

RETAIL FOR SALE



**Redevelopment Opportunity
in the New Atlanta Streetcar Line
in Sweet Auburn District**

+/- 1,882 sq ft

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Redevelopment Opportunity

Bull Realty is pleased to offer this unique storefront/retail property in the historic Sweet Auburn neighborhood across from a stop on the new Atlanta Streetcar, scheduled to begin running in early 2014. This approximately 0.09 acre corner site with an approximately 1,882 sq ft single story building, is occupied as a neighborhood Southern style restaurant, Thelma's Kitchen. The Atlanta Streetcar, planned for early 2014 opening, will have a trolley stop directly in front of this location. The streetcar route will connect passengers from the Sweet Auburn district, through Georgia State University (GSU), Five Points, the Georgia Aquarium, and to Centennial Olympic Park. In addition, GSU has procured the land behind the property, beginning on Old Wheat Street which will be developed into athletic fields for their students.

The Sweet Auburn Historic District is located along Auburn Avenue, generally between Courtland St. and I-75/85 in downtown Atlanta. The District was designated a national historic landmark in 1976. This area is rich in Atlanta history and features the birthplace and national historic site for [Dr. Martin Luther King](#), and Ebenezer Baptist Church, and is home to the SCLC National HQ ([Southern Christian Leadership Conference](#)), which is located on the same block as the subject property. The area was rezoned as the HC-20C SA4, Martin Luther King, Jr. Landmark District, Auburn Commercial District Subarea 4. The area features many businesses, restaurants, clubs and live/work locations. For more on the history of the area, go to www.sweetauburn.us.

Sweet Auburn has over 21,000 permanent residents, excluding GSU students within a one mile radius. It is well suited for a coffee shop, restaurant, or club that will benefit from the visibility and exposure to the new Atlanta Streetcar, the proximity to downtown, GSU, and the planned athletic fields.

Offered for SALE at \$450,000



Circa 1940– Peachtree and Auburn Avenue



SCLC National HQ



**Redevelopment Opportunity
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in Sweet Auburn District**

Property Information

Address	302 Auburn Avenue Atlanta, GA 30312
County	Fulton Within the City Limits of Atlanta
Lot Size	+/- 0.09 acre
Parcel Number	14 004600102233
Building Size	+/- 1,882 sq ft
Zoning	ZONING DESIGNATION: HC-20C SA4 <u>HISTORIC and CULTURAL CONSERVATION DISTRICT</u> <u>MARTINLUTHER KING, JR LANDMARK DISTRICT</u> <u>AUBURN COMMERCIAL DISTRICT SUBAREA 4</u>
Taxes	\$5,143 (City) \$1,617 (County)
Price	\$450,000



