



FOR SALE & LEASE

BANK BRANCH WITH DRIVE-THRU | PAD DEVELOPMENT SITE
BUFORD HIGHWAY, BROOKHAVEN | ±3,900 SF | ±0.80 AC



BULL REALTY
A REALTOR® OCCUPANCY SOLUTIONS



TCN
WORLDWIDE
REAL ESTATE SERVICES

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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.

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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 Overview

EXECUTIVE SUMMARY:

Premier signalized corner ± 0.80 -acre site featuring a $\pm 3,900$ SF former bank branch with drive-thru on Buford Highway in Brookhaven, exceptional access via a dedicated turn lane, and unmatched exposure at the high-traffic intersection.

HIGHLIGHTS:

- $\pm 3,900$ SF freestanding building on an ± 0.85 -acre signalized corner parcel
- Former bank branch with existing drive-thru lanes, ideal for financial, medical, QSR, or service users
- 40 on-site parking spaces, rare for the corridor and supports high-volume uses
- Signalized intersection with dedicated turn lane providing seamless ingress/egress and superior accessibility
- Positioned at the intersection of Buford Highway ($\pm 28,000$ VPD) and Corporate Blvd NE, one block from N Druid Hills ($\pm 42,000$ VPD)
- Prominent corner visibility maximizing exposure and branding potential
- Oversized site offering flexibility for redevelopment, expansion, or reconfiguration
- Located within a dense infill corridor between Brookhaven, Chamblee, and Doraville
- Immediate access to Interstate 285 and Interstate 85 for regional connectivity
- Directly behind Brookhaven's largest mixed-use project, \$605M Northbend, bringing 2,000 new residences, retail, and acres of park space
- Surrounded by national retailers and high-performing local concepts driving destination traffic and long-term value

ADDRESS:	3019 Buford Hwy Atlanta, GA 30329
MUNICIPALITY:	Brookhaven
PRICE:	\$3,500,000
LEASE RATE:	\$195,000 Annual + CAM
CROSS STREETS:	Corporate Blvd NE, N Druid Hills Road



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.



Northbend Development

±30-acre overhaul of office campus along I-85 takes key step forward.

Proposal for Brookhaven's largest mixed-use district, now called "Northbend," calls for \$605M investment.

A major redevelopment of Brookhaven's Corporate Square has moved closer to construction, with developers Third & Urban and HighBrook Investors acquiring 30 acres for a planned \$605 million mixed-use project called "Northbend."

The project, now rezoned as a Master-Planned Development, will transform an aging office park into a walkable district with housing, retail, and greenspace. Phase one includes nearly 700 residences, ±10,000 square feet of retail, and a public plaza, with some affordable housing included.

Ultimately, Northbend could bring up to 2,000 homes, park space, and improved infrastructure, while connecting to the Peachtree Creek Greenway. Groundbreaking is expected next summer, with initial deliveries projected in 2028.



Aerial



50,200 VPD | N DRUID HILLS RD

202,800 VPD | I-85

Northbend
Development

SUBJECT PROPERTY

CORPORATE BLVD NE

BUFORD HIGHWAY

THE MARQ
AT BROOKHAVEN

88,400 VPD

CURTIS DR NE

Shopping Center

85

Northbend
Development

SUBJECT PROPERTY

THE MARQ
AT BROOKHAVEN

BUFORD HIGHWAY



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 Brookhaven to Duluth, it is home to a wide range 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 enjoy authentic dishes ranging from tacos and pho to kimchi and dumplings.

Beyond its culinary appeal, Buford Highway reflects Atlanta's multicultural identity through its diverse businesses, festivals, and community events. Many establishments are family-owned, contributing to a welcoming and vibrant atmosphere.

Adding to the area's continued growth, the Northbend development in Brookhaven is set to bring a transformative \$605 million mixed-use district to the corridor. Led by Third & Urban and HighBrook Investors, the project will introduce a walkable environment with housing, retail, and greenspace. Phase one includes nearly 700 residences, ±10,000 square feet of retail, and a public plaza, with some affordable housing. At full buildout, Northbend could deliver up to 2,000 homes, new park space, and improved connectivity, including access to the Peachtree Creek Greenway. Groundbreaking is expected next summer, with initial deliveries projected in 2028.



