



FOR LEASE

**±7,654 SF TURNKEY SALON
AVAILABLE**

2045 DONALD LEE HOLLOWELL PKWY
GROVE PARK NEIGHBORHOOD



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease 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 or tenant 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 or tenants 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 or tenants.

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/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser's or tenant's obligations therein have been satisfied or waived. The Seller/Owner/Landlord 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/Landlord. 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/Landlord. 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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EXECUTIVE SUMMARY

2045 DONALD LEE HOLLOWELL PKWY NW, ATLANTA, GA

- Turn-key \pm 7,654 SF of existing salon or salon education facility
- \pm 7,654 space with adjacent space currently in shell condition can be combined for total of \pm 9,750 SF
- 30 chairs and 11 administrative offices that could be converted to private suites
- Dominant retail center in transitioning Grove Park neighborhood
- Ample signage opportunities on both East and South facing sides of building
- Abundant parking, can be converted to secured parking
- At the intersection of two major thoroughfares: Donald Lee Hollowell Pkwy and Hollywood Rd
- Excellent visibility, access and traffic counts (20k+ on each street)
- Opportunity Zone | \$3,500 Tax credit for each job created
- Perry Bolton Tax Allocation District | Grants available to cover 2% of build-out cost
- With direct proximity to Westside Park - Atlanta's largest green space addition in decades
- Located minutes from the Atlanta Beltline Westside Trail, Westside Park, and the broader English Avenue/Vine City revitalization corridor, Grove Park is attracting renewed investor interest as surrounding neighborhoods continue to appreciate

Lease Rate | \$10/SF NNN rents = \$6,400 Monthly Base Rent + NNN Reimbursements



PROPERTY INFORMATION

BUILDING :

ADDRESS:	2045 Donald Lee Hollowell Pkwy Atlanta, GA 30318
COUNTY:	Fulton
MUNICIPALITY:	Atlanta
BUILDING SIZE:	±9,750 SF
SPACE AVAILABLE:	±7,654 SF
SITE SIZE:	±2.6 Acres
ZONING:	MRC-1
# OF BUILDINGS:	1
SIGNAGE:	Pylon
PARKING:	Abundant

FINANCIAL :

LEASE RATE:	\$10/SF NNN rents = \$6,400 Monthly Base Rent + NNN Reimbursements
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WEST



