

Restaurant Building with Business

+/- 1,500 SF



For more information, please contact:

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Restaurant Building with Business

This established, fully-operational Italian restaurant with pizza delivery is available for sale as a package. Real estate and all furniture, fixtures and equipment are included.

Purchaser may keep the same business name or change as desired.

The restaurant is located in downtown Dallas, in the heart of growing Paulding County. There is a large, free parking lot directly across the street.

Don't miss this opportunity to take over an existing enterprise that has accrued many years of goodwill.

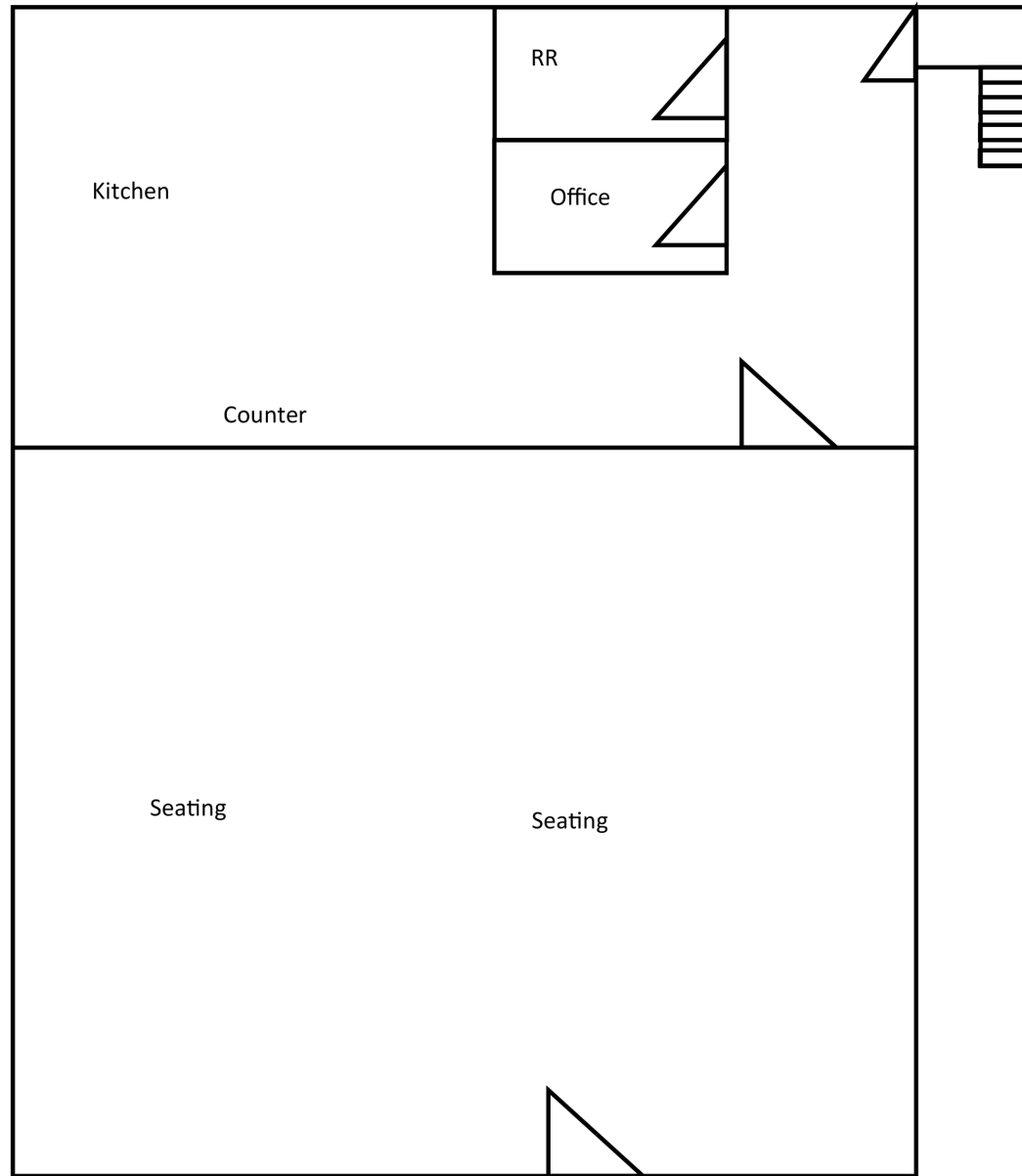
Offered for SALE at \$149,000 (\$99.33/SF)



