

2087 Piedmont Road NE

Atlanta, GA 30312



FREESTANDING BUILDING ON PIEDMONT ROAD

MORNINGSIDE - LENOX PARK | ±6,726 SF



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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.

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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 Highlights

PROPERTY HIGHLIGHTS

- Freestanding building on Piedmont Avenue
- $\pm 6,726$ SF | ± 0.34 acres
- Main building is $\pm 4,008$ upstairs SF and $\pm 2,418$ terrace level SF
- Block building in the back of the property is approximately 300 SF
- Building is in shell condition and open-floor plan: blank slate to complete as desired
- Located in the Morningside-Lenox Park neighborhood near the Cheshire Bridge intersection
- Across the street from under-construction, 392-unit Edley development
- Monument sign | 44,000 vehicles per day
- Structure may be able to support rooftop patio or additional level
- 20 parking spaces
- MRC-2-C, Mixed Residential Commercial District



ADDRESS:
2087 PIEDMONT RD NE,
ATLANTA, GA 30324



PURCHASE:
\$1,995,000



TOTAL SF:
 $\pm 6,726$

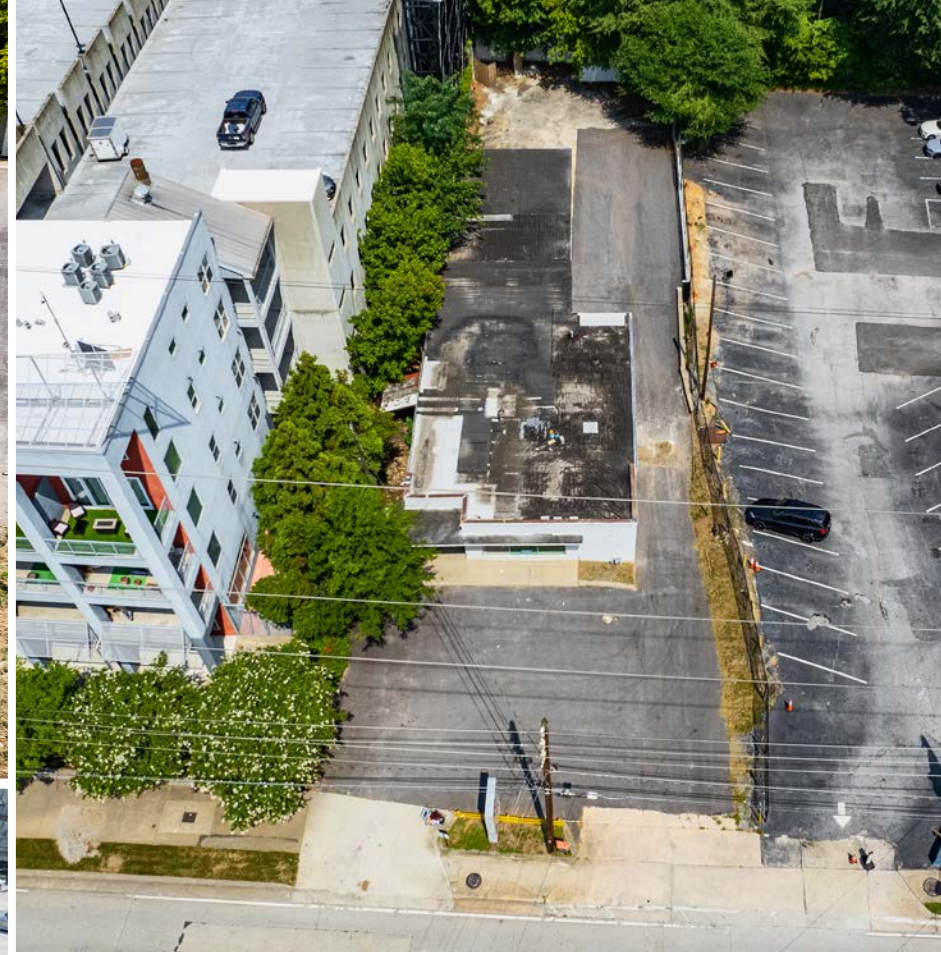
Property Overview

BUILDING:

ADDRESS:	2087 Piedmont Rd NE Atlanta, GA 30324
COUNTY:	Fulton
FLOORS:	2
TOTAL BUILDING SIZE:	±6,726 total SF
NUMBER OF BUILDINGS:	2
SITE SIZE:	±0.34 Acres
ZONING:	MRC-2-C
PARKING:	Approximatley 20 Surface Spaces
FRONTAGE:	Piedmont Road

