridors
- Covered land investment with exceptional long-term redevelopment potential
- 7.2% Current cap rate providing strong in-place cash flow while the land appreciates
- Below-market average rents of approximately \$22.29/SF NNN, creating significant future NOI upside
- Minutes from I-75, West Midtown, Midtown, Georgia Tech, and Downtown Atlanta

Building & Site Specifications

 BUILDING	 SITE
ADDRESS 1495 Northside Drive NW Atlanta, GA 30318	SITE SIZE ±0.774 Acres
PARCEL ID 17 0148 LL0354	FRONTAGE ±90' Along Northside Drive
BUILDING SIZE ±13,368 SF	ACCESS Two ingress/egress points on Northside Drive and one point on Deering Road
CONSTRUCTION One-story brick commercial building	PARKING +/-49 Surface spaces in front & behind building ZONING City of Atlanta Zoning : I-1 (Light Industrial) Upper Westside Overlay Use Regulations Beltline Overlay Permitted Uses
CEILING HEIGHT Up to 18'	SURVEY See Page 6
HVAC Six Units/49.5 Tons	TRAFFIC COUNT +/-31,700 vehicles per day (VPD) on Northside Drive NW +/-5,390 vehicles per day (VPD) on Deering Road NW



\$4,225,000
LIST PRICE

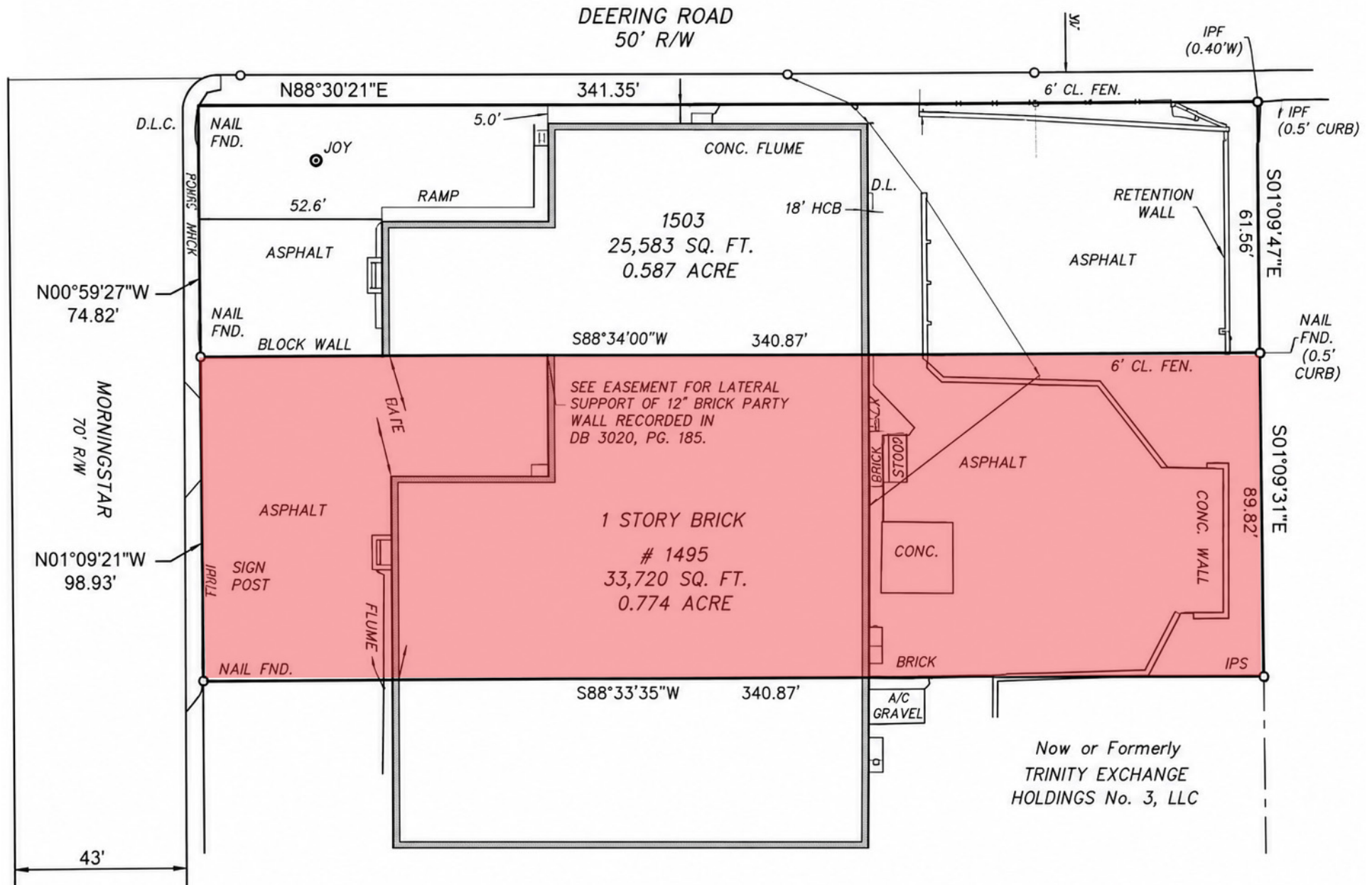


\$325,323
NOI



7.2%
CAP RATE

Survey



Exterior Photos



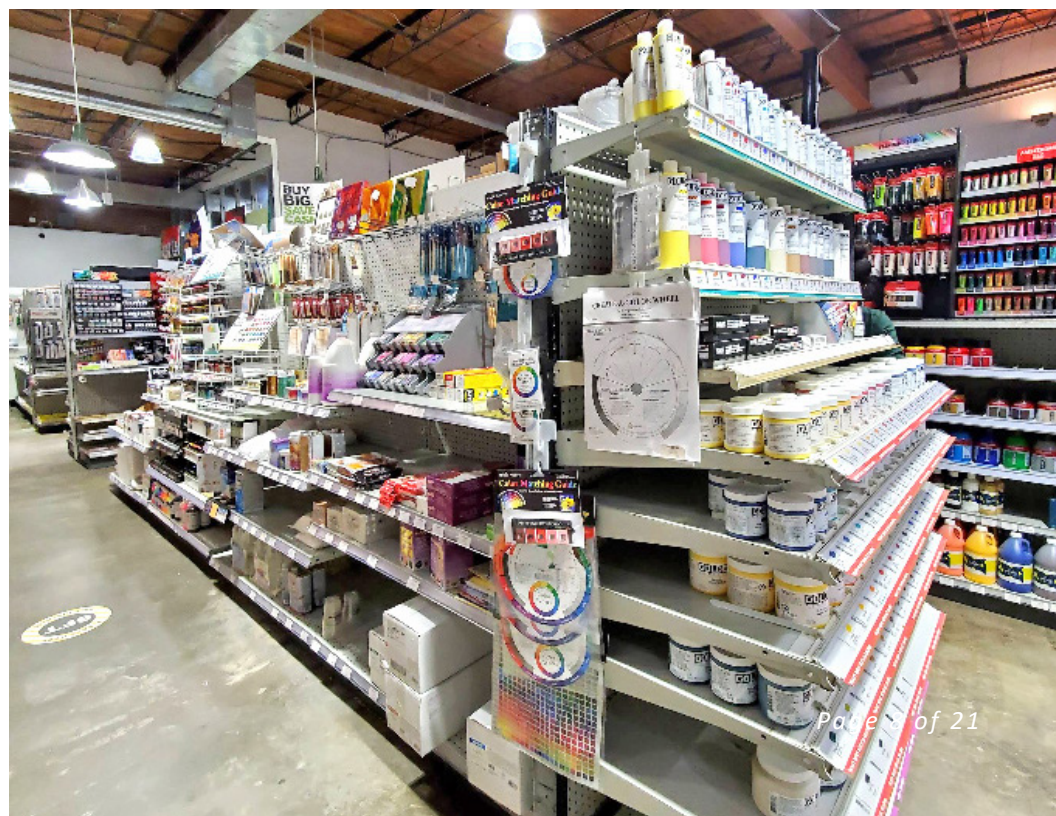
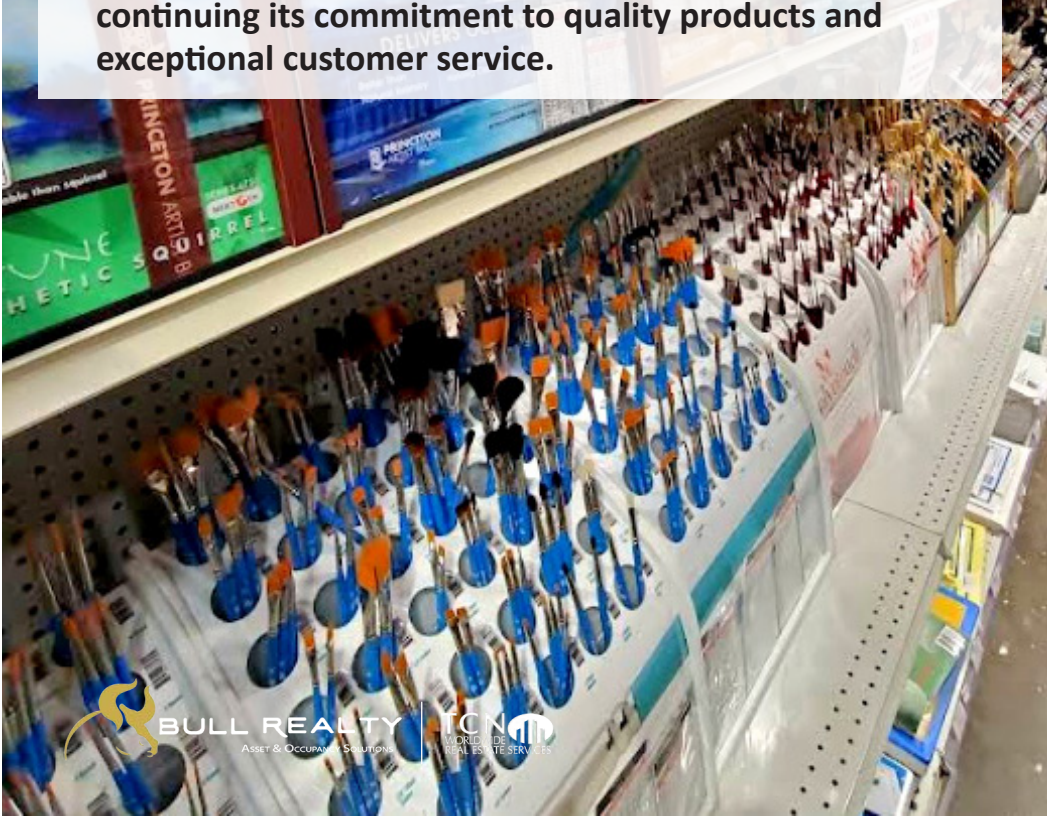
Sam Flax



