

FOR LEASE

Dunwoody | Perimeter Area Office Space
High-End Suite Available (Approximately 2,000 sq ft)
1842 Independence Square | Dunwoody, GA | 30338

BULL REALTY, INC.



Rick Ferguson
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Bull Realty, Inc.
50 Glenlake Parkway, Suite 650
Atlanta, GA 30328

Independence Square is a professional office park situated at the intersections of Chamblee Dunwoody Rd, North Shallowford Rd and Peeler Rd in Dunwoody. Take advantage of this well maintained office building and great location with convenient access to I-285. Bring your company to this building and enjoy a professionally furnished lobby, drive-up parking and interior staircase with elevator access. There is only one other tenant in the building, a real estate attorney; this well maintained professional office is ready for immediate occupancy.

Property is available for lease at \$10.00 per sq ft.





Professionally Decorated Shared Lobby



One of seven offices



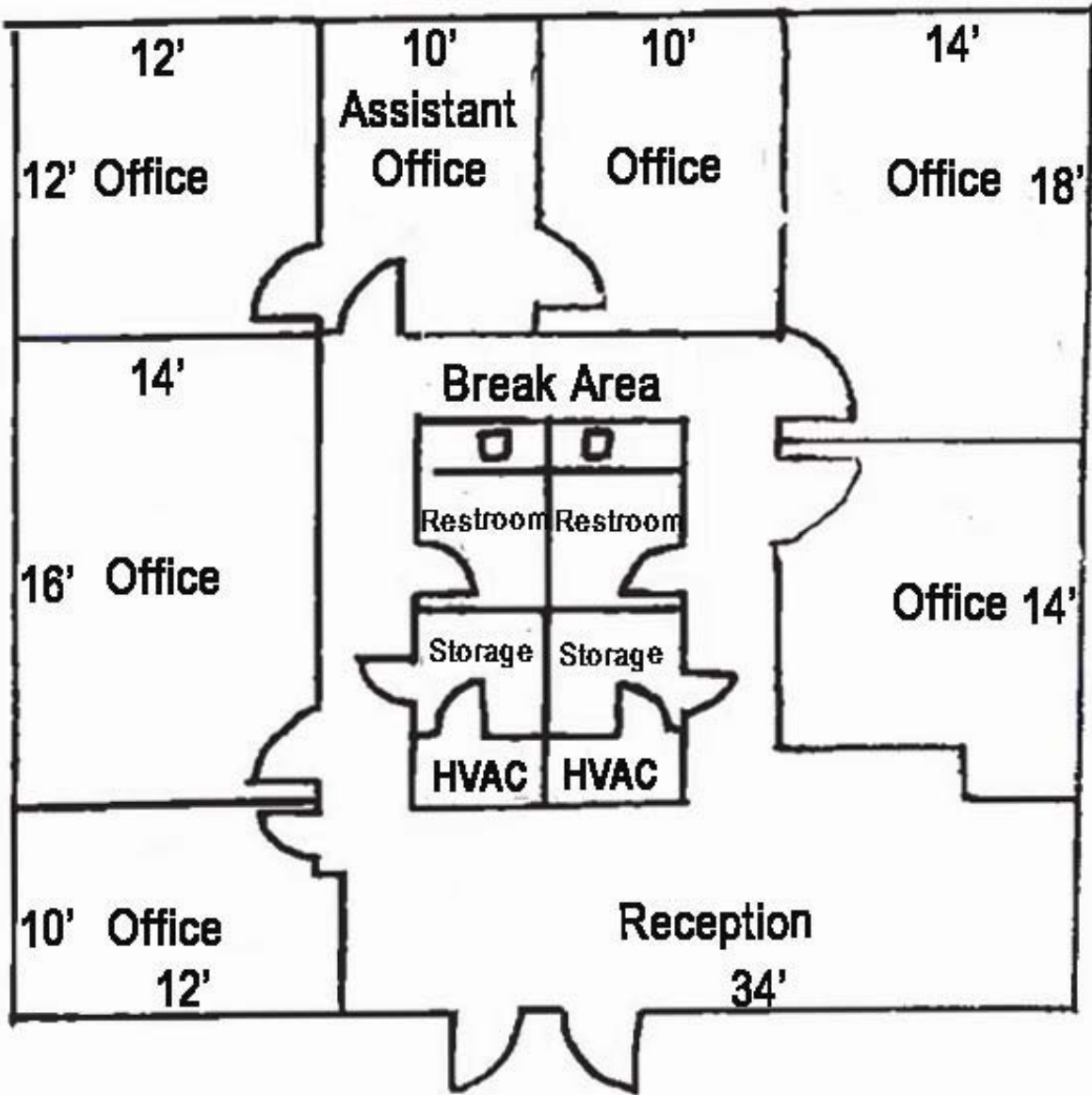
One of seven offices



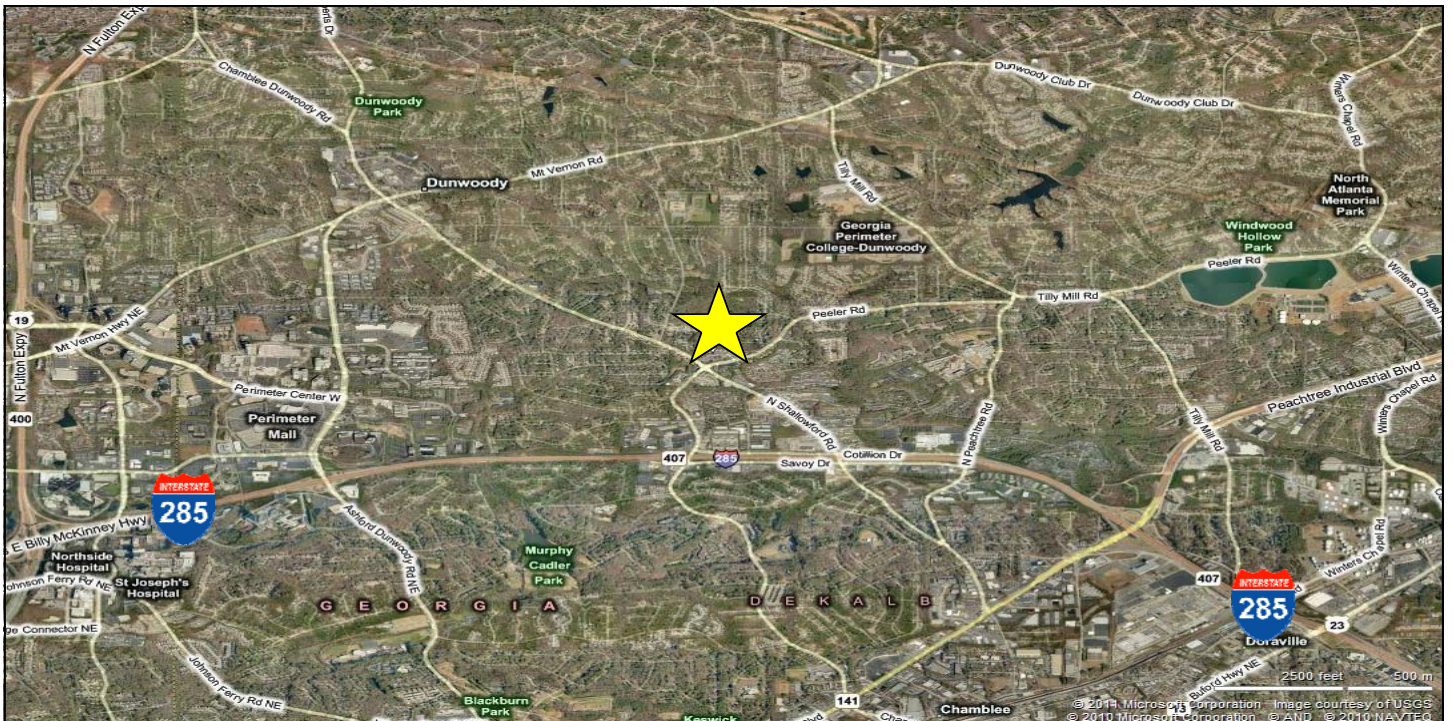
One of seven offices

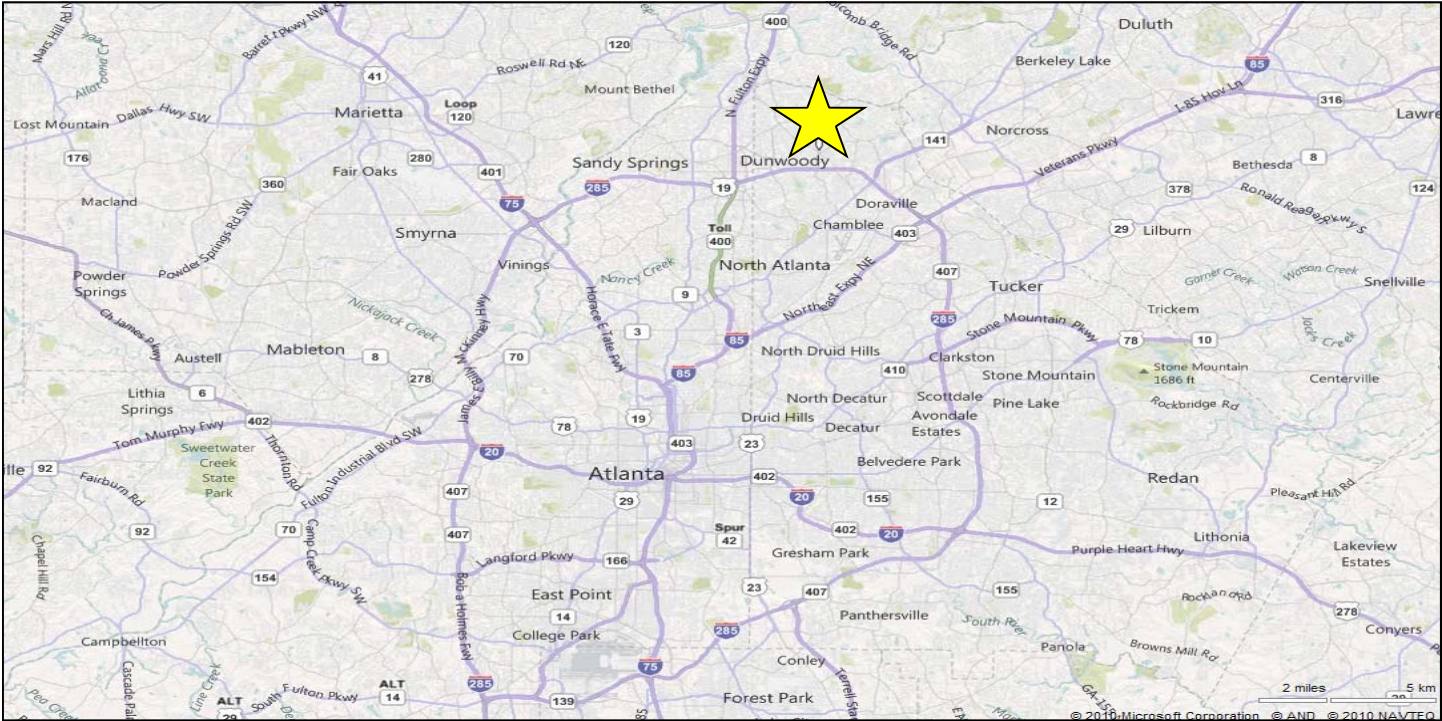
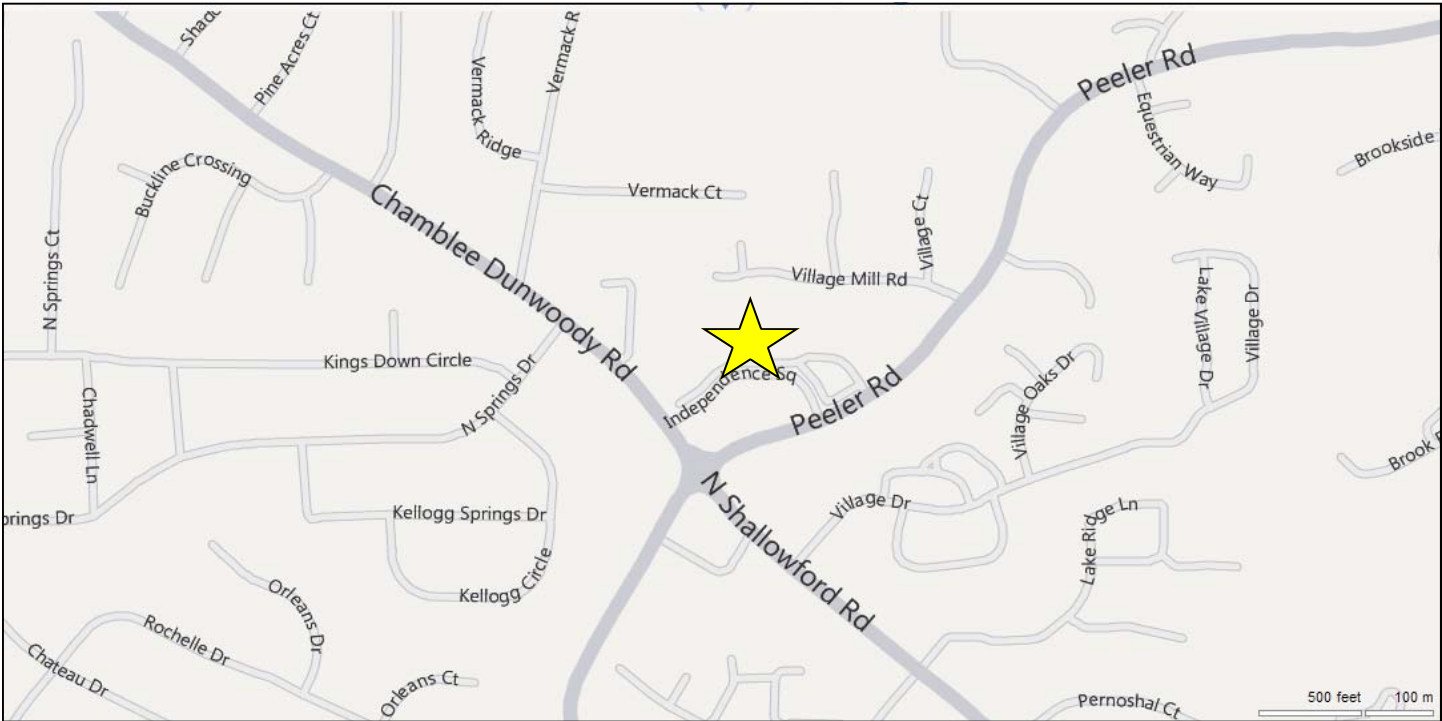