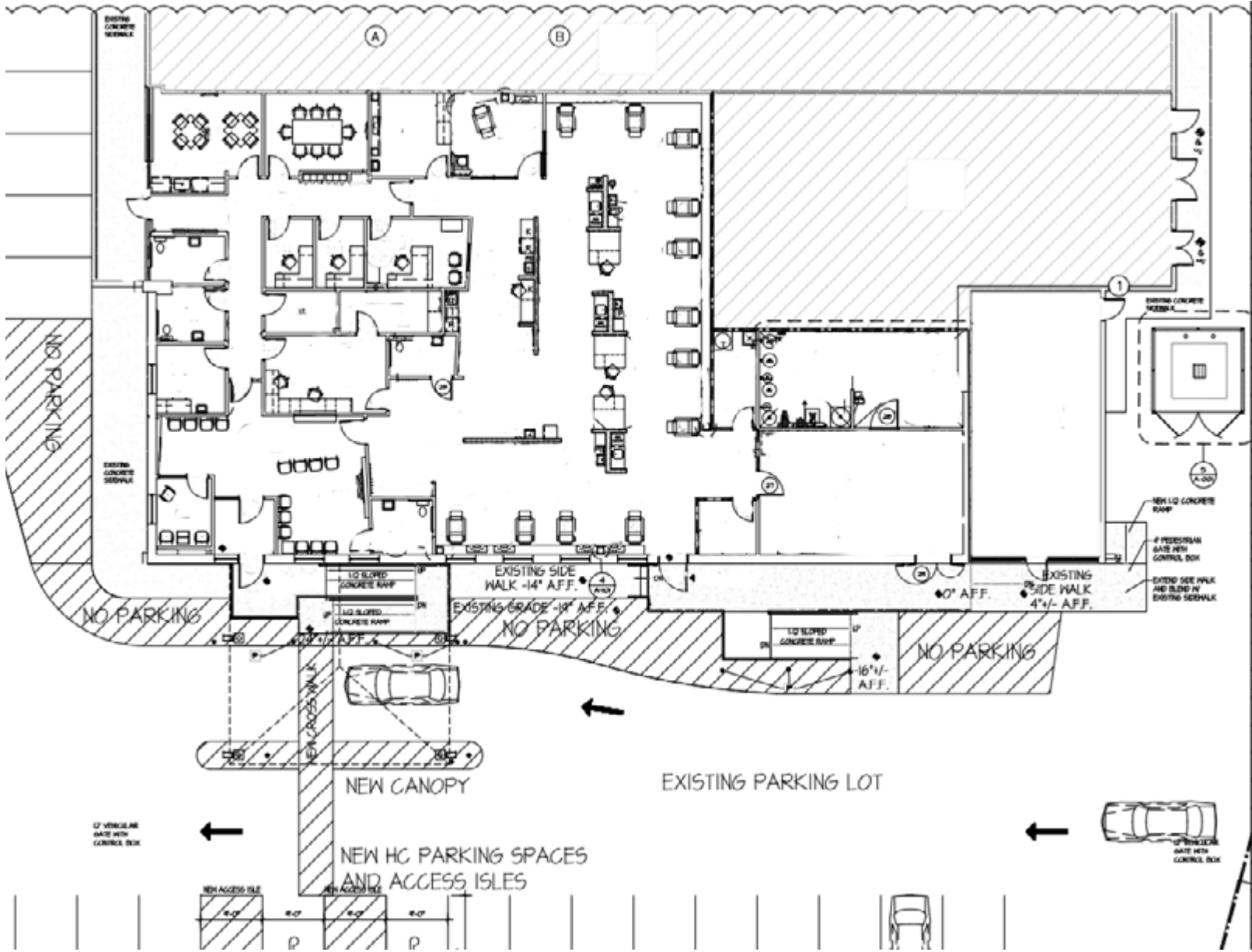
EXTERIOR PHOTOS



INTERIOR BUILD-OUT



FLOOR PLAN



ABOUT THE AREA

GROVE PARK

Grove Park is a charming and historic neighborhood in Atlanta, where diverse residents and beautiful green spaces blend seamlessly. The neighborhood offers wonderful neighbors, excellent schools, thriving businesses, convenient access to MARTA and major highways, scenic walking trails, linear parks, lush native forests, an abundance of fruit trees, and Atlanta's largest park.

