



3019

FOR LEASE

FREESTANDING RETAIL BUILDING IN BROOKHAVEN

±3,900 SF | ±0.80 AC | BUFORD HWY



Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the 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 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

PROPERTY HIGHLIGHTS:

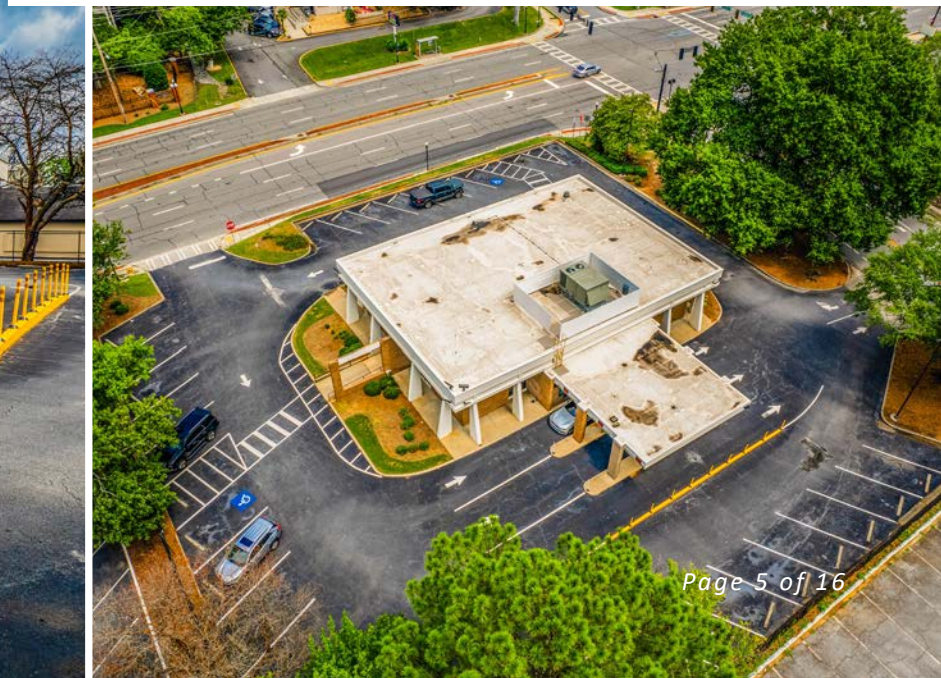
- Former bank branch with drive-thru
- ±3,900 SF consisting of private offices, open space, and break room
- ±0.8 AC | 40 Parking Spaces
- Fantastic visibility on Buford Hwy, 1,200 from N Druid Hills Rd
- Close proximity to I-85 and new Children’s Healthcare campus
- Signalized Corner Site | Dedicated turn lane
- Access points on both Buford Hwy and Corporate Blvd NE

BUILDING:

ADDRESS:	3019 Buford Hwy Atlanta, GA 30329
COUNTY:	DeKalb
TOTAL BUILDING SIZE:	±3,900 SF
NUMBER OF BUILDINGS:	1
SITE SIZE:	±0.80 Acre
ZONING:	M Industrial
INGRESS/EGRESS POINTS:	2
PARKING:	40 Surface Spaces
CROSS STREETS:	N Druid Hills Rd

FINANCIALS:

LEASE RATE:	\$50/SF (estimated base rent of \$195,000 annually) + NNN Expenses
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Photos

CHILDREN'S HEALTHCARE OF ATLANTA

The new Children's Hospital campus, located off Druid Hills Road, represents a significant advancement in pediatric healthcare for the region. This state-of-the-art facility is designed to cater to the unique needs of children, providing specialized medical services and treatments in a family-friendly environment. The hospital encompasses a wide range of departments, including emergency care, oncology, cardiology, and neonatal intensive care, ensuring comprehensive healthcare for young patients. Its modern infrastructure and advanced medical technologies are set to enhance the quality of care and patient outcomes significantly.

In addition to its medical services, the Children's Hospital campus places a strong emphasis on research and education. The facility is equipped with cutting-edge laboratories and research centers aimed at pioneering new treatments and improving existing ones. Collaboration with local universities and medical schools ensures that the hospital remains at the forefront of pediatric medicine, fostering innovation and training the next generation of healthcare professionals. Educational programs and resources for families are also a key feature, helping parents understand and manage their children's health conditions more effectively.

