



OFFERING MEMORANDUM

2.5 ACRE ASSEMBLAGE AT SIGNALIZED INTERSECTION

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THE PROPERTY

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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.

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2.5 ACRE ASSEMBLAGE AT BUSY SIGNALIZED INTERSECTION

- 2.5 acre assemblage at signalized intersection of Covington Highway & Glenwood Road
- ± 280 feet of frontage directly in front of stop light
- ADT of 38,590 on Covington Highway and 15,490 on Glenwood Road
- Located less than a mile directly off I-285 Exit 84 “Glenwood Rd” and its ADT of 174,000
- Zoned C1/C2 for many potential uses: see pages 8 - 17 for list
- Four buildings on property are fully occupied with established tenants | NOI \approx \$44,000
- Great redevelopment opportunity now or hold for future use while collecting rent

Please do not disturb business or employees

PRICE | \$675,000

PRICE/AC | \$270,000

PROPERTY OVERVIEW 



BUILDING A

Address	4810 Covington Highway Decatur, GA 30035
County	DeKalb
Type of Property	Restaurant
Building Size	3,067 SF
Lot Size	2.2 Acres
Parcel ID	15-190-05-016
Zoning	C-2
Year Built	1961
Gross Rent	\$26,400
Tenant Use	Chinese Restaurant

BUILDING B

Address	4810 Covington Highway Decatur, GA 30035
County	DeKalb
Type of Property	Industrial
Building Size	8,800 SF
Lot Size	2.2 Acres
Parcel ID	15-190-05-016
Zoning	C-2
Year Built	1960
Gross Rent	\$22,755
Tenant Use	Welding/Auto repair/Auto Body



BUILDING C

Address	4810 Covington Highway Decatur, GA 30035
County	DeKalb
Type of Property	Industrial
Building Size	4,346 SF
Lot Size	2.2 Acres
Parcel ID	15-190-05-016
Zoning	C-2
Year Built	1964
Gross Rent	\$3,625
Tenant Use	Lawn Maintenance

BUILDING D

Address	4822 Covington Highway Decatur, GA 30035
County	DeKalb
Type of Property	Retail
Building Size	288 SF
Lot Size	0.3 Acres
Parcel ID	15-163-01-008
Zoning	C-1
Year Built	1973
Gross Rent	\$21,600
Tenant Use	Used Car Dealership

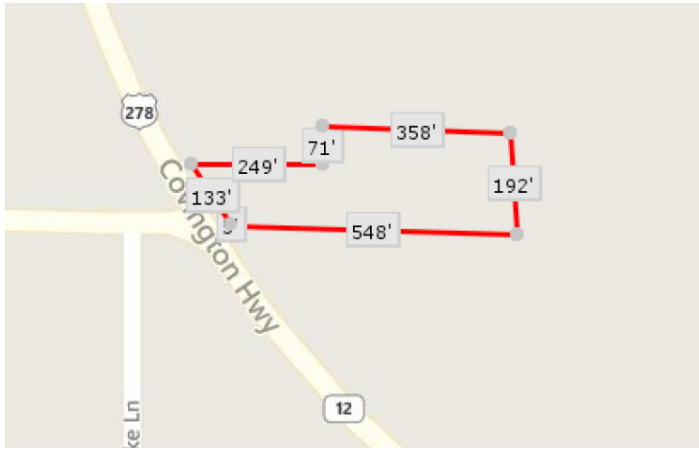
Please contact broker for rent roll and P&L