| | |
|-----------------------------------|---|
| Property Address | 306-308 Main Street Dallas, GA 30132 |
| County | Paulding |
| Property Size | +/- 1,500 SF +/- 1.8 acre |
| Parking | Ample spaces are available |
| 2015 Paulding County Taxes | \$1,591.79 |
| Parcel ID | 137.2.1.073.0000 |
| Occupancy | 100% |

Floor Plan

Restaurant/Business Property
Dallas, Georgia





Sal's Pizzeria and Italian Restaurant has been part of the community here in downtown Dallas since 2002. They specialize in authentic New York style pizza, as well as other Italian cuisine.

The restaurant and Italian style diner has been and is always happy to provide catering order pickup and delivery of their Italian food. They also participate with the local downtown Dallas Merchants Association and are open for events here in Dallas, such as the Georgia Classic Rides car shows, during the summer months.

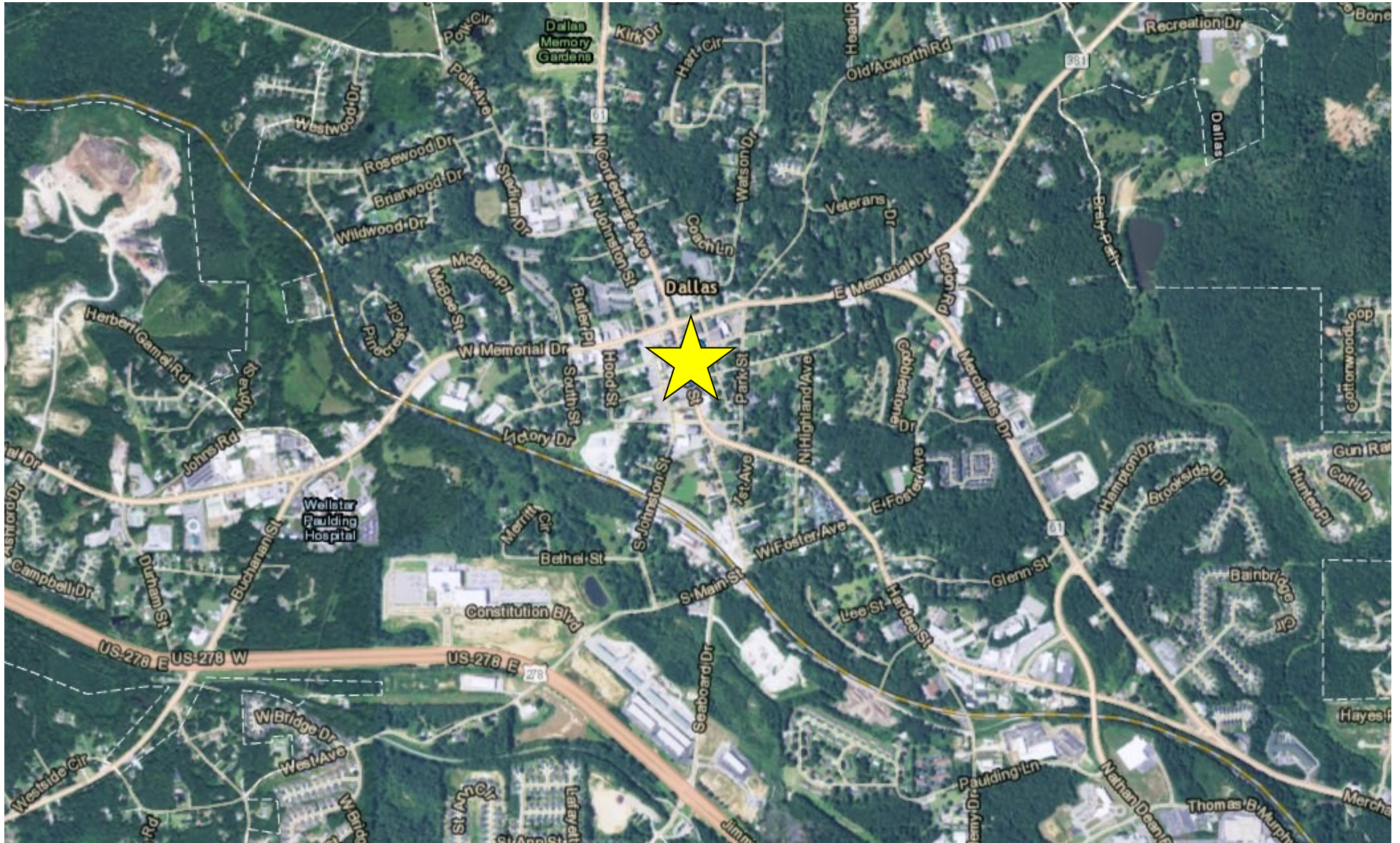
They take pride in the quality of food that they offer, as well as being able to share their Italian restaurant experience with the community of Dallas and all of the surrounding areas here in Paulding County and all Georgia.

