



Powder Springs Street

OFFERING MEMORANDUM

COMMERCIAL DEVELOPMENT OPPORTUNITY | ± 0.4 ACRES
MARIETTA, GA





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BULL REALTY
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EXECUTIVE SUMMARY

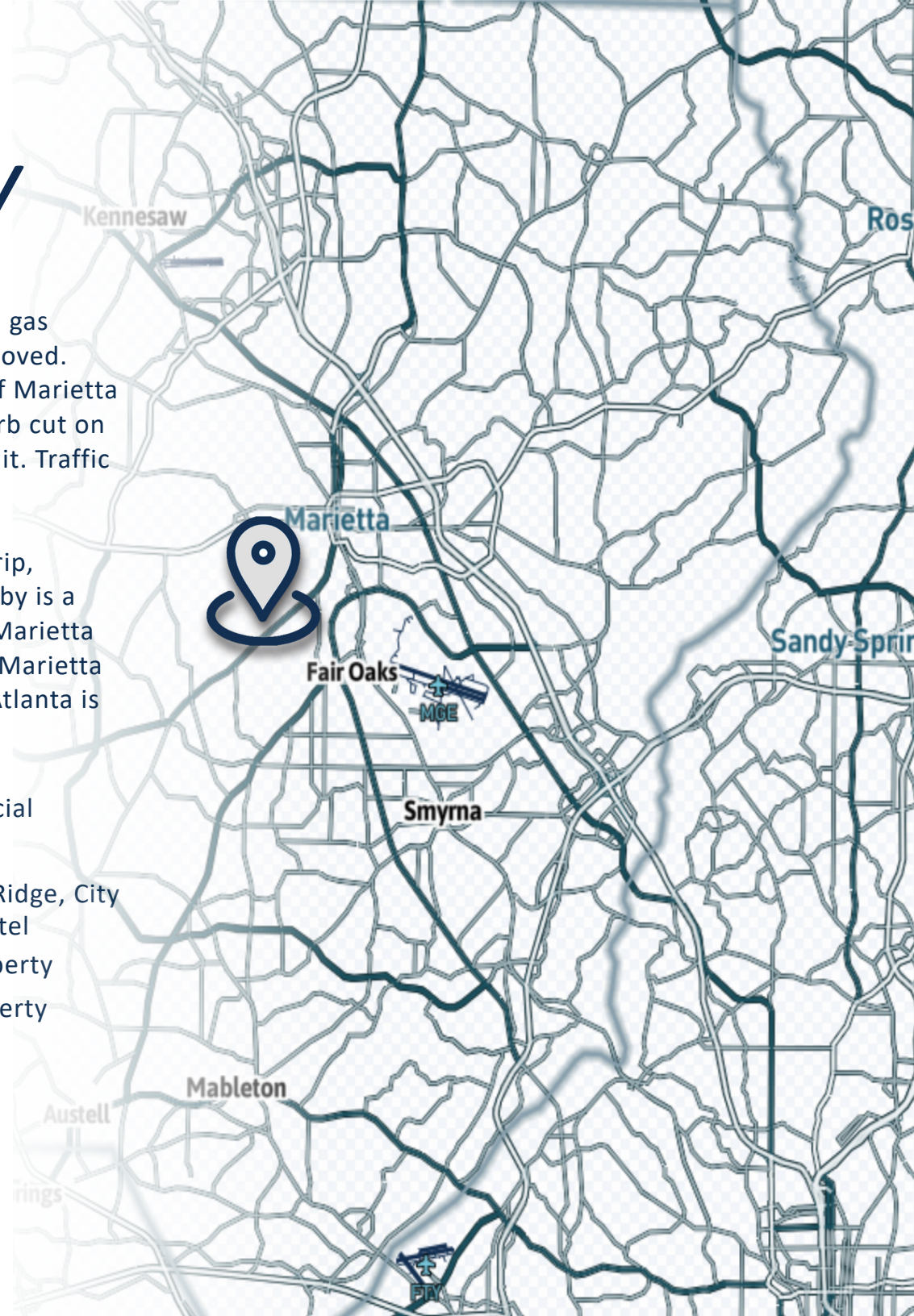
This ± 0.4 acre corner site in the city of Marietta once had a gas station which has since been demolished and the tanks removed. Zoned NRC (Neighborhood Retail Commercial) by the City of Marietta it permits a variety of commercial uses. The site has one curb cut on Powder Springs Rd and approximately 150 ft of frontage on it. Traffic counts north of the property are 42,600 VPD.