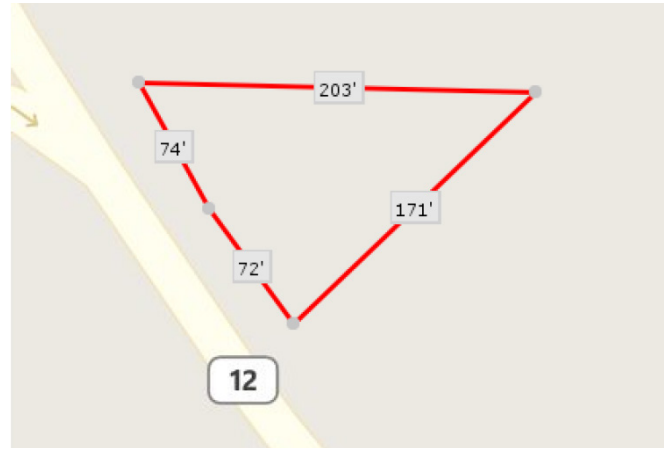
TAX PLATS & TYPOGRAPHY MAP

THE PROPERTY

4810 COVINGTON HIGHWAY



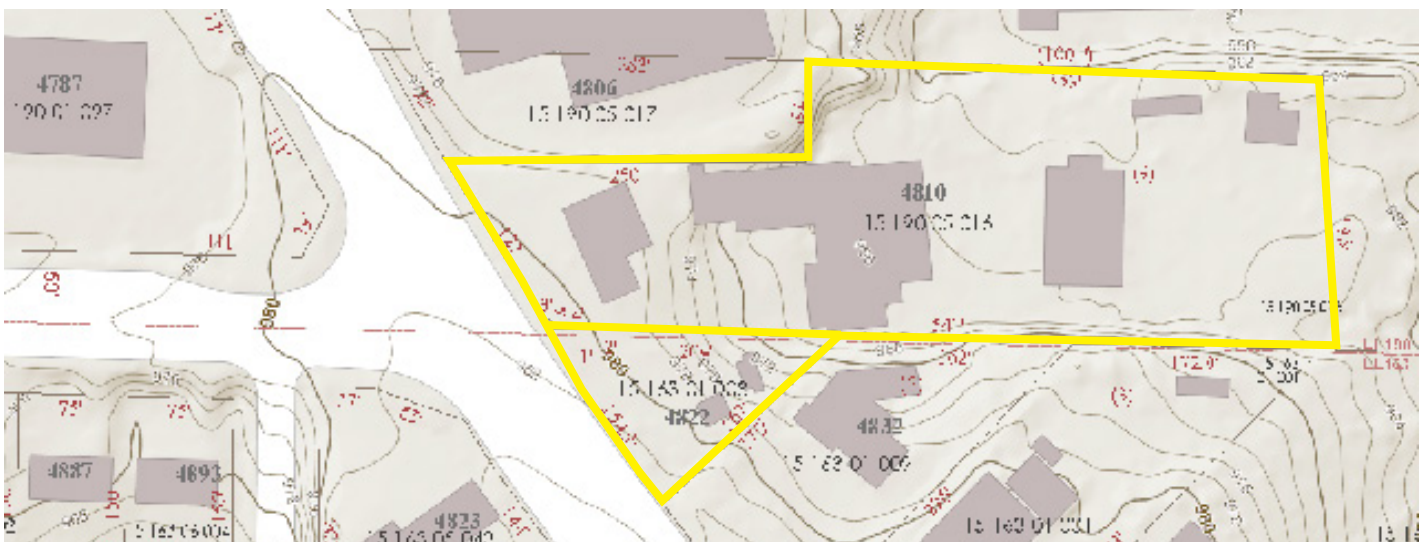
4822 COVINGTON HIGHWAY



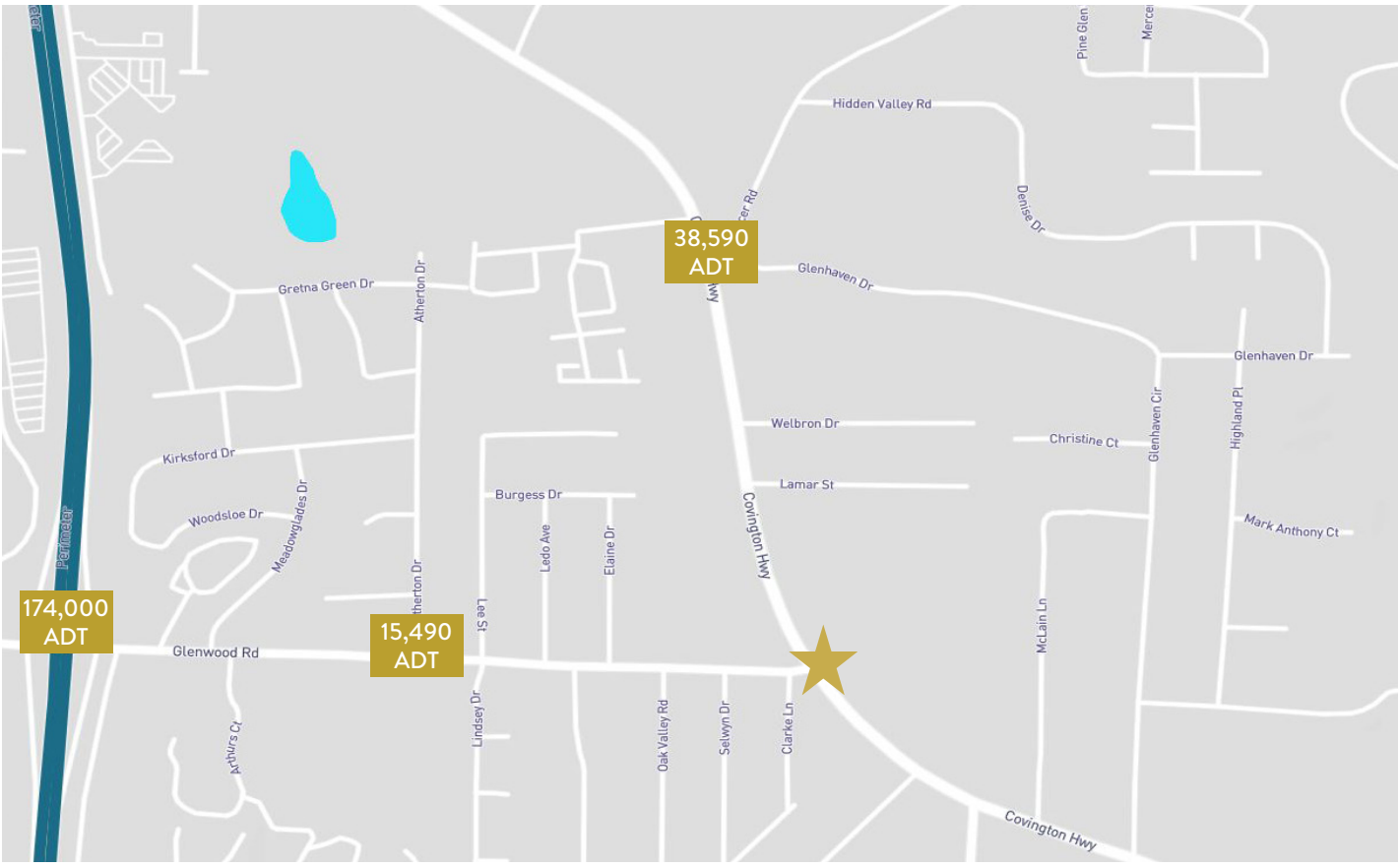
4810 & 4822 COVINGTON HIGHWAY



T TYPOGRAPHY MAP



2.5 ACRE ASSEMBLAGE AT SIGNALIZED INTERSECTION | Georgia | PAGE 6 OF 18



= Average Daily Traffic

Located less than a mile directly off I-285 Exit 84 “Glenwood Road” with ADT of 174,000

2016 DEMOGRAPHICS (Esri)

	1 mile	3 miles	5 miles
Population	7,356	82,790	241,059
Households	2,693	30,569	88,831
Average Household Income	\$46,775	\$53,273	\$57,253