ATLANTA STREETCAR



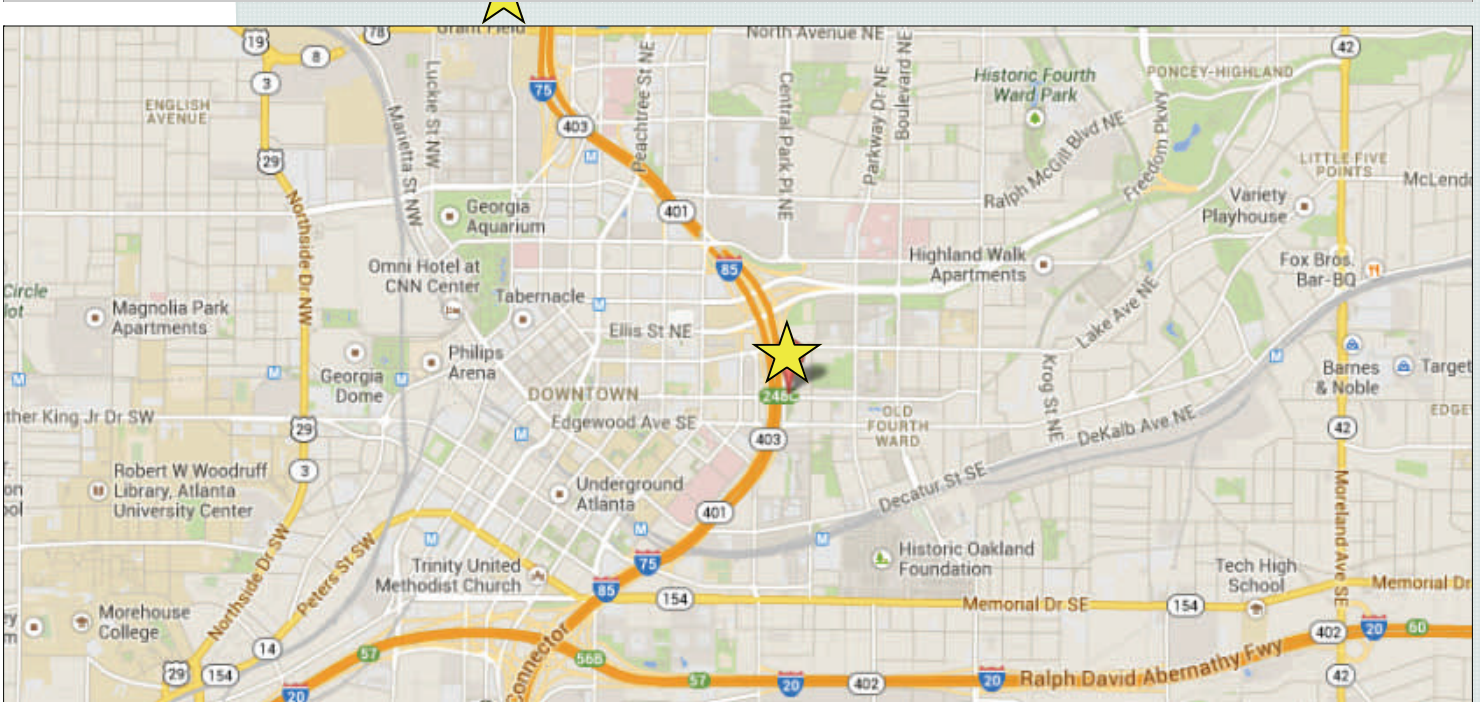
East-West Route
2.7 mile track with 12 stops
Electric streetcar vehicle
Shared with other traffic, on-street lanes
Average 15 minute frequency
Schedule service begins early 2014

**Subject Property at
Dobbs Plaza Stop**



Redevelopment Opportunity in the New Atlanta Streetcar Line

Location Aerial and Map



**Redevelopment Opportunity
in the New Atlanta Streetcar Line
in Sweet Auburn District**

Demographics



2013 Demographics (STDB)			
	1 mile	3 mile	5 mile
Population	23,700	157,963	322,573
2013-2013 Annual Growth Rate	2.49%	1.70%	1.52%
Median Age	31.9	31.2	32.6
Households	12,006	72,426	141,309
Average Household Income	\$58,575	\$70,155	\$70,277



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

Redevelopment Opportunity in the New Atlanta Streetcar Line in Sweet Auburn District

About The Area



Metro Atlanta is home to nearly five million people and more than 137,000 businesses. Its vibrant economic growth attracts hundreds of companies and thousands of well educated job seekers annually. In addition, Atlanta is home to over 15 Fortune 100 companies. Metro Atlanta has drawn more in-migration than any area in the nation

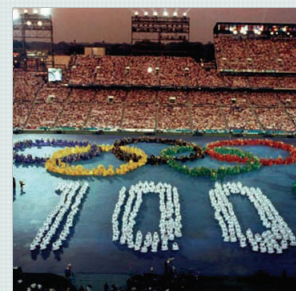
over the past two decades and has an average of 100,000 new people a year moving in the city. By year 2030, 6.7 people will call Atlanta home – an increase of 1.7 million people from today. Atlanta’s low cost of living, high employment and strong, diverse industry base will ensure its continued record setting growth.

