



# Offering Memorandum

FORMER DAY CARE BUILDING  
8,300 SF



# TABLE OF CONTENTS

|                                  |    |
|----------------------------------|----|
| DISCLAIMER & LIMITING CONDITIONS | 3  |
| EXECUTIVE SUMMARY                | 4  |
| PROPERTY OVERVIEW                | 5  |
| ADDITIONAL PHOTOS                | 6  |
| LOCATION MAPS                    | 7  |
| RETAILER MAP                     | 8  |
| DEMOGRAPHICS MAP                 | 9  |
| TAX PLAT                         | 10 |
| SURVEY                           | 11 |
| ZONING                           | 12 |
| BROKER PROFILE                   | 14 |
| TEAM PROFILE                     | 15 |

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**BULL REALTY**

ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

# DISCLAIMER & LIMITING CONDITIONS

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Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

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



# EXECUTIVE SUMMARY

FORMER DAY CARE BUILDING | 8,300 SF



This former day care can be easily converted into office, medical, or retail space. Excellent visibility, strong traffic counts, and monument sign on East Piedmont Road allow any business to take advantage of the fantastic 1-mile and 3-mile demographics.

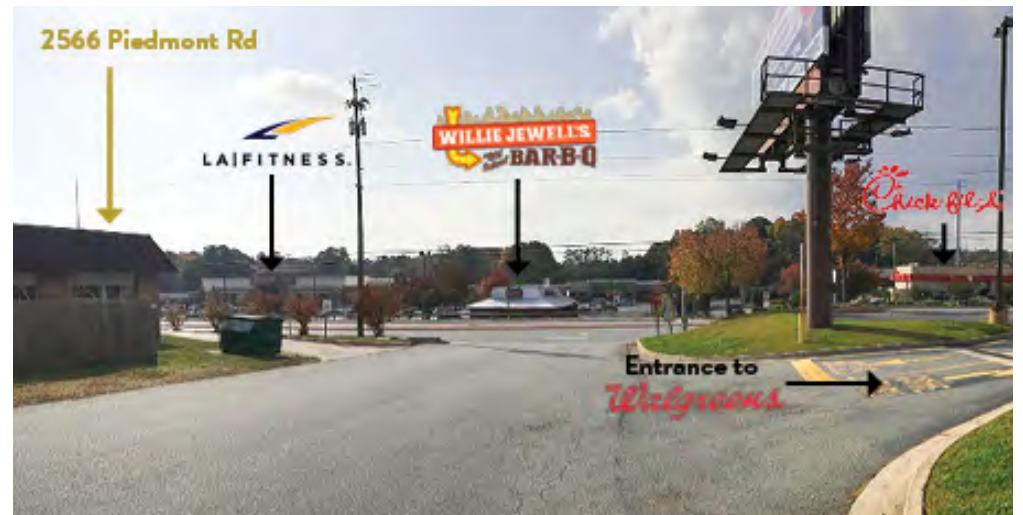
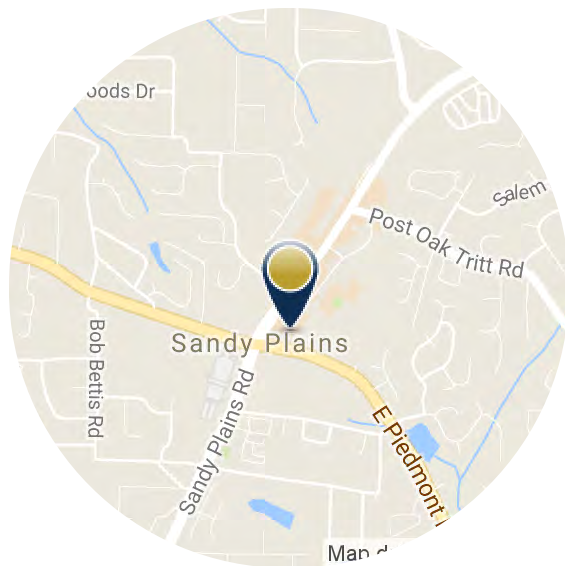
- 8,300 SF former day care
- Square, 0.91 acre parcel with 208' of frontage on East Piedmont Road
- Two ingress/egress points, one of which is entrance to soon-to-be redeveloped Sprayberry Crossing Shopping Center
- Potential redevelopment site with flexible NS (Neighborhood Shopping) zoning
- NS zoning allows for medical, retail, office, automotive, carwash, restaurant with drive-thru, and others
- Shared entrance with Walgreens, across the street from Chick-fil-A and LA Fitness anchored center
- Vehicle count of 23,000 on East Piedmont and 36,000 on Sandy Plains