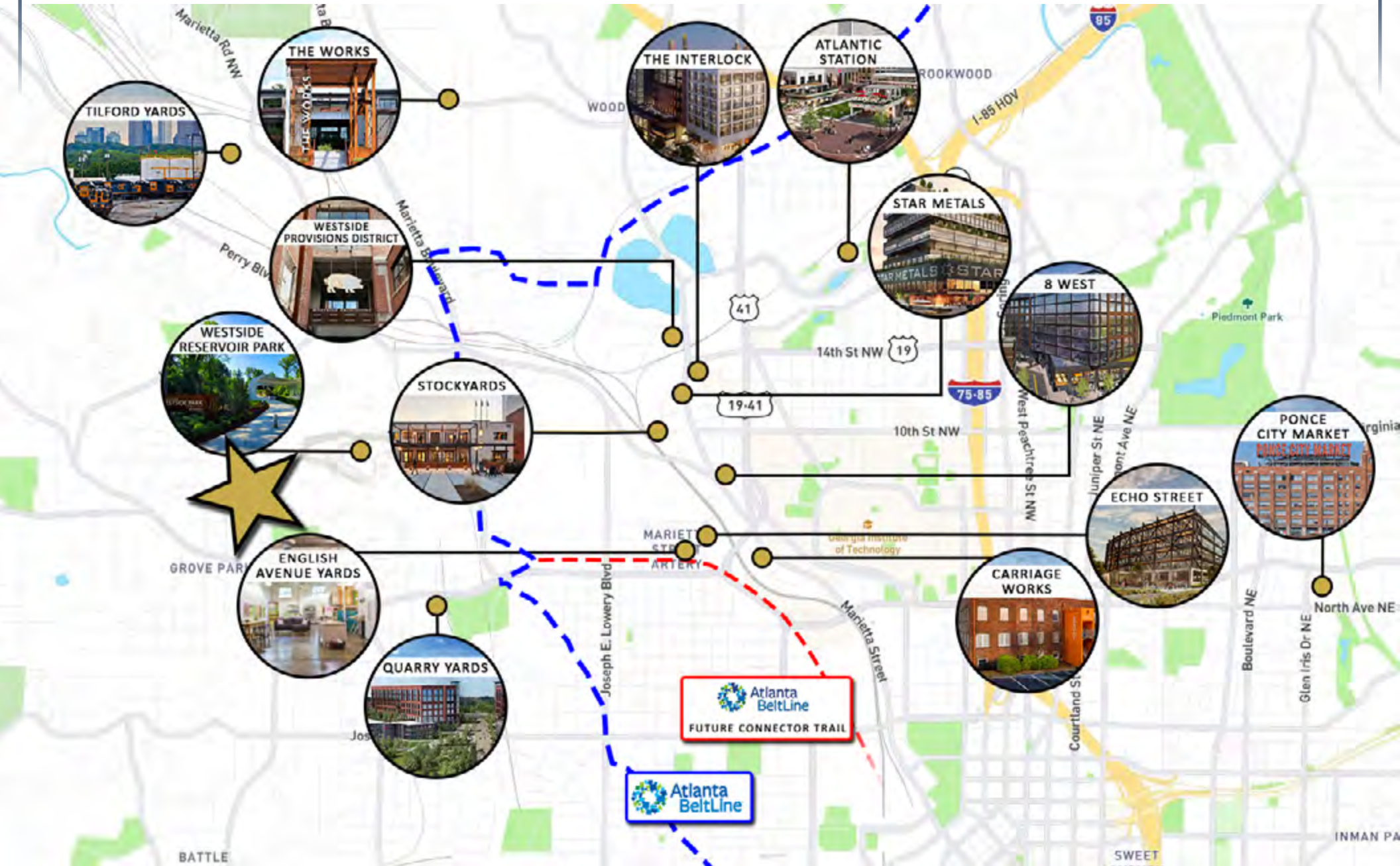
Grove Park is on the path of a bright future as in-town living gains traction, sparking a resurgence in development across the city, particularly in Northwest Atlanta. The neighborhood is set to benefit from new residential units, subdivisions, and major renovations, with the Donald Lee Hollowell Parkway Corridor also poised for growth.

Development plans like the Quarry Yards project and Microsoft's commitment to Atlanta offer optimism for revitalization in Grove Park. The Quarry Yards mixed-use development encompasses over 70 acres of land on Donald Lee Hollowell Parkway next to the Bankhead MARTA Station and adjacent to the new Westside Park at Bellwood Quarry. Microsoft purchased the Yards in late 2020, and while plans are on pause, affordable housing and office space are in talks for the land. Microsoft still plans to use 25% of the land for community needs.

