



SUBJECT PROPERTY

OFFERING MEMORANDUM

±1,829 SF Flex Building

Grove Park Neighborhood | Atlanta, Georgia



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.

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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.

Stay in control.
DON'T DRIVE DISTRACTED.
003092
CLEAR CHANNEL
NHMTSA

FAMILY DOLLAR

2045 2045

FOR LEASE
404.812.8910

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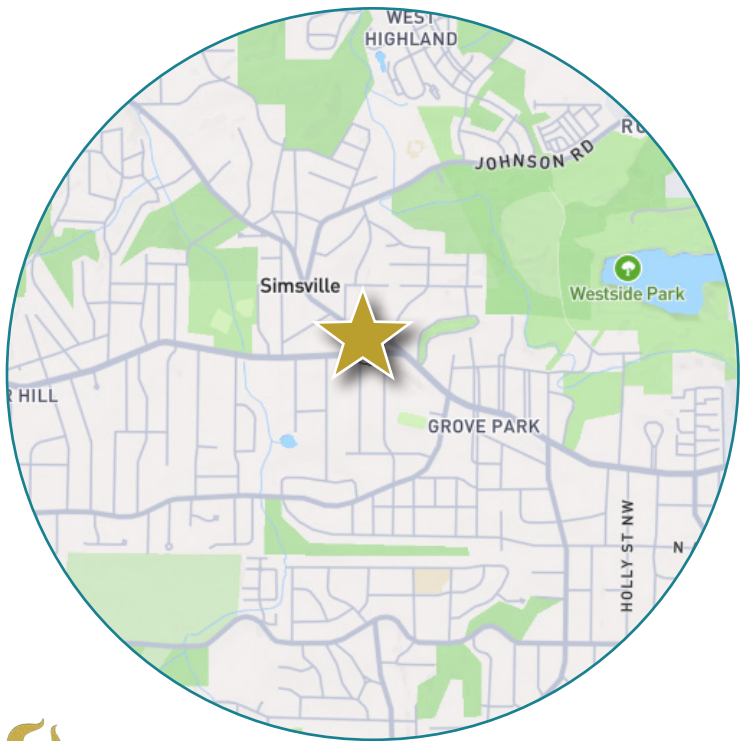
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Property Highlights

- Vacant Auto Repair Building on Donald Lee Hollowell Pkwy NW
- Approximately 1,829 SF mostly shell condition
- Three bays plus office/reception space
- Use versatility: easy conversion to single or multi-tenant retail or office
- Large billboard on property - lease can be terminated
- Strong Zoning: MRC-1 allows for many uses + future redevelopment site
- Great visibility and street frontage on DLH | Family Dollar outparcel
- Monument sign | 26,500 Vehicles per day
- Potential owner-user or investor purchase