FINANCIAL:

SALE PRICE:	\$1,995,000
PRICE PER SF:	\$296





Exterior Photos

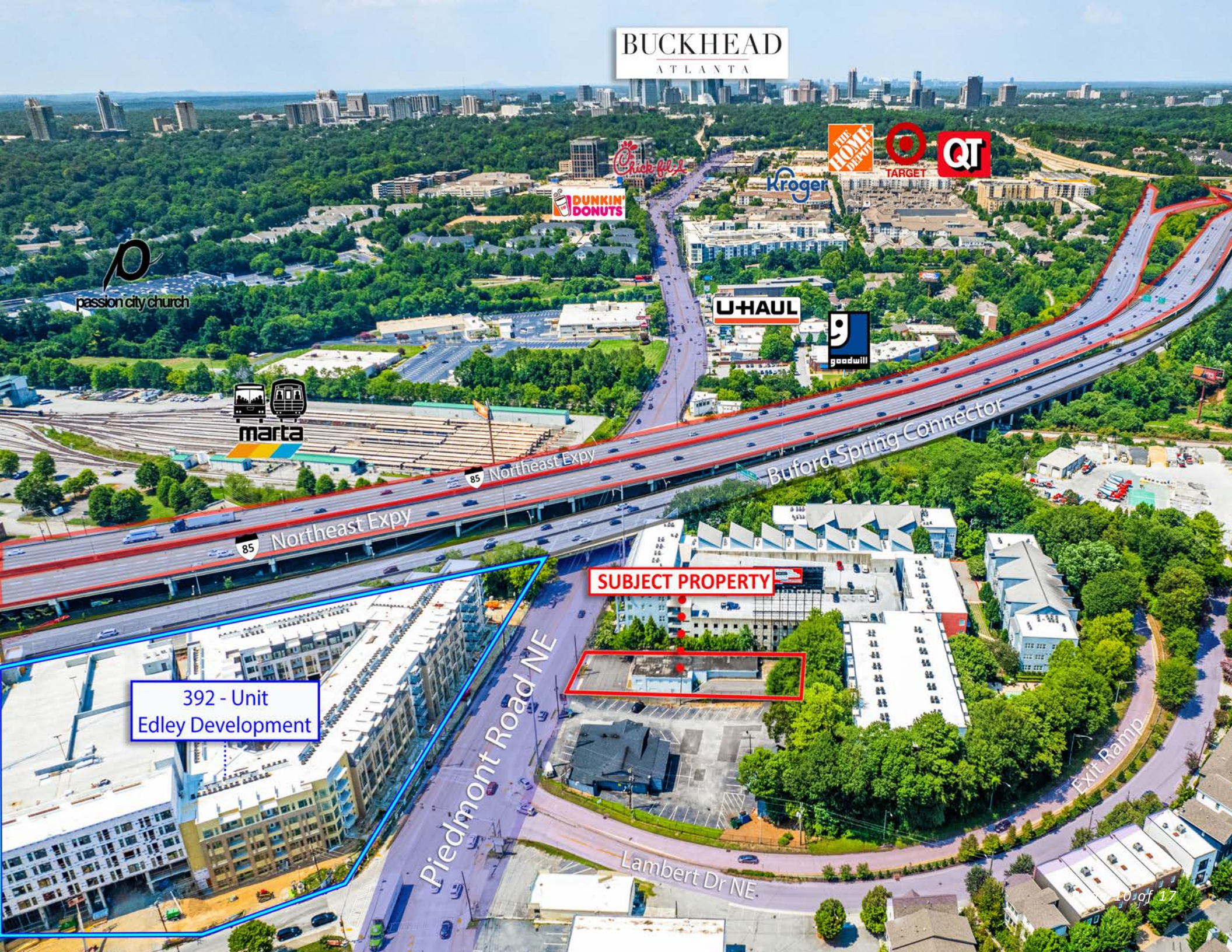


392-Unit Edley Development Under Construction Across From Piedmont Road



Interior Photos

BUCKHEAD ATLANTA



passion city church



Chick-fil-A
DUNKIN' DONUTS

Kroger

THE HOME DEPOT

TARGET

QT

U-HAUL

goodwill

392 - Unit
Edley Development

SUBJECT PROPERTY

Piedmont Road NE

Lambert Dr NE

Buford Spring Connector

Exit Ramp

IN THE AREA

PIEDMONT PARK

Piedmont Park is a 189-acre urban park located in Atlanta, GA, offering a peaceful retreat from the city. Designed by Joseph Forsyth Johnson in the late 19th century, it features meadows, a lake, and plenty of greenery. The park hosts events, festivals, and recreational activities throughout the year, including jogging trails, sports fields, and the Atlanta Botanical Garden. Its central location in Midtown Atlanta provides skyline views, making it a popular spot for picnics and gatherings.