The hospital's design prioritizes the comfort and well-being of both patients and their families. Bright, colorful interiors, interactive play areas, and outdoor spaces create a welcoming atmosphere that helps reduce the stress and anxiety often associated with hospital visits. Family-centered care is a core principle, with amenities such as family rooms, overnight accommodations, and support services readily available. The new Children's Hospital campus on Druid Hills Road is not just a medical facility but a compassionate, supportive environment dedicated to the health and happiness of its young patients.



UPCOMING DEVELOPMENT

The Brookhaven area is set to transform with a new mixed-use district planned for a 32-acre site, incorporating residential, retail, and office spaces. This upcoming development will bring a modern, community-focused atmosphere, featuring walkable streetscapes and public spaces to attract both residents and visitors.

Situated near a major transit route, the project will support Brookhaven's growth objectives by enhancing infrastructure and encouraging sustainable urban living. The blend of amenities aims to create a vibrant, accessible community that meets the lifestyle needs of a diverse population and fosters local economic growth.

Source: [Urbanize](#)





50,200 VPD | N DRUID HILLS RD
202,800 VPD | I-85



CORPORATE SQUARE

SUBJECT PROPERTY

CORPORATE BLVD NE

BUFORD HIGHWAY

THE MARQ AT BROOKHAVEN

88,400 VPD

CURTIS DR NE

PDK Airport
DeKalb County - Growing for You!

← Brookhaven
GEORGIA

CITY OF
CHAMBLEE
Georgia

Shopping Center

85

CORPORATE
SQUARE

SUBJECT PROPERTY



BUFORD HIGHWAY

THE MARQ
AT BROOKHAVEN



BUFORD HIGHWAY

Buford Highway, located in the northeastern part of Atlanta, Georgia, is a vibrant and culturally diverse corridor known for its incredible array of international cuisine and unique shopping experiences. Stretching approximately eight miles from the city's Brookhaven area to the town of Duluth, Buford Highway is home to a multitude of restaurants, markets, and shops representing countries from around the world, including Mexico, Vietnam, Korea, China, and Ethiopia. This melting pot of cultures has earned Buford Highway a reputation as a food lover's paradise, where visitors can indulge in authentic dishes ranging from tacos and pho to kimchi and dumplings.

Beyond its culinary delights, Buford Highway serves as a microcosm of Atlanta's multicultural population. The area's rich cultural tapestry is reflected in its diverse businesses, festivals, and community events. Many of the establishments are family-owned, providing a personal touch and a sense of community that is both welcoming and vibrant.



DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
17,765	152,667	356,777



HOUSEHOLDS

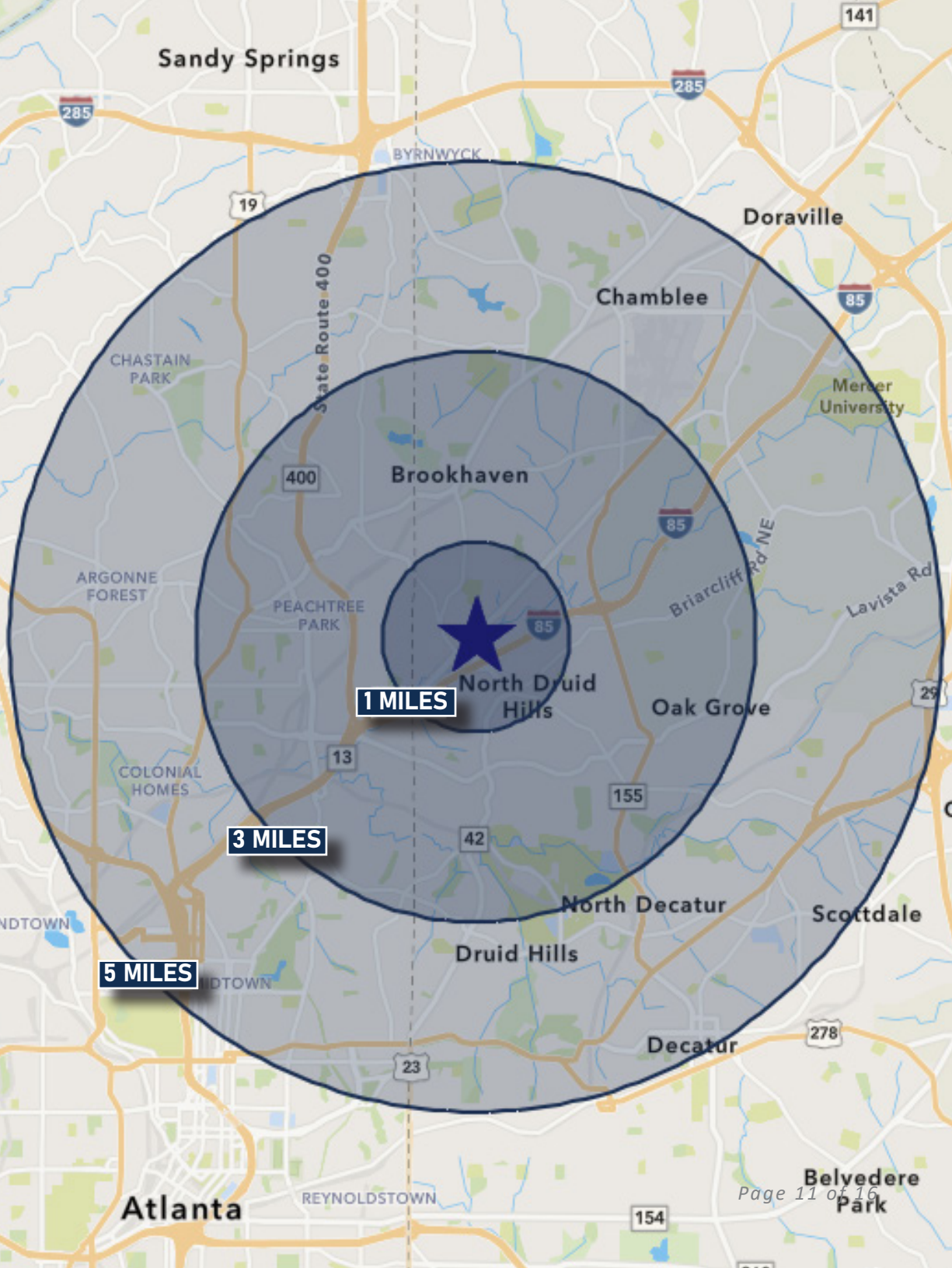
1 MILE	3 MILES	5 MILES
8,502	75,543	172,880



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$148,819	\$160,439	\$170,901

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

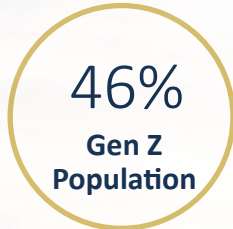
The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

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



(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"

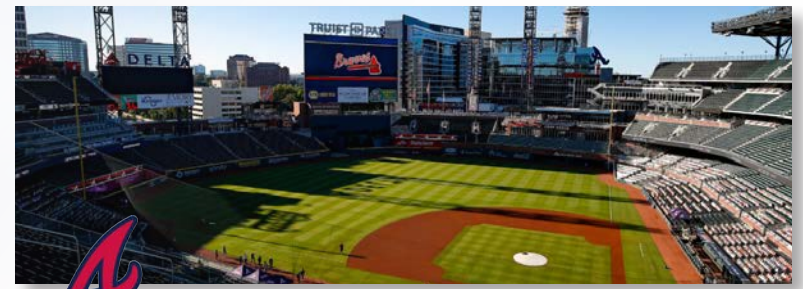
#2 MOVING DESTINATION IN THE NATION

-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.

CONNECT WITH US:

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26
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



TEAM PROFILE



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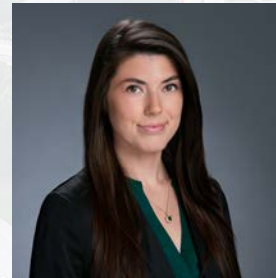
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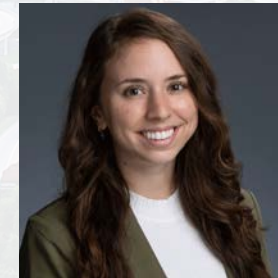
AUBRI FRANKLIN
MARKETING



KATELYN WESTBROOK
MARKETING



SAM JENIA
MARKETING



TORI ROBB
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