History

Atlanta was founded in 1837 as the end of the Western and Atlantic railroad line (Atlanta was first named Marthasville in honor of the then-governor’s daughter, then called Terminus for its rail location and then changed soon after to Atlanta, the feminine of Atlantic, as in the railroad. Today, the fastest growing city remains a transportation hub for the world as Atlanta’s Hartsfield-Jackson International Airport is one of the world’s busiest in daily passenger flights.

Atlanta is the Capital city of the southeast with a strong future and strong ties to its past. In the past two decades Atlanta has experienced unprecedented growth with the growth of the metro population in the past decade increasing by over 50%, from approximately 2.1 million people to over 4.9 million people.

One of Atlanta’s oldest and most well-known companies, Coca-Cola, made its start in Atlanta in 1888 and is now of the top 100 companies in revenue in the United States. Another Atlanta success story, Home Depot started in Atlanta in 1978 and is now the 13th largest company in the United States. In the 1970s and 80s, other notable companies such as Georgia-Pacific and the American Cancer Society moved their headquarters to Atlanta. In 1996, Atlanta was honored as the city to host the Centennial Olympic Games, a milestone in Atlanta’s colorful history.



Additional Atlanta Facts

Metro Atlanta ranks among the top five in the nation in net new job growth for the last decade, adding nearly 460,000 new jobs and is forecasted to be the third largest job generator over the next decade.

Trade, transportation and utilities industry sector is the area’s largest employment category, employing nearly 535,000 people or 23 percent of Atlanta’s workers.

Combined, metro Atlanta’s two largest public universities, Georgia State University & Georgia Tech enroll more than 44,000 students each year. Metro Atlanta is also home to Emory University, Morehouse, Spelman, Agnes Scott College, Mercer and Oglethorpe University.



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NANCY MILLER

Nancy Miller joined Bull Realty in 2001 after being a client of the Atlanta-based commercial brokerage firm. Specializing in investment sales, primarily single-tenant net-leased properties, she works with buyers, sellers and developers of national credit-tenant properties throughout the United States. Leveraging more than 25 years of commercial real estate experience as an investor and broker, Nancy has closed over \$150M in investment sales transactions since joining Bull Realty.

Nancy and her net lease team are recognized commercial real estate industry leaders. They publish a quarterly investor newsletter and a monthly electronic newsletter, conduct regular net lease surveys, and contribute to the company's retail blog. In addition, Nancy periodically appears on the "Commercial Real Estate Show," a national weekly radio show hosted and produced in Atlanta by broker and company founder, Michael Bull.

Holding the prestigious CCIM designation, Nancy is a member of the International Council of Shopping Centers (ICSC) and a Life Member of the Atlanta Commercial Board of Realtors. She also earned a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School.

Prior to joining Bull Realty, Nancy held senior marketing and leadership positions with AT&T, BellSouth and Norrell Corporation. Most recently, she had her own sales consulting and coaching firm: Business Performance Group.

Nancy's marketing and real estate experience, coupled with her enthusiasm and professionalism, provide a platform for successful outcomes and long-term relationships. Her personalized approach includes identifying buyer and seller goals, priorities and timeframes. Nancy works extensively with a diverse and multi-cultural base of buyers and sellers that spans the globe.

Bull Realty is a U. S. commercial real estate sales and advisory firm with two offices, headquartered in Atlanta, Georgia.

- Specific broker teams specialize in either retail, office, industrial, multi-family, land, medical, automotive, net lease, hospitality or special asset services.
- Bull Realty provides marketing and special asset services for over 100 lenders.
- Bull Realty marketing services includes video, social media and radio for appropriate properties.
- The firm sponsors and hosts the Commercial Real Estate Show, a national talk radio show about commercial real estate which airs on twelve radio stations throughout the nation, and is available on iTunes and the show website www.CREshow.com.