Demographics



POPULATION

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



HOUSEHOLDS

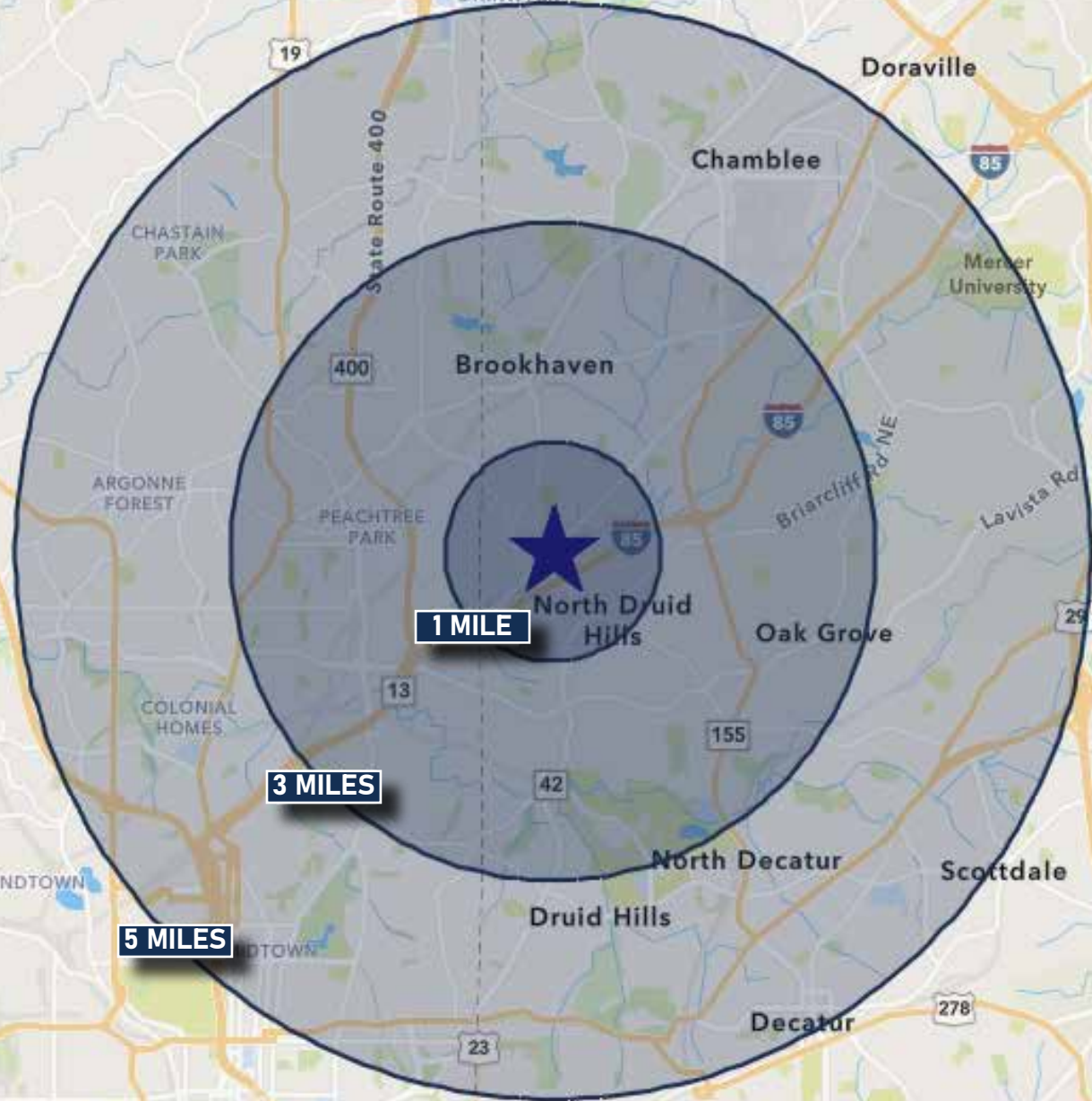
1 MILE	3 MILES	5 MILES
8,502	75,543	172,880



AVERAGE HOUSEHOLD INCOME

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

Source: 2025 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.

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.

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28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