WEBSITE



Retail Aerial View

Restaurant/Business Property
Dallas, Georgia



Location Maps

Restaurant/Business Property
Dallas, Georgia



Demographics & Traffic Count

Restaurant/Business Property
Dallas, Georgia

| 2015 Demographics (esri) | |
|---------------------------------|---------------|
| | 1 mile |
| Population | 4,368 |
| Households | 1,668 |
| Average Household Income | \$51,476 |
| | 3 mile |
| Population | 19,807 |
| Households | 7,183 |
| Average Household Income | \$56,380 |
| | 5 mile |
| Population | 49,168 |
| Households | 17,102 |
| Average Household Income | \$65,002 |



About The Area

Restaurant/Business Property
Dallas, Georgia



Dallas, Georgia

Located in Paulding County, Dallas, Georgia, is 16 miles west of Marietta, Georgia (center to center) and 28 miles NW of Atlanta, Georgia. The city is located in the Atlanta metropolitan area. Dallas has a population of 5,056 residents.

Dallas History

The State of Georgia purchased the area of forty acres from Garrett H. Spinks and founded Dallas on May 14, 1852. The community was incorporated as a city on February 8, 1854. The city was named after George Mifflin Dallas, Vice President of America during the tenure of President James Knox Polk. Initially, Dallas was a crossroad of Cherokee tribes. The city became an intensive battlefield during the Atlanta Campaign of the American Civil War which took place in May of 1864.

Dallas and nearby Attractions

- Cobb County Youth Museum
- Red Top Mountain State Park
- Marietta Museum of History
- Sweetwater Creek State Park
- Etowah Indian Mounds State Historic Site

Things To Do In Dallas

The Red Top Mountain State Park and Sweetwater Creek State Park offer a wide variety of recreational facilities such as hiking, swimming, and fishing. Museums in the city include the Cobb County Youth Museum and Marietta Museum of History. The Etowah Indian Mounds State Historic Site houses the region that served as a homeland of several Native Americans between 1000 and 1550 AD.



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JARED DALEY

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. During this cycle, Jared has been most active in two distinct areas, helping clients buy, sell or lease office properties around the Atlanta metro market and selling and leasing automotive related 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 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.

Jared has experience in office, automotive properties and all types of commercial real estate. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed over the past six years. The leases consisted of office, warehouse, and automotive facilities. Additional transactions include dozens of property sales over that same period of time.

Jared currently has approximately \$20m in exclusive listings in the metro Atlanta area.

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage and automotive properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40+ radio stations and is available on [iTunes](#) and the show website CREshow.com.
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.

Confidentiality Agreement

Restaurant/Business Property
Dallas, Georgia

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as **306-308 Main Street, Dallas, GA 30132**. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, n or any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller. This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this _____ day of _____, 2015.

Receiving Party

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Fax _____

Broker

Signature _____

Printed Name _____

You may return the executed agreement by fax (404) 876-7073 or email JDaley@BullRealty.com

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GA license #H20209