BUCKHEAD VILLAGE

Buckhead Village, located in the heart of Atlanta's Buckhead district, is a vibrant and stylish neighborhood known for its upscale shopping, dining, and nightlife. This chic area is home to a mix of high-end boutiques, designer stores, and trendy retailers, offering a premier shopping experience for fashion enthusiasts. In addition to its retail appeal, Buckhead Village boasts an array of gourmet restaurants, charming cafes, and lively bars, making it a culinary hotspot that attracts foodies from all over the city.



ANSLEY GOLF COURSE

Ansley Golf Club is a premier golfing destination that offers a unique blend of tradition and modern amenities. Established in 1912, the club boasts a rich history and a beautifully maintained 9-hole course that challenges golfers of all skill levels. The picturesque course winds through the charming Ansley Park neighborhood, providing stunning views and a serene environment for players. In addition to golf, Ansley Golf Club offers a range of facilities including tennis courts, a swimming pool, and dining options.



LENOX MALL

Lenox Square, commonly known as Lenox Mall, is one of Atlanta, Georgia's premier shopping destinations, located in the upscale Buckhead district. Opened in 1959, Lenox Mall has evolved into a renowned retail hub, featuring over 250 stores that range from luxury brands like Louis Vuitton and Gucci to popular retailers such as Apple and Macy's. The mall offers an exceptional shopping experience with its elegant architecture, spacious walkways, and a variety of dining options that cater to diverse tastes, including upscale restaurants and casual eateries.



PONCE CITY MARKET

Ponce City Market, is a vibrant mixed-use development in the restored Sears, Roebuck & Co. building. It features a diverse array of retailers, an expansive Central Food Hall with gourmet and casual dining options, and unique artisanal products. The rooftop, Skyline Park, offers panoramic city views, mini-golf, carnival games, and a beer garden. Connected to the Atlanta BeltLine, it encourages exploration of the surrounding area. With its blend of historic charm and modern amenities, Ponce City Market is a beloved destination for locals and tourists alike.



ATLANTA BOTANICAL GARDEN

The Atlanta Botanical Garden, spans 30 acres within Piedmont Park. Established to showcase an array of plants from around the world, it offers visitors a tranquil escape in the heart of the city. The garden features themed areas like the Japanese Garden and the Desert House, as well as seasonal displays and sculptures. With its central location and lush greenery, the Atlanta Botanical Garden provides a serene retreat in Midtown neighborhood.