**PRICE | \$1,300,000**

# PROPERTY OVERVIEW

FORMER DAY CARE BUILDING | 8,300 SF

|                |  |
|----------------|--|
| Address:       | 2566 E Piedmont Rd<br>Marietta, GA 30062 |
| County:        | Cobb                                     |
| Building Size: | 8,300 SF                                 |
| Site Size:     | 0.91 Acres                               |
| Zoning:        | NS                                       |
| Sale Price:    | \$1,300,000                              |





# ADDITIONAL PHOTOS

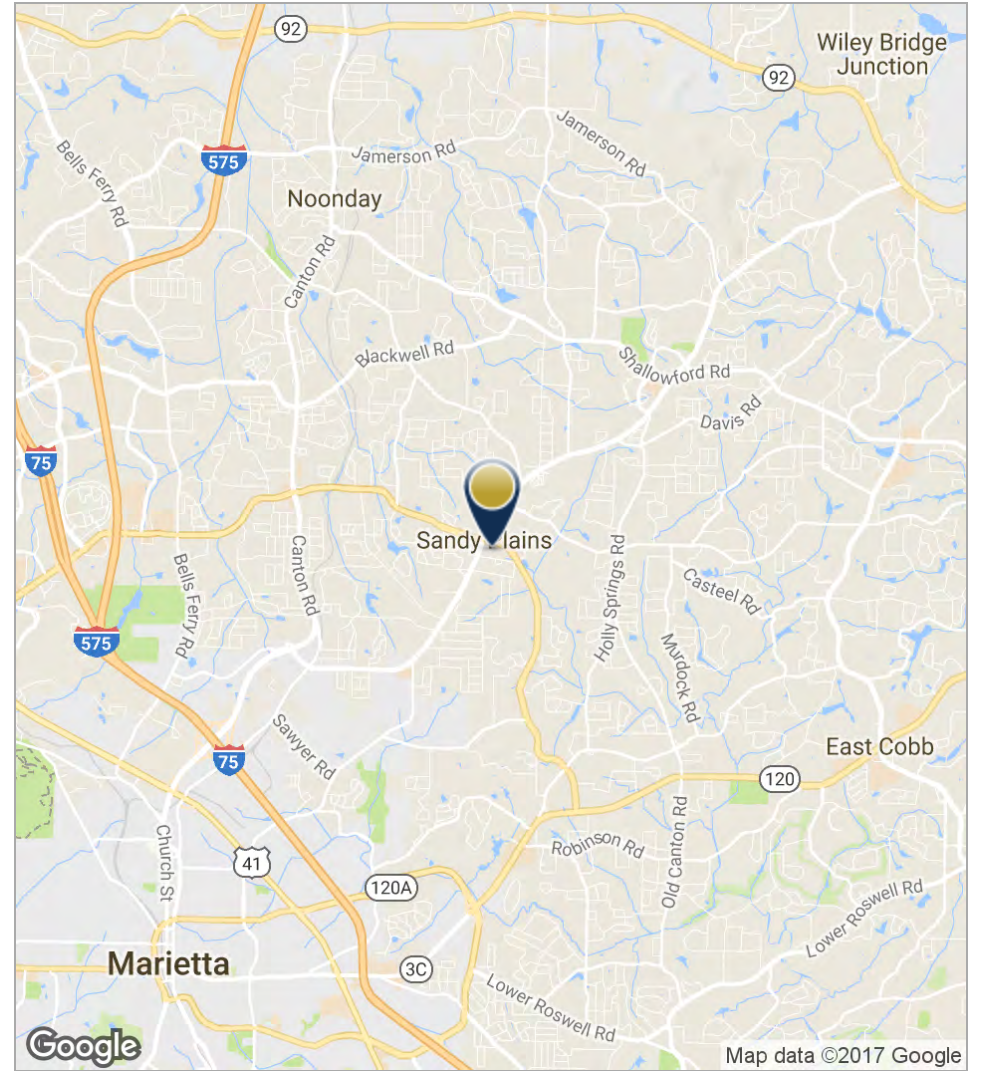
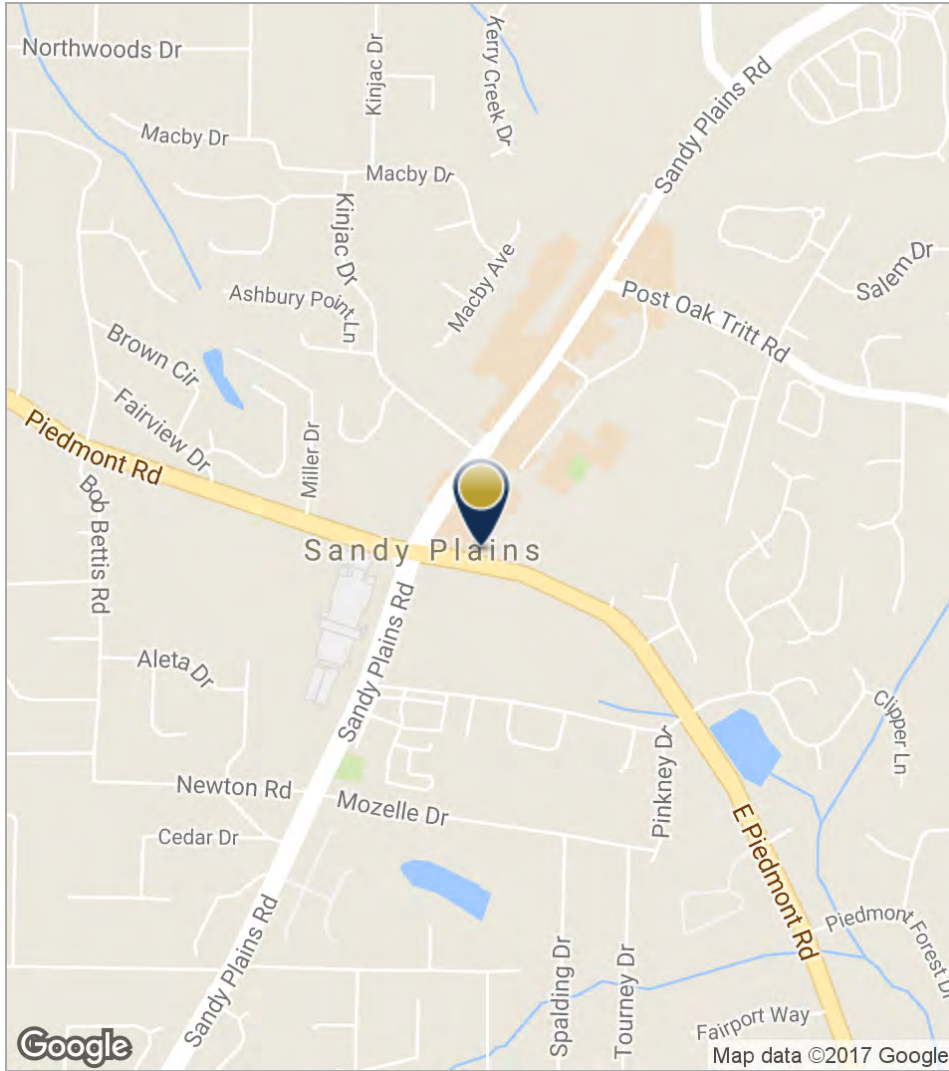
FORMER DAY CARE BUILDING | 8,300 SF