Sam Flax website

Sam Flax is a locally owned, employee-owned fine art supply retailer that has served Atlanta's creative community since 1973.

The store offers an extensive selection of art supplies, drafting materials, custom framing and printing, studio furniture, presentation products, and specialty gifts for artists, students, educators, businesses, and film production professionals. In 2019, longtime employees Mary-Ellen Long and Sophia Bowman-Albirt purchased the business, preserving the iconic Sam Flax legacy while continuing its commitment to quality products and exceptional customer service.



Team Rehab



Team Rehab website

Founded in 2001, Team Rehabilitation is a therapist-owned provider of outpatient physical and occupational therapy services. The company specializes in orthopedic rehabilitation, sports medicine, post-surgical recovery, workers' compensation, and injury prevention. Team Rehabilitation operates more than 137 outpatient clinics across five states, including 28 locations in Georgia, and continues to expand its footprint. Team Rehabilitation has been a tenant at the subject property since 2018, providing investors with an established healthcare tenant backed by a growing regional platform.

Clinic Features

Dry Needling

Sports Medicine

Functional Capacity Eval.

Work Conditioning



Area Map



Area Map



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.



ATLANTIC STATION

Atlantic Station is 15,000,000 SF of retail, office, residential space and public parks. Open in 2005, Atlantic Station became the nation's largest urban Brownfield redevelopment at that time. The size of Atlantic Station encouraged the US Postal Service to award the neighborhood with its own zip code: 30363.



MIDTOWN

The city's premier business and cultural district, home to Fortune 500 companies, Class A office towers, luxury residences, and renowned institutions. With excellent access to I-75/85, MARTA, and Downtown Atlanta, Midtown attracts leading employers, residents, and visitors. Its mix of offices, restaurants, retail, hotels and entertainment.