Neighboring retail establishments include RaceTrac, QuickTrip, Exxon, Dollar Tree and Westside Shopping Center. Also nearby is a new residential development, Promenade Ridge, City Club Marietta Golf Course, and Hilton Atlanta/Marietta Hotel. Downtown Marietta is a little over a mile north of the property and downtown Atlanta is just under 20 miles southeast of it.

- ± 0.4 acre corner site zoned Neighborhood Retail Commercial
- Traffic counts north of the property are 42,600 VPD
- Near new residential developments including Promenade Ridge, City Club Marietta Golf Course, and Hilton Atlanta/Marietta Hotel
- Downtown Marietta is a little over a mile north of the property
- Downtown Atlanta is under 20 miles southeast of the property



SALE PRICE: \$599,000



PROPERTY INFORMATION



650 POWDER SPRINGS ST SW,
MARIETTA, GA 30064

ADDRESS



± 0.4 ACRES

SITE SIZE



NRC

ZONING



17021400660

PARCEL ID



Powder Springs Street

PARCEL MAP



TRAFFIC COUNT



DEMOGRAPHIC OVERVIEW



POPULATION

1 MILE	3 MILES	5 MILES
13,259	74,521	199,171



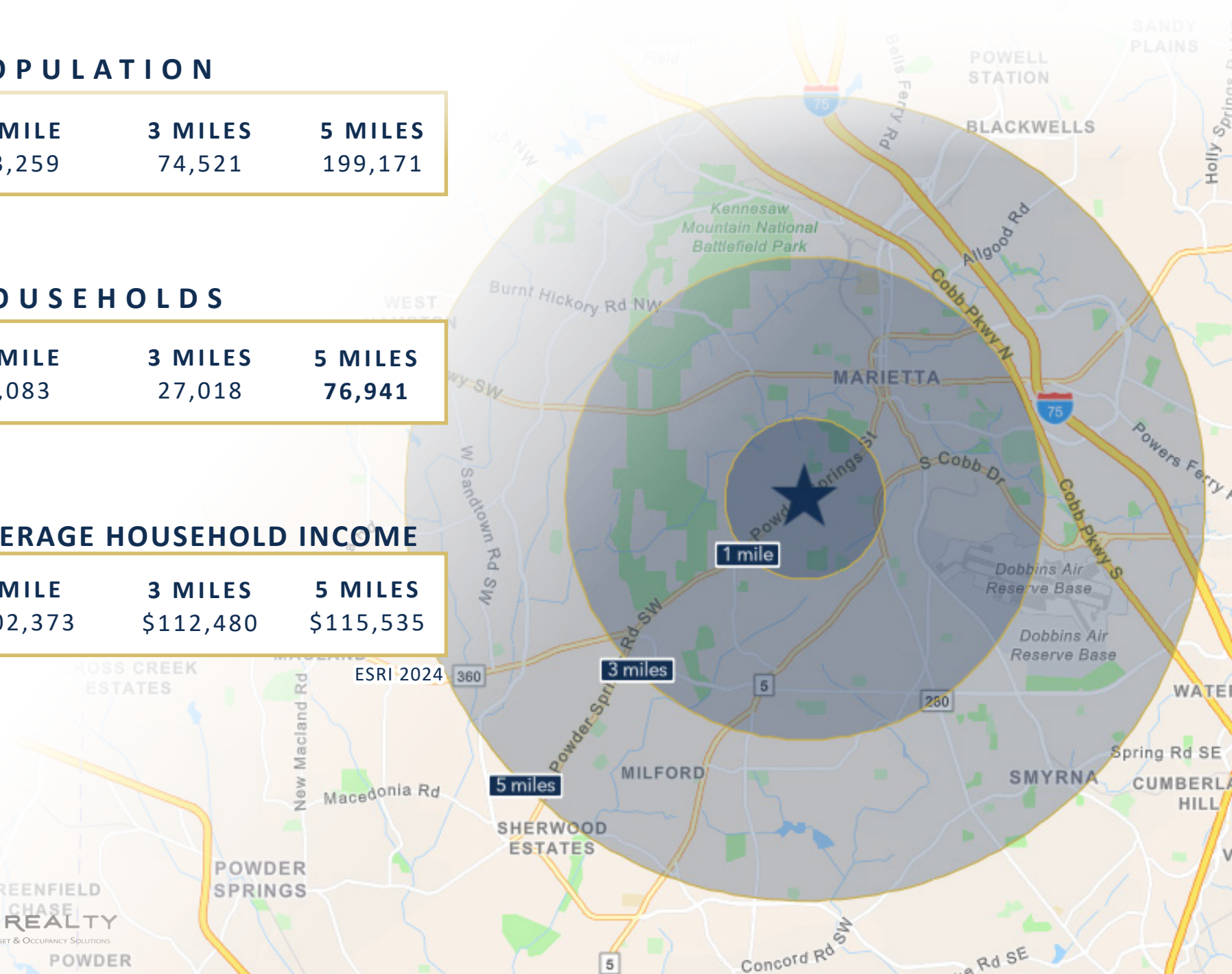
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,083	27,018	76,941