# LOCATION MAPS

FORMER DAY CARE BUILDING | 8,300 SF





# RETAILER MAP

FORMER DAY CARE BUILDING | 8,300 SF





# DEMOGRAPHICS MAP

FORMER DAY CARE BUILDING | 8,300 SF



|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 8,944     | 66,649    | 182,546   |
| Population Density  | 2,847     | 2,357     | 2,324     |
| Median Age          | 39.6      | 39.2      | 38.0      |
| Median Age (Male)   | 37.5      | 38.0      | 37.3      |
| Median Age (Female) | 41.3      | 40.1      | 38.7      |
| Total Households    | 3,385     | 24,390    | 68,868    |
| # of Persons Per HH | 2.7       | 2.7       | 2.7       |
| Average HH Income   | \$100,917 | \$109,697 | \$105,176 |
| Average House Value | \$231,883 | \$270,537 | \$292,535 |

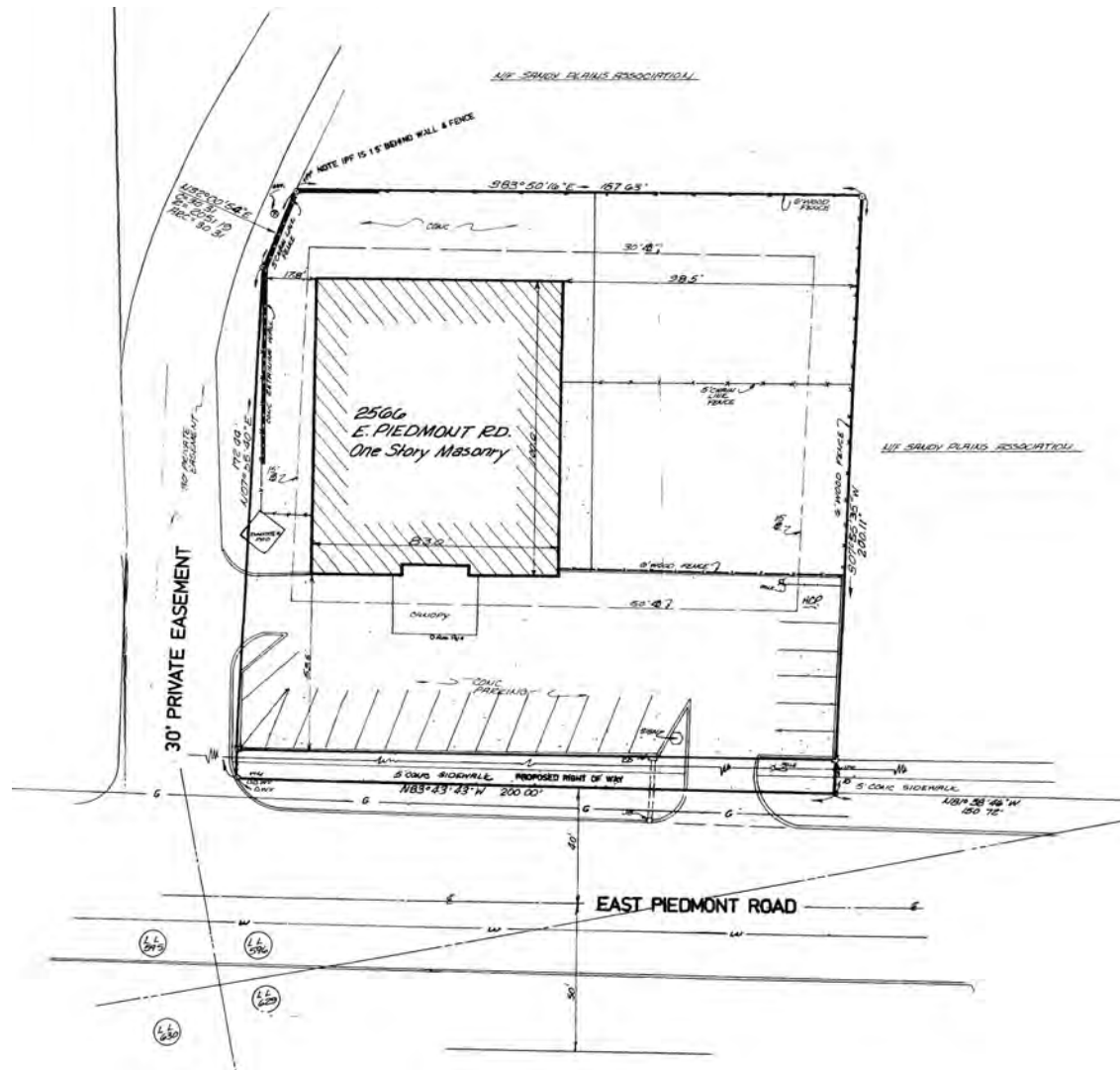
\* Demographic data derived from 2010 US Census

# TAX PLAT

FORMER DAY CARE BUILDING | 8,300 SF







## NS ZONING

The NS district is established to provide locations for retail commercial and services uses which are designed and oriented to serve two to four neighborhoods and are located in areas delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan.