KEY:	P - Permitted use	P - Permitted use
	Pa - Permitted as an accessory use	Pa - Permitted as an accessory use
Use	C-2	C-1
AGRICULTURAL		
Commercial greenhouse or plant nursery	P	P
Urban, community garden, up to 5 ac.	P	P
Urban, community garden, over 5 ac.	SA	SA
RESIDENTIAL		
Dwellings		
Live/work unit	P	P
Accessory uses or structures	Pa	Pa
Housing and Lodging		
Bed and breakfast	P	P
Dormitory	Pa	Pa
Extended stay hotel/motel	SP	SP
Hotel/Motel	P	P
Nursing care facility or hospice	P	P
Personal care home, community, 7 or more	P	P
Personal care home, group, 4-6	P	P
Child caring institution, group, 4-6	P	P
Child caring institution, community, 7 or more	P	P
Shelter for homeless persons, 7-20	P	P
Shelter for homeless persons for no more than six (6) persons		SP
Transitional housing facility, 7-20	P	P
INSTITUTIONAL/PUBLIC Community Facilities		
Club, order or lodge, fraternal, non-commercial	P	P
Coliseum or stadium/not associated with church or school	P	P
Funeral home, mortuary	P	P
Golf course or clubhouse, public or private	P	
Government facilities	P	P
Library or museum	P	P

KEY:	P - Permitted use	P - Permitted use
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Use	C-2	C-1
INSTITUTIONAL/PUBLIC Community Facilities Cont'd		
Cultural facilities	SP	SP
Places of worship	P	P
Recreation, outdoor	P	
Swimming pools, commercial	P	P
Tennis courts, swimming pools, play or recreation areas, community	P	P
Education		
Colleges, universities, research and training facilities	P	P
Private kindergarten, elementary, middle or high schools	P	P
Vocational schools	P	P
Specialized schools	P	P
Commercial Automobile, boat and trailer sales and service		
Automobile or truck rental or leasing facilities	P	P
Automobile brokerage	P	P
Automobile repair or maintenance, minor	SP	SP
Automobile repair, major	SP	
Automobile sales or truck sales	P	P
Automobile service stations	SP	SP
Automobile upholstery shop	P	
Automobile wash/wax service	P	P
Boat sales	P	P
Retail automobile parts or tire store	P	P
Service area, outdoor	Pa	
Trailer or RV salesroom and lot	P	P

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Use	C-2	C-1
Office		
Accounting office	P	P
Building or construction office	P	P
Building, landscape, heavy construction contractor office (material, equipment, storage)	P	
Engineering or architecture office	P	P
Finance office or banking	P	P
General business office	P	P
Insurance office	P	P
Legal office	P	P
Medical office	P	P
Real estate office	P	P
Recreation and Entertainment		
Adult entertainment establishments	P	
Adult service facility	P	
Drive-in theater	P	
Fairground or amusement park	P	
Indoor recreation (bowling alleys, movie theatres and other activities conducted wholly indoors)	P	P
Nightclub or late night establishment	SP	SP
Outdoor recreation (miniature golf, batting cages, tennis, Go-cart and other outdoor activities)	P	
Special events facility	P	P
Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building	P	P

KEY:	P - Permitted use	P - Permitted use
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Use	C-2	C-1
Retail		
Alcohol outlet, retail sales, primary or accessory	SP	SP
Apparel or accessories store	P	P
Art gallery	P	P
Book, greeting card, or stationery store	P	P
Camera or photography	P	P
Commercial greenhouse or plant nursery	P	P
Computer or computer software store	P	P
Convenience store (see alcohol outlet or fuel pumps accessory)	P	P
Drive-through facilities (other than restaurants) in all other character areas	P	P
Farm or garden supply store	P	P
Farmer's market, permanent	P	P
Farmer's market, temporary/seasonal	SA	SA
Florist	P	P
Specialty food stores (e.g., coffee, ice cream) (see alcohol outlet)	P	P
Fuel dealers, manufacturers or wholesalers	P	
Fuel pumps, accessory	SP	SP
Gift, novelty, or souvenir store	P	P
Gold buying, precious metals	P	Pa
Grocery stores (see alcohol outlet)	P	P
Hardware store or other building materials store	P	P
Hobby, toy or game store	P	P
Jewelry store	P	P
Music or music equipment store (retail)	P	P