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$102,373	\$112,480	\$115,535



AREA MAP



ABOUT THE AREA

MARIETTA, GEORGIA

Established in 1834, Marietta, Georgia is located along the dramatic backdrops of the Chattahoochee River and historic foothills of Kennesaw Mountain. Characterized by numerous natural resources, affordable real estate and historic and cultural assets, Marietta is home to more than 60,000 residents and is the county seat of Cobb County, Georgia's third largest county with over 700,000 citizens. Situated ± 20 miles northwest of Downtown Atlanta, Marietta provides visitors and residents an exciting selection of attractions, festivals & annual events, outdoor concerts, recreational activities, sport venues, shopping and a growing business environment of industry and commerce. Visitors and residents are sure to enjoy the traditional Southern charm, hospitality and history of this quaint, modern city. With its fully functioning municipality and unique history, the city is a growing community with its economic development, parks and recreation, public works, environmental services, power and water departments serve citizens and businesses.



BROKER PROFILES



JARED DALEY

Commercial Real Estate Advisor
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404-876-1640 x 111

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.



MEGAN DALEY

Commercial Real Estate Advisor
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Megan Daley has joined a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan joins experienced agent Jared Daley to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team offer deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.



ANGIE SARRIS

Commercial Real Estate Advisor
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Angie takes pride in the service and value provided to clients through in-depth market knowledge. She leverages Bull Realty's marketing technology, buyer databases, and market research to aid in strategic acquisitions and dispositions. Her clients' best interests are always top-of-mind.

After graduating from the University of Georgia, Angie earned a master's degree in communication management & marketing from the University of Southern California. Angie spent 15 years in Los Angeles working in market research and marketing strategy for Fortune 500 and Global 500 companies. Upon returning to Atlanta, she applied her strategic marketing experience to the world of commercial real estate where she developed and lead a commercial real estate services division at a local real estate brokerage. Her experience in a range of verticals and different sides of the business has provided her with an invaluable macro level understanding of the commercial real estate industry.

When Angie is not working, she enjoys hiking, outdoor events, and spending time with her family.

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.

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26
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



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.

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.