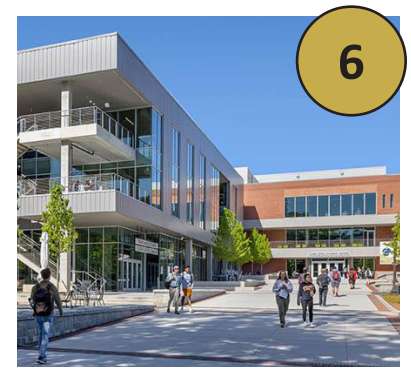
WEST MIDTOWN

One of Atlanta's premier mixed-use districts, featuring a dynamic mix of office, retail, dining, entertainment, and residential development. With immediate access to I-75/85, Midtown, and Downtown Atlanta, the area continues to attract significant investment, making it one of Metro Atlanta's most desirable commercial real estate markets.



THE WORKS

A premier 80-acre mixed-use destination in Atlanta's Upper Westside, featuring more than 500,000 square feet of office, retail, dining, entertainment, and wellness space. Home to award-winning restaurants, boutique retailers, and creative offices, it has become one of Atlanta's premier live-work-play destinations, driving continued investment and growth to the area.



GEORGIA TECH

Home to more than 53,000 students, GT is one of the nation's premier public research universities. Its nationally recognized programs in engineering, computing, business, and science drive innovation and economic growth throughout Atlanta. Located just minutes from W. Midtown, the university is a key contributor to the area's thriving commercial market.