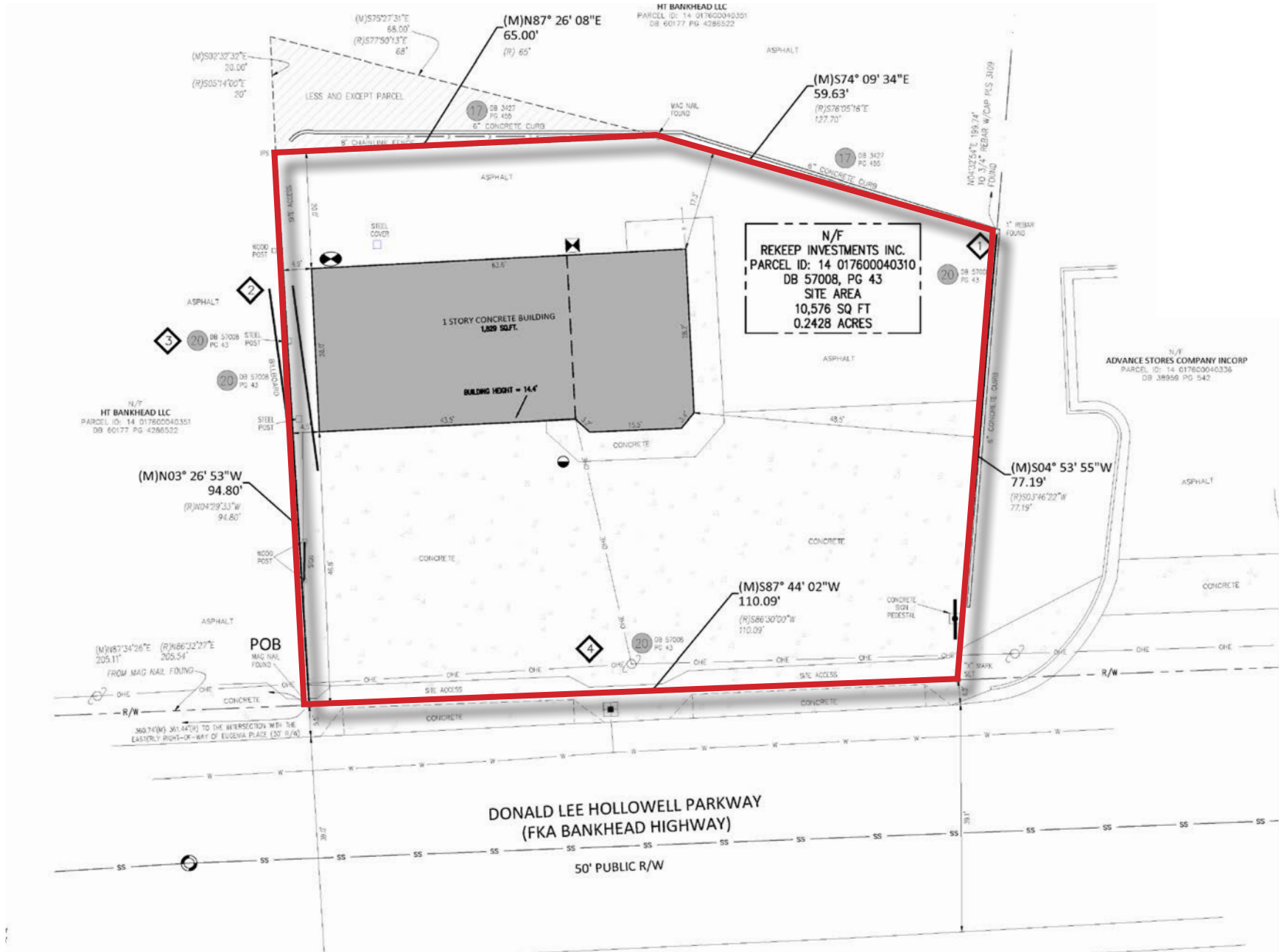


Property Information

ADDRESS:	2035 Donald Lee Hollowell Pkwy Atlanta, GA 30318
COUNTY:	Fulton
YEAR BUILT:	1953
TOTAL BUILDING SIZE:	±1,829 SF
SITE SIZE:	±0.24 Acres
ZONING:	MRC-1
PARKING:	Surface
PROPERTY SIGNAGE:	Pylon Sign
INGRESS/EGRESS:	2
FRONTAGE:	110'
CROSS STREETS:	Hollywood Rd NW
SALE PRICE:	\$499,000
OCCUPANCY:	Vacant



Survey





Aerial

SUBJECT PROPERTY

DONALD LEE HOLLOWELL PKWY NW

HOLLYWOOD RD NW

Aerial



WESTSIDE PROVISIONS DISTRICT
EST. 2008

WEST MIDTOWN
3.2 MILES | 10 MINS



MIDTOWN
Atlanta

4.8 MILES | 15 MINS



Georgia Tech.

3.5 MILES | 9 MINS



Mercedes-Benz STADIUM

3.9 MILES | 13 MINS



Atlanta BeltLine

1.9 MILES | 5 MINS

WESTSIDE RESERVOIR PARK

2.3 MILES | 6 MINS

GROVE PARK

0.6 MILES | 3 MINS

SUBJECT PROPERTY

HOLLYWOOD RD NW

DONALD LEE HOLLOWELL PKWY NW

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. 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, which 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, remains a critical focal point. Microsoft purchased the Yards in late 2020, and while plans were initially on pause, the company has recently resumed discussions about the site’s future. There is renewed optimism that the development will include affordable housing, office spaces, and community resources. Microsoft still plans to dedicate 25% of the land for community needs, reinforcing their commitment to contributing positively to the neighborhood’s growth and sustainability.