Office/Work Area



Floor plans are not drawn to scale and are to be used for illustration purposes only.



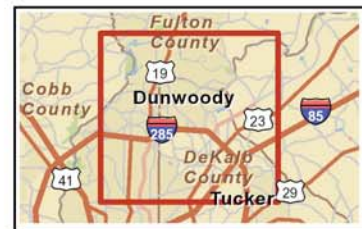
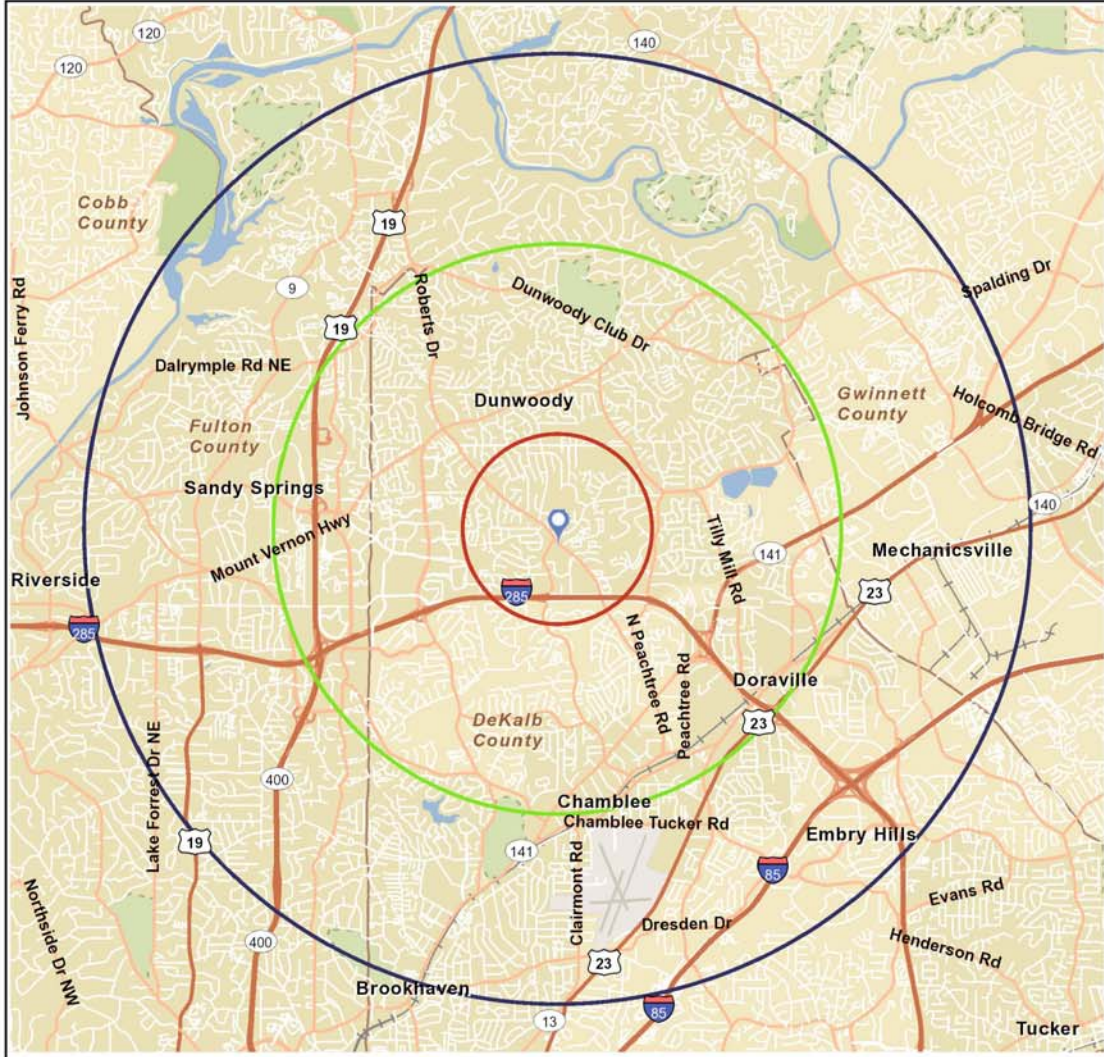