## COBB COUNTY MUNICODE - PERMITTED USES

- Ambulance services, if accessory to hospitals or funeral homes.
- Animal hospitals.
- Athletic and health clubs.
- Automotive parking lots or garages.
- Banks and financial institutions with drive-in establishment or automated transfer machines.
- Billiards and pool halls, subject to chapter 78, article III, division 6, pertaining to pool rooms.
- Bus stations.
- Carwashes.
- Churches, chapels, temples, synagogues, and other such places of worship.
- Clinics.
- Clubs or lodges (noncommercial).
- Colleges and universities (private), including but not limited to research and training facilities.
- Commercial greenhouses and plant nurseries, provided that all goods stored outside shall be stored in a designated area.
- Commercial produce and agricultural product stands.
- Commercial recreation restaurants.
- Community fairs.
- Designated recycling collection locations.
- Eating and drinking establishments, including drive-in fast food restaurants.
- Emissions and inspection stations. (No temporary buildings/tents to be utilized after June 30, 1998.)
- Executive golf courses (see section 134-270).
- Farm and garden supply stores.
- Fraternity and sorority houses and residence halls.
- Funeral homes.
- Golf courses, 18-hole regulation, public and private (see section 134-270).



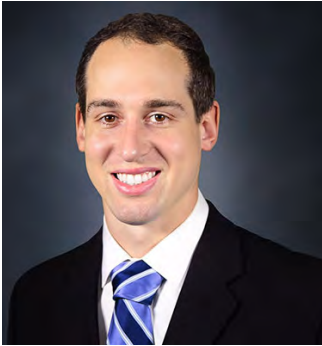
## PERMITTED USES (CONTINUED)

- Golf courses, par 3 (see section 134-270).
- Group homes.
- Helicopter landing areas, provided that the area is fenced.
- Hospitals.
- Hotels.
- In-home day care.
- Laundry and dry cleaning pickup establishments.
- Medical and dental laboratories, provided that no chemicals are manufactured on-site.
- Motels.
- Neighborhood retail uses.
- Nonautomotive repair service establishments.
- Nonprofit (seasonal use) fishing lakes.
- Nursery schools and child day care centers.
- Office service and supply establishments.
- Offices not elsewhere classified.
- Parking for vehicles.
- Photography studios.
- Printing, publishing and lithography establishments, provided that no more than 50 percent of the total gross floor area will be used for storage.
- Private parks.
- Pro shops, if accessory to driving ranges or golf courses.
- Professional offices.
- Radio and television stations.
- Radio, television and other communication towers and antennas, subject to section 134-273.
- Recreation grounds other than tennis courts and golf courses.
- Rest homes, personal care homes and convalescent homes.
- Roominghouses and boardinghouses.
- Temporary uses.
- Theaters.



## MICHAEL WESS

Associate, National Retail Group



### Professional Background

Mr. Michael Wess has joined the National Retail Group for the commercial real estate firm, Bull Realty. 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.

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Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in nine Southeast states. The firm was founded in 1998 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.

The firm produces America's Commercial Real Estate Show, a national video show and podcast 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 iTunes, YouTube and [www.CREshow.com](http://www.CREshow.com). The firm also produces Atlanta's Commercial Real Estate Show available on [AtlantaCREshow.com](http://AtlantaCREshow.com)

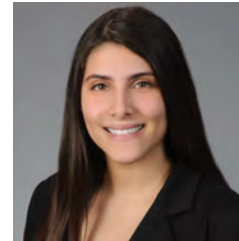


# TEAM PROFILE

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