Additionally, the area continues to attract new investments, with ongoing projects aimed at improving infrastructure, expanding public amenities, and preserving the unique character of Grove Park. These developments signal a promising era of revitalization, positioning Grove Park as a sought-after destination for in-town living.



In The Area

THE WORKS

The Works is a popular mixed-use development in Atlanta that includes office space, retail shops, dining options, and community events. It is known for its innovative design, creative atmosphere, and diverse offerings that cater to a range of interests. The Works serves as a hub for local businesses, culture, and entertainment, contributing to the vibrant and dynamic landscape of Atlanta's neighborhoods.



WESTSIDE RESERVOIR PARK

Westside Reservoir Park is Atlanta's largest green space. It's built around the historic Bellwood Quarry. The park offers stunning views of the city skyline. There are walking trails, picnic areas, and a reservoir. It's a key part of the Atlanta BeltLine project. Westside Reservoir Park also provides a peaceful retreat within the bustling city.



ATLANTIC STATION

Atlantic Station is a mixed-use neighborhood located in Atlanta, Georgia, featuring a blend of residential, retail, dining, and entertainment options. It is known for its outdoor shopping area, restaurants, and vibrant community events. Atlantic Station also offers green spaces, office buildings, and a movie theater, making it a popular destination for both locals and visitors.



QUARRY YARDS

Quarry Yards is a major mixed-use development in Atlanta, Georgia. Located near the Bankhead MARTA station, it spans 70 acres. The project features residential, office, retail, and green spaces. It's designed to connect with the Atlanta BeltLine and Westside Park. Quarry Yards aims to revitalize the surrounding community while preserving its industrial history.



GEORGIA TECH

Georgia Tech, officially known as the Georgia Institute of Technology, is a prestigious public research university located in Atlanta, Georgia. Known for its strong programs in engineering, computing, and the sciences, Georgia Tech is a top-ranked institution both nationally and globally. The campus features modern facilities, cutting-edge research centers, and a vibrant student community, making it a hub for innovation and academic excellence.



PIEDMONT ATLANTA HOSPITAL

Piedmont Atlanta Hospital is a leading hospital located in the heart of Atlanta, Georgia, known for its high-quality healthcare services and patient-centered care. The hospital offers a wide range of medical specialties and advanced treatment options, including cancer care, heart services, and organ transplantation. With state-of-the-art facilities, experienced medical staff, and a commitment to excellence, Piedmont Atlanta Hospital is a trusted healthcare provider in the region.



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.

MAJOR EMPLOYERS



8TH
LARGEST U.S. METRO
2020 U.S. Census

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

46%
Gen Z
Population

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

#4
FASTEST GROWING
U.S. METRO (2010-2019)
Freddie Mac 2021

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2023)

#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"