Site Map

Independence Square
1842 Independence Sq, Dunwoody, GA 30338-5168
Ring: 1, 3, 5 Miles

Latitude: 33.930763
Longitude: -84.3133





Executive Summary

Independence Square
1842 Independence Sq, Dunwoody, GA 30338-5168
Ring: 1, 3, 5 Miles

Latitude: 33.930763
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	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	12,802	89,138	256,413
Male Population	49.3%	50.8%	51.4%
Female Population	50.7%	49.2%	48.6%
Median Age	39.3	36.9	34.1
2010 Income			
Median HH Income	\$88,352	\$81,034	\$72,610
Per Capita Income	\$51,362	\$46,593	\$41,898
Average HH Income	\$115,906	\$109,477	\$100,850
2010 Households			
Total Households	5,885	37,853	106,024
Average Household Size	2.13	2.33	2.39
2010 Housing			
Owner Occupied Housing Units	52.4%	43.2%	38.2%
Renter Occupied Housing Units	38.9%	45.1%	50.4%
Vacant Housing Units	8.7%	11.7%	11.4%
Population			
1990 Population	8,017	58,249	170,548
2000 Population	9,802	72,241	218,770
2010 Population	12,802	89,138	256,413
2015 Population	13,915	96,782	274,818
1990-2000 Annual Rate	2.03%	2.18%	2.52%
2000-2010 Annual Rate	2.64%	2.07%	1.56%
2010-2015 Annual Rate	1.68%	1.66%	1.4%

In the identified market area, the current year population is 256,413. In 2000, the Census count in the market area was 218,770. The rate of change since 2000 was 1.56 percent annually. The five-year projection for the population in the market area is 274,818, representing a change of 1.4 percent annually from 2010 to 2015. Currently, the population is 51.4 percent male and 48.6 percent female.

Households			
1990 Households	3,397	23,034	73,844
2000 Households	4,407	30,260	92,168
2010 Households	5,885	37,853	106,024
2015 Households	6,443	41,328	113,582
1990-2000 Annual Rate	2.64%	2.77%	2.24%
2000-2010 Annual Rate	2.86%	2.21%	1.38%
2010-2015 Annual Rate	1.83%	1.77%	1.39%

The household count in this market area has changed from 92,168 in 2000 to 106,024 in the current year, a change of 1.38 percent annually. The five-year projection of households is 113,582, a change of 1.39 percent annually from the current year total. Average household size is currently 2.39, compared to 2.35 in the year 2000. The number of families in the current year is 54,199 in the market area.

