



OFFERING MEMORANDUM
COMMERCIAL LAND AVAILABLE FOR SALE

NATIONAL RETAIL GROUP

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DISCLAIMER & LIMITING CONDITIONS

This Confidential 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 Confidential 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 Confidential 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 Confidential 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 Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential 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 Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

EXECUTIVE SUMMARY |



COMMERCIAL LAND AVAILABLE FOR SALE

Rare development opportunity in Clayton County, city of Morrow. Parcel is surrounded by three schools, adjacent to Clayton County Board of Education and churches. The parcel is also located within a sea of homes with over 150k Residents within a 5 mile radius. Other notables are lack of any type of business developments/retail/office due to most of the available land is zoned for residential.

The property has an ideal street frontage of over 670' in a general business zoning good for

- Restaurants
- Bakery
- C-Store/not petroleum sales
- Medical/Office
- General Office

Owner may also consider Ground Lease.

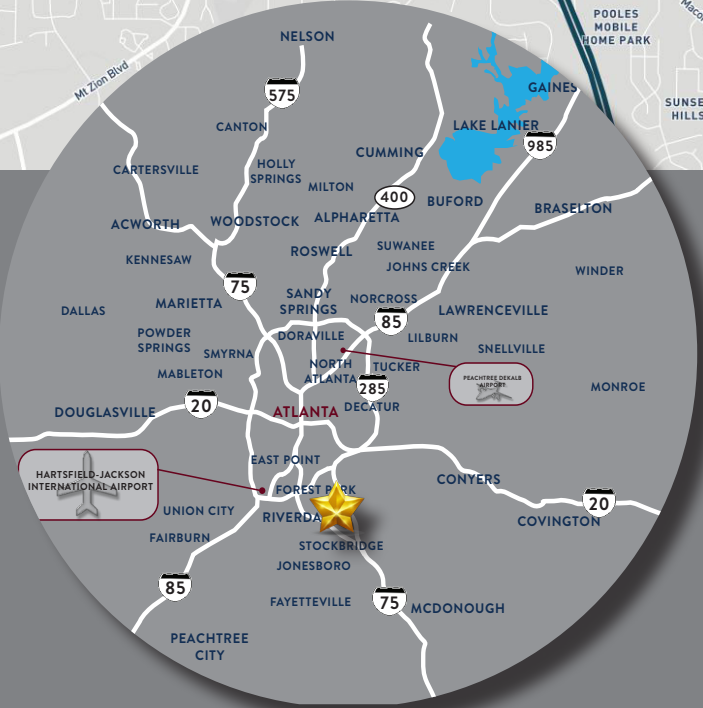
SUBJECT PROPERTY

PRICE | \$275,000

Address	Corner of Old Rex Road & Maddox Road Morrow, GA 30260
County	Clayton
Parcel ID	12148D A002
Acreage	1.1 AC
Zoning	BG (Business General)



AREA LOCATION MAPS |





2015 DEMOGRAPHICS (esri)

1 MILE

Population	10,274
Households	3,329
Average Household Income	\$46,535

3 MILES

Population	54,163
Households	18,839
Average Household Income	\$49,792

5 MILES

Population	151,680
Households	53,243
Average Household Income	\$50,021



LOCATION MORROW, GEORGIA

Clayton County is a suburban community just minutes south of downtown Atlanta. We have a relaxed and neighborly feel like a small town, but with all the amenities of a major metropolitan area. An attractive lifestyle, business opportunities, a fine public educational system plus a university, and numerous excellent health care facilities make Clayton County a highly attractive place to live, work and play.

Southern Regional Health System is a leader in providing innovative healthcare to metro Atlanta. It offers a 331-bed, full-service hospital in Riverdale, Georgia with a robotic surgery program, an accredited chest pain center and the Women's Life Center. SRHS operates a Bariatric Center and a heartburn treatment center, the only one of its kind in metro Atlanta. SRHS has developed a satellite campus, Spivey Station, in Jonesboro, Georgia. This new campus serves as a single destination for outpatient care, offering a range of specialties including women's services, digital imaging and an outpatient surgery center, Spivey Station Surgery Center. Visit Southern Regional's Web site to learn about the entire health system and the services they provide at <http://www.southernregional.org/>.

Public School System provides quality education for all Clayton County students and addressing the needs of the whole child by increasing student achievement, improving employee morale, having qualified employees in all positions, increasing parental involvement in the educational process, and maximizing the use of community resources in the education of our students.





CRAIG CALDWELL
V.P. National Retail Group

Craig Caldwell serves as Vice President of the National Retail Group at Bull Realty. Mr. Caldwell delivers years of retail experience to Bull Realty as an experienced real estate advisor as well as an entrepreneur on numerous successful ventures. His expertise includes project leasing of retail properties, Single Tenant site selection, ground leases and tenant representation.

Mr. Caldwell works with numerous franchisees including but not limited to tax, fast food, home improvement and restaurant. His strengths include site selection, financial analysis, marketing, and contract negotiations. He combines ongoing communications with reliable and consistent high levels of customer service and care. Mr. Caldwell's experience as an entrepreneur provides him the understanding for successful business operations while consulting and advising his clients regarding the real estate knowledge necessary for operating a business.

Craig attended Truett-McConnell College where he studied business. He lives in the Buckhead community of Atlanta where he attends Buckhead Church. In his free time he enjoys playing tennis and being on the water.

DANNY GLUSMAN
V.P. National Retail Group



Danny Glusman is Vice President of the National Retail Group at Bull Realty, where his practice is focused on retail real investment property sales and consulting. Danny has proven experience adding value for clients in both acquisition and disposition of all types of retail properties and sites.

Prior to joining Bull Realty, Danny was the lead project manager for a boutique Atlanta developer. He managed a portfolio valued over \$120 million, which included 600 residential units, 400,000 square feet of office space and 25 single tenant hospitality properties. He also managed projects that included condominium conversions, tenant negotiations, construction management, zoning entitlements, design consultation, hotel design, and disposition consulting as well as managing the marketing and social media for the firm.

Danny is a member of the International Council of Shopping Centers (ICSC). He graduated from Georgia State University with a B.A. in Marketing. He lives in Atlanta with his wife and their four children.



MICHAEL BULL
President, National Office Group
CEO, Bull Realty, Inc.



MICHELLE MEHRJERDIAN
Marketing Services



RICK LEWIS
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EXCLUSIVELY LISTED BY:



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

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