KEY:	P - Permitted use	P - Permitted use
	Pa - Permitted as an accessory use	Pa - Permitted as an accessory use
Use	C-2	C-1
Retail Cont'd		
Liquor store (see alcohol outlet)	SP	SP
News dealer or news store	P	P
Office supplies and equipment store	P	P
Pawn shop, title loan	SP	
Pet supply store	P	P
Pharmacy or drug store (see alcohol outlet)	P	P
Radio, television or consumer electronics store	P	P
Retail, 5,000 sf or less	P	P
Retail, over 5,000 sf (see also shopping center)	P	P
Retail warehouses/wholesales providing sales of merchandise with no outdoor storage	P	P
Shopping center	P	P
Specialty store	P	P
Sporting goods or bicycle sale	P	P
Thrift, secondhand, antique store	P	P
Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage	P	P
Variety store	P	P
Temporary Commercial Uses		
Temporary outdoor sales, seasonal	SA	SA
Temporary produce stand	SA	SA
Temporary outdoor retail sales	SA	SA
Temporary outdoor events	SA	SA
Temporary trailer, as home sales office or construction trailer	SA	SA

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Use	C-2	C-1
Restaurant/Food Establishments		
Brewpub	P	P
Catering establishments	P	P
Restaurants (acc. to hotel/motel)	P	P
Restaurants (non-drive-thru)	P	P
Restaurants with a drive-thru configuration in Activity Center character area	SP	SP
Restaurants with a drive-thru configuration (all other character areas)	P	P
Transportation and Storage		
Bus or rail stations or terminals for passengers	SP	SP
Heliport	SP	SP
Parking, commercial lot	P	P
Parking, commercial garage	P	P
Taxi, ambulance or limousine service, dispatching or storage.	P	
Taxi, ambulance, limousine dispatch office only (no vehicle parking)	P	P
Taxi stand	P	P
Services		
Adult day care center - 7 or more	P	P
Adult day care facility - up to 6	P	P
Animal hospitals, veterinary clinic	P	P
Animal shelter/rescue center	P	
Banks, credit unions or other similar financial institutions	P	P
Barber shop/ beauty salon or similar establishments	P	P
Check cashing establishment, primary	SP	
Check cashing establishment, accessory	P	P
Child day care center (Kindergarten) - 7 or more	P	P
Child day care facility - up to 6	P	P

KEY:	P - Permitted use	P - Permitted use
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Use	C-2	C-1
Services Cont'd		
Coin laundry	P	P
Dog day care	P	P
Dog grooming	P	P
Dry cleaning agencies, pressing establishments, or laundry pick-up stations	P	P
Fitness center	P	P
Kennel, breeding or boarding	P	Pa
Kennel, commercial	P	P
Landscape business	P	P
Mini-warehouse	P	P
Outdoor storage, commercial	P	
Personal services establishment	P	P
Photoengraving, typesetting, electrotyping	P	
Photographic studios	P	P
Plumbing, HV/AC equipment establishments with no outdoor storage	P	P
Publishing or printing establishments	P	
Quick copy printing store	P	P
Services, Medical and Health		
Ambulance service or emergency medical services, private	P	P
Health services clinic	P	P
Home healthcare service	P	P
Kidney dialysis center	P	P
Medical or dental laboratories	P	P
Services, Repair		
Furniture upholstery or repair; home appliance repair or service	P	P
Personal service, repair (watch, shoes, jewelry)	P	P
Service area, outdoor	Pa	

KEY:	P - Permitted use	P - Permitted use
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Use	C-2	C-1
Industrial		
Building materials or lumber supply establishment	P	
Compressed gas fuel station	SP	
Contractor, general (See also Building or Construction Office)	P	
Contractor, heavy construction, outside storage	P	
Contractor, special trade	P	
Crematoriums	SP	SP
Heavy equipment repair service or trade	P	
Light malt beverage manufacturer (See also Brewpub)	Pa	Pa
Recycling collection	Pa	Pa
Communication - Utility		
Radio or television broadcasting studio	P	
Radio or television broadcasting transmission facility	P	
Satellite television antennae	P	P
WIRELESS TELECOMMUNICATION (cell tower)		
New support structure or stealth design up to 199'	SA	SA
COW's (non-emergency or event, no more than 120 days)	SA	SA
COW's (declared emergency)	P	P
Attached wireless telecommunication facility	P	P
Monopole or attached facility in utility company's easements or rights-of-way	P	P