Aerial View - Overhead

Easton Townhomes
Built 2024



Deering Road NW

**SUBJECT
PROPERTY**

Northside Drive NW

Aerial View - Southeast



MIDTOWN
ATLANTA

DOWNTOWN
ATLANTA

PONCE CITY MARKET

ATLANTICSTATION

Radius West Midtown
232 Units

The Exchange
172 Units

Mark at West Midtown
244 Units

SUBJECT
PROPERTY

Easton
Townhomes
Built 2024

Deering Road NW

Northside Drive NW

Atlanta
Beltline

Ikea

GT

Mercedes-Benz
STADIUM

Aerial View - Southwest

WEST MIDTOWN
ATLANTA



Windsor Interlock
349 Units

Shirley Clarke
Franklin Park

The Mill at Westside
282 Units

IKEA

17th Street

Howell Mill Road



Atlanta
Beltline

Northside Drive NW

SUBJECT
PROPERTY

Easton Townhomes
Built 2024

Deering Road NW

Aerial View - Northeast



Aerial View - Northwest

UPPER WESTSIDE

Moore's Mill Center

The Works

The Howell
212 Units

Alexander @ the District
280 Units



ERSGA



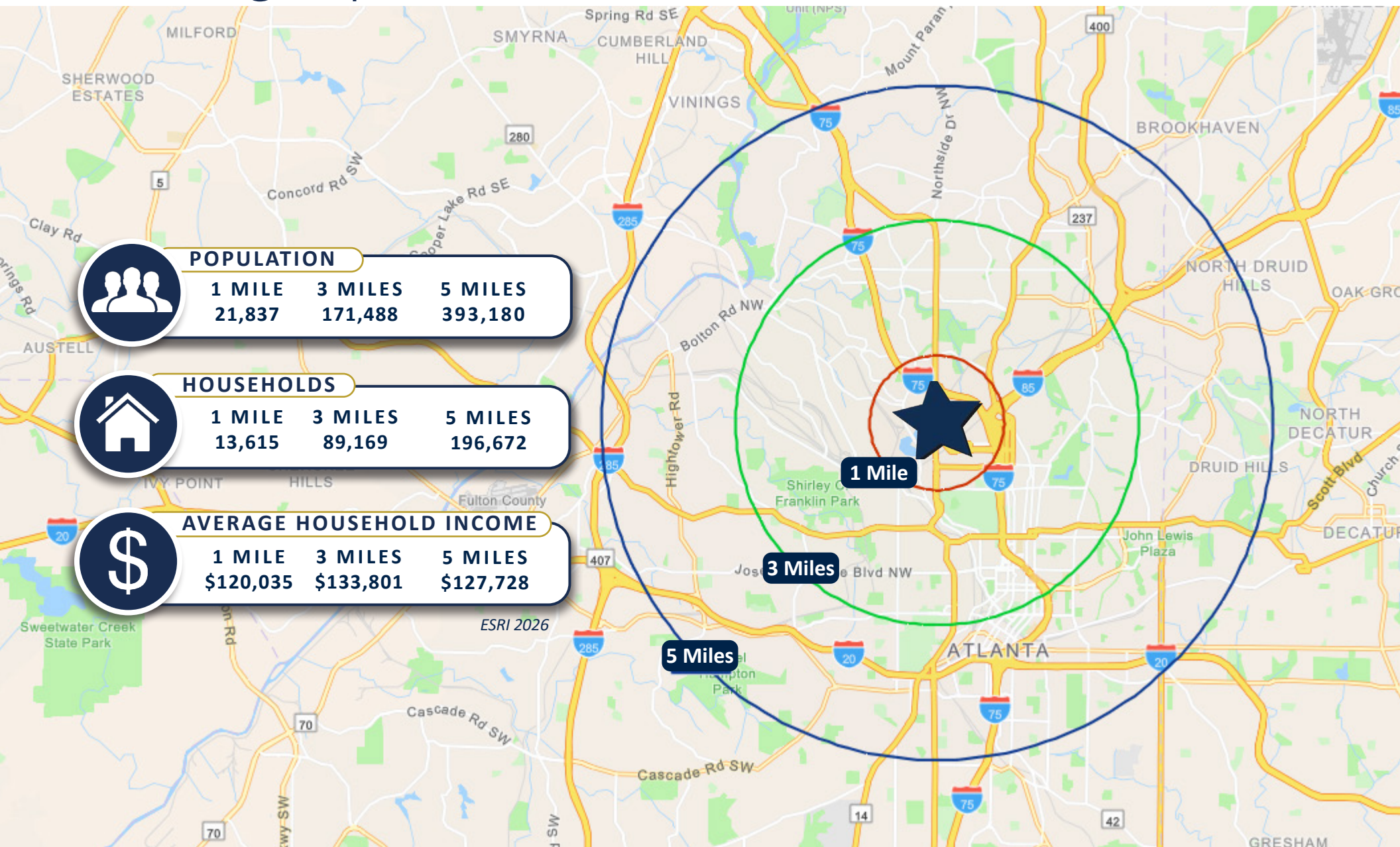
Easton
Townhomes
Built 2024

**SUBJECT
PROPERTY**

Northside Drive NW

Deering Road NW

Demographic Overview



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 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**

Team Profiles



MICHAEL WESS, CCIM

Partner



MWess@BullRealty.com



404-876-1640 x 150

CAREER

Michael Wess discovered his passion for commercial real estate while attending the University of Georgia, where he graduated with a 4.0 GPA from the Terry College of Business's nationally ranked real estate program. He also earned degrees in finance and international business, minored in Spanish, and played on the University's rugby team.

EXPERIENCE & ACHIEVEMENT

After joining Bull Realty in 2016, Michael quickly established himself as a top producer. In 2018, he closed 23 transactions totaling more than \$25 million, earning the firm's Partner title. Since partnering with Andy Lundsberg in 2018, the team has completed nearly 250 transactions totaling more than \$500 million, averaging more than \$100 million in annual sales.

Known for achieving record-setting pricing and successfully closing complex transactions, Michael earned the CCIM designation in 2017, became an Associate Broker in 2021, and has been a member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

BEYOND THE OFFICE

Outside of work, Michael volunteers with Big Brothers Big Sisters and enjoys spending time with family and friends exploring Atlanta.



250+

TRANSACTIONS
COMPLETED

\$500M+

TOTAL SALES VOLUME

ATLANTA COMMERCIAL BOARD
OF REALTORS
MILLION DOLLAR CLUB
SINCE 2018



ANDY LUNDSBERG

Partner



Andy@BullRealty.com



404-876-1640 x 107

CAREER

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.

EXPERIENCE & ACHIEVEMENT

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.

EDUCATION

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.



20+

YEARS OF
EXPERIENCE

\$100M+

ANNUAL SALES

ATLANTA COMMERCIAL
BOARD OF REALTOR
MILLION DOLLAR CLUB
YEAR AFTER YEAR

ABOUT ***BULL REALTY***

CONNECT WITH US: www.bullrealty.com



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.

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.



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 1495 Northside Drive, NW, Atlanta, GA 30318. 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 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.

Accepted and agreed to this _____ day of _____, 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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

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Partner, Bull Realty
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Suite 600
Atlanta, GA 30328
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