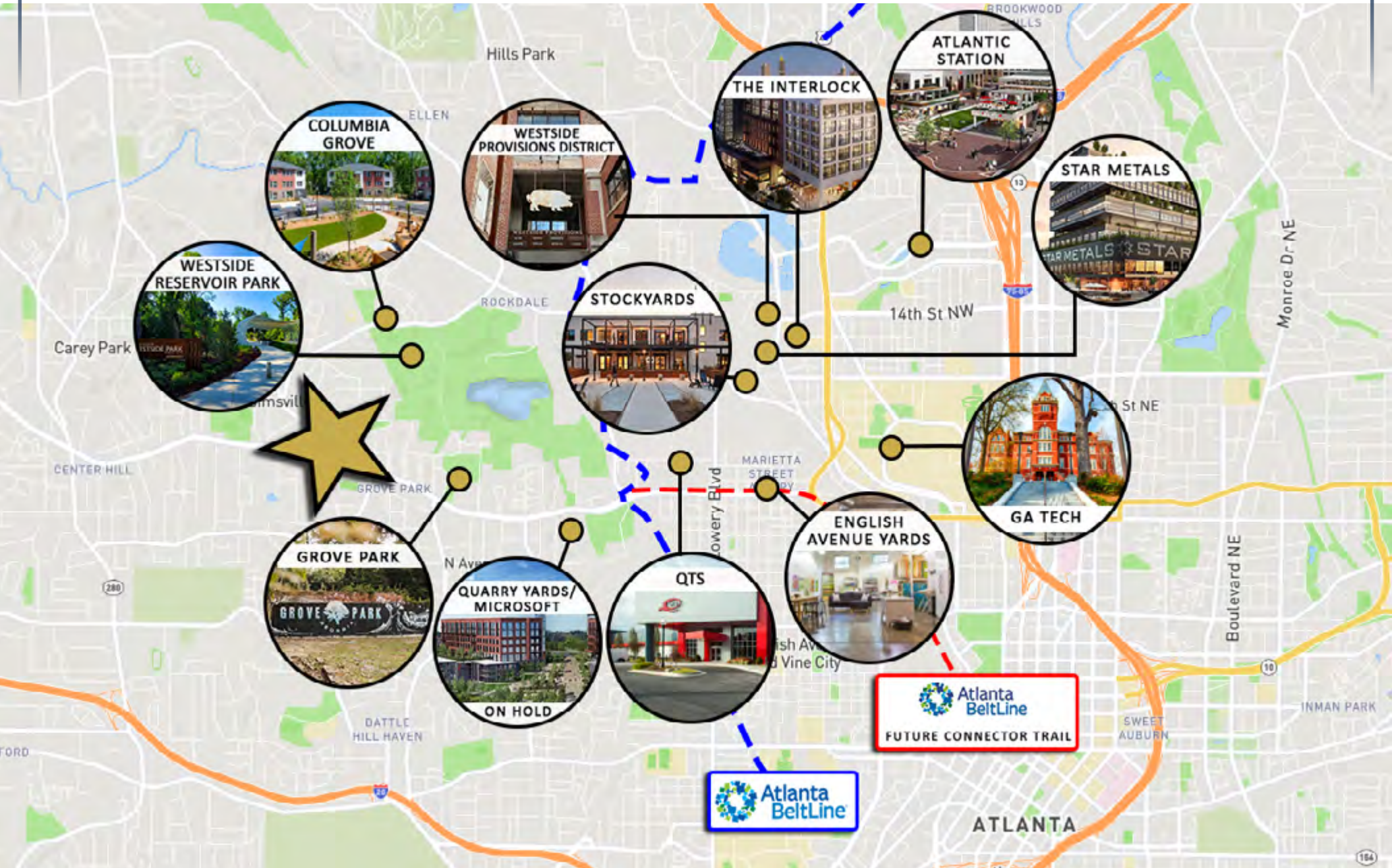
The unwavering commitment to community-focused development instills hope and optimism for a flourishing future in Grove Park. This dedication to growth and progress will foster a thriving environment for residents and businesses alike, ensuring that the neighborhood continues to prosper and attract positive attention.



IN THE AREA



IN THE AREA



RECENT DEVELOPMENTS

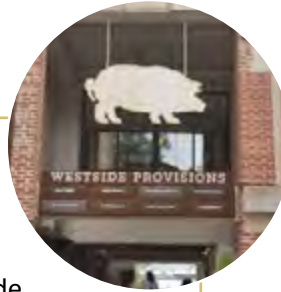
THE WORKS

Located in Atlanta's Upper Westside, the northern portion of Atlanta's Westside or West Midtown, The Works at Chattahoochee is an adaptive mixed-use development inspired by a rich history of creative makers, skilled artisans, and forward-thinking entrepreneurs.



WESTSIDE PROVISIONS DISTRICT

Westside Provisions District evolved from a marketing partnership developments; Westside Urban Market and White Provision. Together, these developments offer great retail and restaurant options to the neighborhood and also offered sustainable residential living at its finest.



THE INTERLOCK

The Interlock sits on the highly active corner of Howell Mill and 14th Street. Landing here means you are steps from the city's most notable shops, bars and restaurants, blocks from the highway, and a quick ride from every in-town neighborhood. It offers 200,000 SF of office space, 90,000 sf of retail space, 350 apartment units, 70 single-family housing units and a 25-room boutique hotel.



WESTSIDE RESERVOIR PARK

The park is the City of Atlanta's largest planned greenspace. Located in northwest Atlanta, it will double as a water reservoir and a 280 acre park when complete. It will connect to the Atlanta BeltLine's Westside Trail Extension, the Westside BeltLine Connector, and Proctor Creek Greenway in the future.