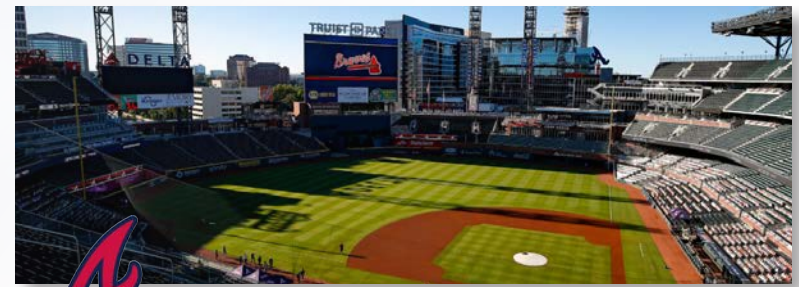
#2 MOVING DESTINATION IN THE NATION

-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

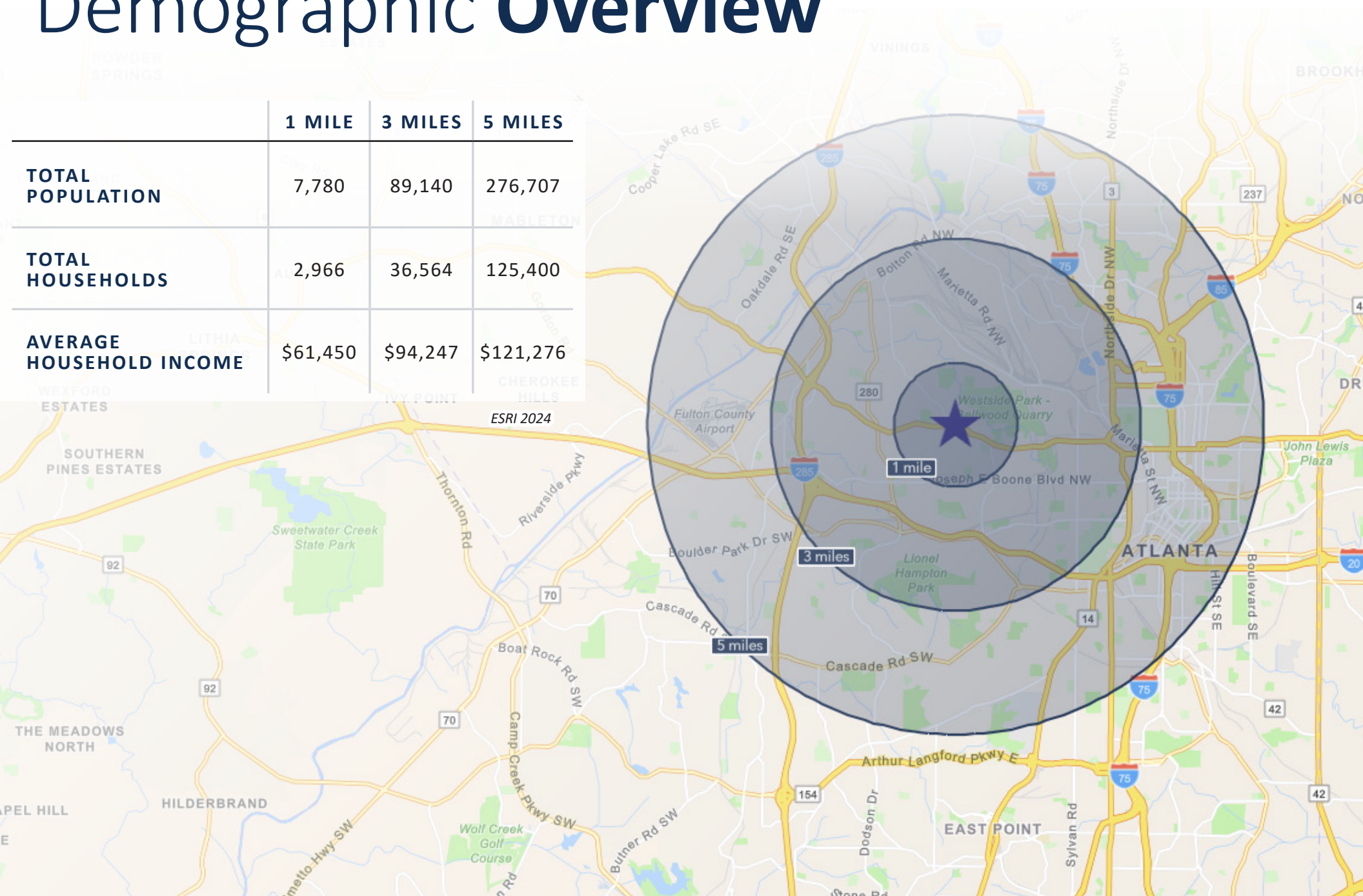


ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

Demographic Overview

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,780	89,140	276,707
TOTAL HOUSEHOLDS	2,966	36,564	125,400
AVERAGE HOUSEHOLD INCOME	\$61,450	\$94,247	\$121,276

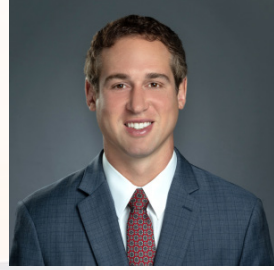
ESRI 2024



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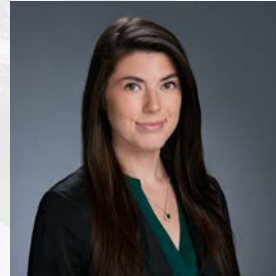
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ABOUT BULL REALTY

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Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

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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 and \$1.9 billion annual transaction volume.

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27
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