LOCATION DEKALB COUNTY, GEORGIA

Atlanta’s DeKalb County is located six miles east of downtown and home of Georgia’s #1 tourism attraction, Stone Mountain Park. The population of the county is approximately 700,000. DeKalb County’s county seat is the City of Decatur and it is the third-most-populated county in Metro Atlanta. It is located six miles east of downtown and contains roughly 10 percent of the city of Atlanta.

DeKalb County includes the cities of Avondale Estates, Brookhaven, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Lithonia, Pine Lake, Stone Mountain, and areas of Atlanta. It includes many unique, identifiable communities including Beacon Heights, Candler Park, East Atlanta Village, Druid Hills, Ellenwood, Lynwood Park, Oakhurst, Scottdale, Shermantown, Toco Hills and Tucker.

DeKalb County is international, eclectic and diverse, boasting a selection of exciting attractions, world-class museums, art centers, music venues, universities, original neighborhoods, restaurants and one-of-a-kind shops. DeKalb is only ten miles from Hartsfield-Jackson Atlanta International Airport and is easily accessible by I-85, I-75, I-675, I-285, and MARTA, Atlanta’s rapid transit system.

It is home to DeKalb Peachtree Airport (PDK), Georgia’s second largest airport and Emory University. The Centers for Disease Control (CDC) and AT&T are also located here. DeKalb is the most ethnically diverse county in the Southeast with over 64 spoken languages representing Asian, Hispanic, European, and African cultures, to name a few.

In 2009, DeKalb earned the Atlanta Regional Commission’s “Green Communities” designation for its efforts in conserving energy, water and fuel; investing in renewable energy; reducing waste; and protecting and restoring natural resources.



MICHAEL WESS
Associate, National Retail Group

Mr. Michael Wess joined the National Retail Group for the commercial real estate firm Bull Realty in 2016. He has experience with the consulting and sales of various types of commercial real estate and specializes in the acquisition and disposition of retail properties. Michael understands the necessity of producing individualized plans of action for his clients and he consistently works in collaboration with them in order to execute these plans and achieve their financial objectives.

Michael's expertise in the real estate industry includes experience as a property manager, property tax consultant and financial analyst for a multifamily developer. He earned his Georgia Real Estate License and the Certified Commercial Broker (CCB) certification. He is also an active member of the Atlanta Commercial Board of Realtors.

Michael graduated from the Terry College of Business at the University of Georgia earning three degrees in Finance, Real Estate and International Business. Michael also earned a minor in Spanish while participating on the rugby team and various philanthropic organizations. In his free time Michael enjoys traveling, hiking and camping.

Bull Realty is a commercial real estate sales, leasing and advisory firm licensed in ten southeast states headquartered in Atlanta. The firm was founded twenty years ago, with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation.

Client services include disposition, acquisition, project leasing, tenant representation, asset management, and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality, and single tenant net lease properties.

Disposition services for appropriate properties can include marketing on up to 415 websites, 17 marketing systems, 7 e-marketing systems, video, social media, and national radio exposure.

The firm produces America's Commercial Real Estate Show, a video and talk radio show enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts, and success strategies. The show has aired every week since 2010 on radio stations, iTunes, YouTube and www.CREshow.com

The success of the national show spurred demand for an Atlanta show. In January, the firm began producing Atlanta Places TV, a video and companion radio show about the best places around Atlanta to live, work, dine, shop, and play. The radio show airs every Sunday afternoon at 12:30 on AM 920 The Answer and the video show is available on-demand YouTube and www.AtlantaPlacesTV.com.



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