Housing

Currently, 38.2 percent of the 119,708 housing units in the market area are owner occupied; 50.4 percent, renter occupied; and 11.4 percent are vacant. In 2000, there were 98,160 housing units - 43.3 percent owner occupied, 50.6 percent renter occupied and 6.1 percent vacant. The rate of change in housing units since 2000 is 1.96 percent. Median home value in the market area is \$238,525, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 0.32 percent annually to \$242,396. From 2000 to the current year, median home value changed by 0.18 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



Executive Summary

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	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$56,720	\$52,290	\$41,216
2000 Median HH Income	\$75,015	\$66,469	\$55,953
2010 Median HH Income	\$88,352	\$81,034	\$72,610
2015 Median HH Income	\$106,557	\$97,699	\$84,947
1990-2000 Annual Rate	2.84%	2.43%	3.1%
2000-2010 Annual Rate	1.61%	1.95%	2.57%
2010-2015 Annual Rate	3.82%	3.81%	3.19%
Per Capita Income			
1990 Per Capita Income	\$27,489	\$26,897	\$25,291
2000 Per Capita Income	\$39,822	\$37,296	\$34,262
2010 Per Capita Income	\$51,362	\$46,593	\$41,898
2015 Per Capita Income	\$59,790	\$54,468	\$48,827
1990-2000 Annual Rate	3.78%	3.32%	3.08%
2000-2010 Annual Rate	2.51%	2.2%	1.98%
2010-2015 Annual Rate	3.09%	3.17%	3.11%
Average Household Income			
1990 Average Household Income	\$67,699	\$67,858	\$58,249
2000 Average Household Income	\$92,275	\$88,579	\$80,536
2010 Average HH Income	\$115,906	\$109,477	\$100,850
2015 Average HH Income	\$134,126	\$127,321	\$117,647
1990-2000 Annual Rate	3.15%	2.7%	3.29%
2000-2010 Annual Rate	2.25%	2.09%	2.22%
2010-2015 Annual Rate	2.96%	3.07%	3.13%

Households by Income

Current median household income is \$72,610 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$84,947 in five years. In 2000, median household income was \$55,953, compared to \$41,216 in 1990.

Current average household income is \$100,850 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$117,647 in five years. In 2000, average household income was \$80,536, compared to \$58,249 in 1990.

Current per capita income is \$41,898 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$48,827 in five years. In 2000, the per capita income was \$34,262, compared to \$25,291 in 1990.

Population by Employment

Total Businesses	679	6,519	15,893
Total Employees	5,823	94,732	194,369

Currently, 90.0 percent of the civilian labor force in the identified market area is employed and 10.0 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.0 percent of the civilian labor force, and unemployment will be 8.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 73.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 73.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 12.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 72.6 percent of the market area population drove alone to work, and 4.4 percent worked at home. The average travel time to work in 2000 was 26.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 10.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 14.2 percent were high school graduates only (29.6 percent in the U.S.)
- 5.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 35.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 18.9 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



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Rick Ferguson, originally from Albany New York, graduated from Siena College with a degree in Marketing & Management. He moved to Atlanta in 1981 and for 23 years was a top nationwide representative for Inter-Tel Technologies. Rick provided telecommunication systems and services in Atlanta Ga., specializing in firms that were relocating or expanding their facility. He was consistently a member of Inter-Tel's President Club and President Circle for top sales performance.

Expertise:

Rick specializes in tenant and landlord representation in the Central Perimeter, Brookhaven, Buckhead, Midtown and Downtown Atlanta Markets.

Recent Transactions:

- Tenant representation for leasing office space (latest client Syracuse University)
- Leasing representation for leasing office space (latest client Blue Wave Properties)
- Purchaser representation for acquisition of office building (latest client Kennedy Associates)
- Purchaser representation of in town land parcels (latest client Atlanta Demolition)

Organizations:

National Association of Realtors Georgia
Association of Realtors Atlanta Commercial Board of Realtors
Buckhead Club
Siena Alumni Organization
Dunwoody Baptist Church

Bull Realty is a commercial real estate brokerage firm providing marketing and acquisition services across the country for institutional and private equity investors, lenders, institutions and users of commercial real estate. The firm is well known for their successful marketing platform and industry leading use of technology.

- Specific broker teams specialize in retail, office, industrial, apartments, land, medical, hospitality, and special asset services.
- Bull Realty provides marketing and other services for 74 lenders and servicers.
- *Google* chooses BullRealty.com as the number one website for the most often used search phrase for “Commercial Real Estate Georgia”.
- Bull Realty marketing services includes videos of appropriate properties.
- The firm hosts the Commercial Real Estate Show, a talk radio show which airs at 10AM EST every Saturday on air at biz1190AM and on-line at www.CommercialRealEstateShow.com.