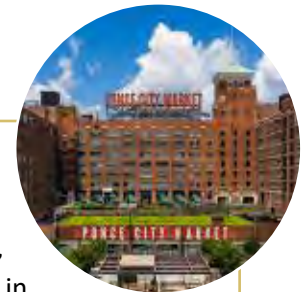
ATLANTA BELTLINE WESTSIDE CONNECTOR

The PATH Foundation has partnered with the Atlanta BeltLine, Inc. and recently opened the Westside BeltLine Connector in March of 2021. The Westside BeltLine Connector is part of a 10-mile connection from PATH's Silver Comet Trail in Cobb County. Through this new connection, Atlanta will be the only major U.S. city with a trail emerging from its city center and stretching 100+ miles into a neighboring state, Alabama.



PONCE CITY MARKET

Ponce City Market breathes new life into the historic Sears, Roebuck & Co. building in Atlanta. The classic structure, which is the area's largest adaptive reuse project, has been reinvented as a vibrant community hub housing the Central Food Hall, various shops, flats and office. The market infuses vigor and excitement into this historically-significant structure, located in one of Atlanta's most cherished neighborhoods.



RECENT DEVELOPMENTS

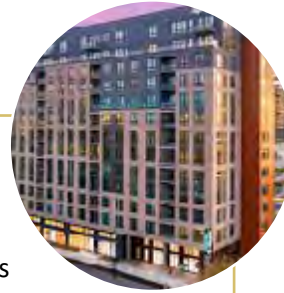
QUARRY YARDS

This development encompasses over 70 acres of land on Donald Lee Hollowell Parkway next to the Bankhead MARTA Station and adjacent to the new Westside Park at Bellwood Quarry. Microsoft purchased the Yards in late 2020, and while plans are still unknown, affordable housing and office space are in talks for the land. Microsoft recently announced they are planning opening an office at the new Atlantic Station building, only three miles away from Quarry Yards.



OSPREY

The Osprey is a cultured yet down to earth residence delivering unequaled amenities and striking interiors that are expertly designed to detail. With 319 units and 13,000 SF of retail mixed use development, the Osprey offers guest a fresh sophisticated style of city living. Units contain stainless steel appliances and brushed nickel and matte black fixtures to make residents feel at ease in a home that keeps them connected to the center of the city.



ECHO STREET

This 18-acre English Avenue development is projected to have 285,000 SF of office space, 50,000 SF of commercial space and nearly 300 apartments in its first phase. Once the development is complete, it will be bisected by the Beltline's Westside Connector Trail.



STOCKYARDS

Stockyards is an adaptive re-use of historic buildings dating back to the early 1900's. The property was re-developed into 143,500 SF of creative office and entertainment space in 2017. Stockyards is one of the last remaining historic properties to be redeveloped and current tenants include The Painted Duck and Donetto.



8 WEST

Located at the corner of 8th and Howell Mill, 8 West is a mixed use development featuring 175,000 SF office space, 10,000 SF retail space, 264 apartments and a 680 space parking deck for the nine story development. General partners Gateway and ACP will coordinate development and marketing/leasing services for the \$150 million project.



UPPER WESTSIDE CID

The Upper Westside is a Community Improvement District (a special governmental entity formed by local commercial property owners and legislated by the City of Atlanta, including Buckhead, Midtown, and Downtown). The Upper Westside Improvement District works to enhance the transportation network, connectivity, safety, and experience for all in Atlanta's Upper Westside through investment and community partnerships.



RECENT DEVELOPMENTS

STAR METALS

This \$330-million mixed-use development includes 1,550,000 gross SF in its master plan - broken down to include 227,000 SF Class A office space, 409 residential units, 60,000 SF retail space and 155 key boutique hotel rooms. Star Metals' modern conveniences and sustainable design are essential to the offices, residences and retail shops of this innovative project.



ATLANTIC STATION

Atlantic Station is 15 million 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 U.S. Postal Service to award the neighborhood with its own zip code: 30363.



TILFORD YARD

Colliers International Atlanta plans to expand CDX railroad land in West Midtown into what will become Tilford Yard. The space itself is over 100 acres larger than Piedmont Park. While plans are still in development, it could be potentially be developed into more apartments and residential homes. It could also eventually evolve into a mixed-use development.