DEMOGRAPHICS



POPULATION		
1 MILE	3 MILES	5 MILES
18,514	182,101	398,923

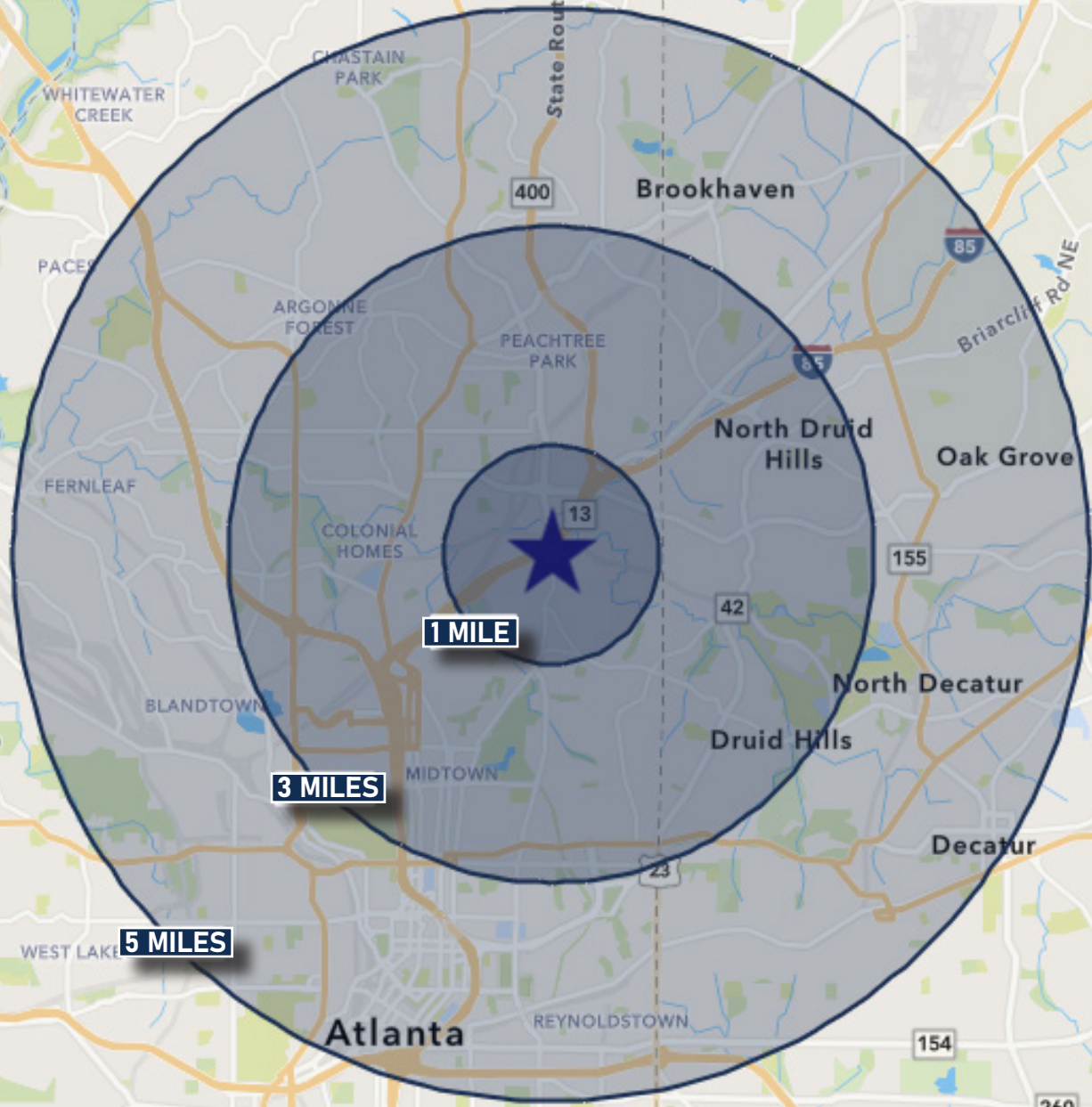


HOUSEHOLDS		
1 MILE	3 MILES	5 MILES
10,500	98,354	193,724



AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$145,357	\$160,882	\$162,456

Source: 2024 ESRI



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 Spellman 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



**#8 LARGEST METRO AREA IN
THE U.S. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 13 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.

8TH
LARGEST U.S. METRO

#6
BEST CITIES FOR JOBS IN U.S.
WALLETHUB 2024

1.18%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2023

#4
FASTEST GROWING
U.S. METRO (2010-2019)
FREDDIE MAC 2021

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius)

MAJOR EMPLOYERS



#8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

#1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

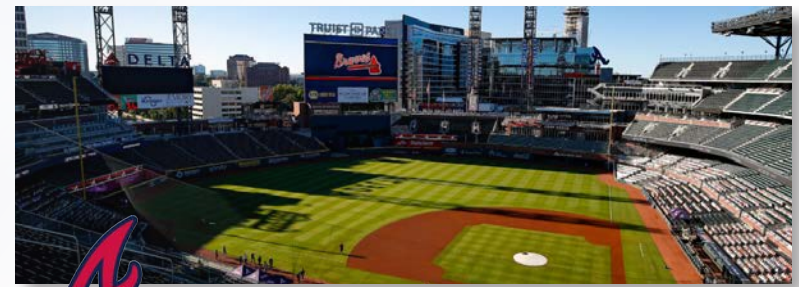
#2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

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

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 26 years in business and \$1.9 billion annual transaction volume.

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26
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



TEAM PROFILE



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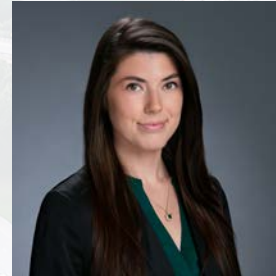
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