ENGLISH AVENUE YARDS

This office and flex space for creative industries backs up to the Westside Connector Trail. Home to premier arts organizations, fast growing companies and engaged non profits, English Avenue Yards offers unique environments designed for creative tinkering.



OLIVER STREET TOWNHOUSES

Located in West Midtown, one of Atlanta's most sought after neighborhoods, Oliver Street townhomes offers 30 stylish townhomes. Priced in the low \$400 thousands, the 3 bedroom townhomes range in size from 2,000 to 2,400 SF and boast a blend of modern and traditional architecture.



CARRIAGE WORKS

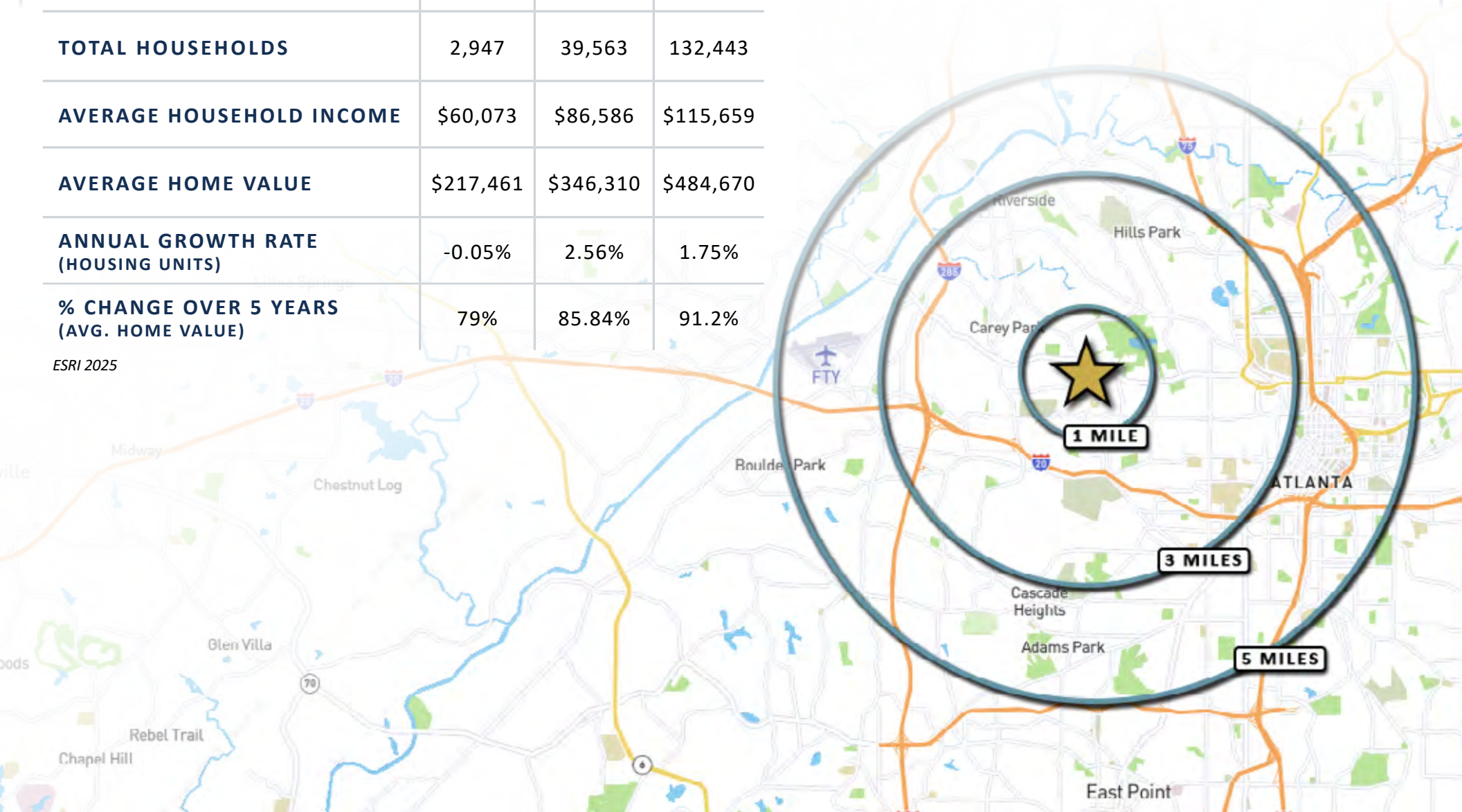
Located in West Midtown, this office space offers 1900's character, high ceilings, abundant natural light and build outs capturing raw materials. It offers extremely convenient bikeable/walkable access to surrounding residential units in the West Midtown district.



DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,918	94,821	289,698
TOTAL HOUSEHOLDS	2,947	39,563	132,443
AVERAGE HOUSEHOLD INCOME	\$60,073	\$86,586	\$115,659
AVERAGE HOME VALUE	\$217,461	\$346,310	\$484,670
ANNUAL GROWTH RATE (HOUSING UNITS)	-0.05%	2.56%	1.75%
% CHANGE OVER 5 YEARS (AVG. HOME VALUE)	79%	85.84%	91.2%

ESRI 2025



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 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.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 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. 2020**

- 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

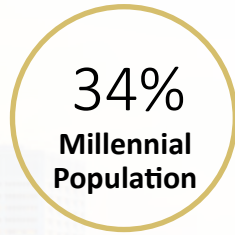
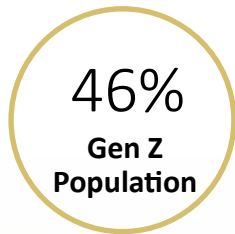
The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

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



(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS



#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"

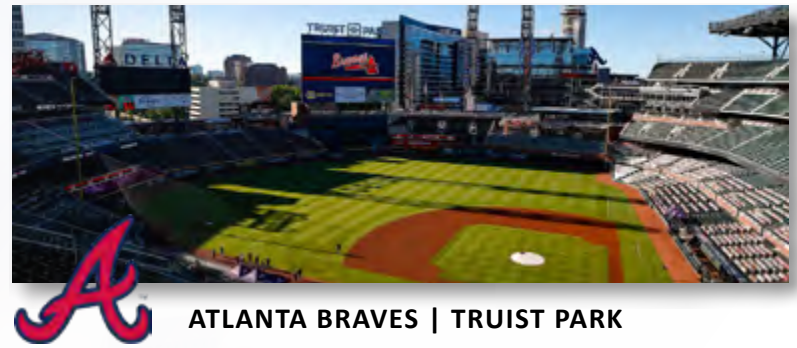
#5 MOVING DESTINATION IN THE NATION

-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 WESS, CCIM
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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 real estate program, consistently ranked in the top five nationally. While there, Michael also received two additional degrees in finance and international business.

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, 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 sold approximately \$300 million in over 100 transactions.

The team holds many 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 selling previous attempts.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. An Associate Broker since 2021, Michael is a pinned Designee of the prestigious Certified Commercial Investment Member (CCIM) Institute since 2017 and has been an annual member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.



JAKE STRANGE
Commercial RE Advisor
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An Atlanta native, Jake's passion for real estate began watching the immense growth the city experienced following 2010, Jake started his career in real estate in 2019 and now helps asset owners acquire and dispose of commercial real estate across Atlanta, specializing in in-town investment sales. His work is rooted in a sharp understanding of capital markets and a hands-on approach to deal execution, allowing clients to navigate transactions confidently and achieve outcomes that maximize value. Backed by the team at Bull Realty, Jake delivers best-in-class advisory and brokerage services while maintaining a relentless focus on results, transparency, and long-term relationships.

In addition to representing clients, Jake is an active investor and developer, completing transactions through syndicated partnerships and building projects that create lasting value in the communities he serves. This dual perspective—both advisor and principal—provides him with unique insight into what drives success across today's CRE landscape. Whether structuring acquisitions, guiding dispositions, or repositioning value-add assets, Jake's commitment to aligning capital with opportunity remains at the core of his practice.

Jake's professional philosophy is simple: create alignment between people, place, and purpose. Through thoughtful and disciplined deal-making, and a genuine care for the city he calls home, he continues to shape Atlanta's next chapter—one project at a time.

Beyond real estate, Jake is deeply passionate about wildlife conservation and land stewardship. He actively supports habitat restoration and forestry management efforts across Georgia and Alabama, advocating for prescribed burning, sustainable agriculture, and responsible land use. His respect for the natural landscape mirrors his approach to development—balancing growth with preservation, and commerce with community.

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

