



Offering Memorandum

AUTOMOTIVE RETAIL BUILDING |
6,168 SF



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	3
EXECUTIVE SUMMARY	4
PROPERTY OVERVIEW	5
ADDITIONAL PHOTOS	6
LOCATION MAPS	7
AERIAL MAP	8
SURVEY	9
PARCEL MAP	10
RETAILER MAP	11
DEMOGRAPHICS MAP	12
BROKER PROFILE	13

Jared Daley
V.P. Automotive Group
JDaley@BullRealty.com
404-876-1640 x111

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

DISCLAIMER & LIMITING CONDITIONS

AUTOMOTIVE RETAIL BUILDING | 6,168 SF

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

AUTOMOTIVE RETAIL BUILDING | 6,168 SF



PROPERTY OVERVIEW

Bull Realty is pleased to offer this used car lot on busy Memorial Drive in Stone Mountain, Georgia, just outside Atlanta's perimeter highway, I-285. The property features a $\pm 6,168$ SF retail building set on a ± 1.04 acre site. Traffic counts near the property averaged 37,000 vehicles per day in 2016.

PROPERTY HIGHLIGHTS

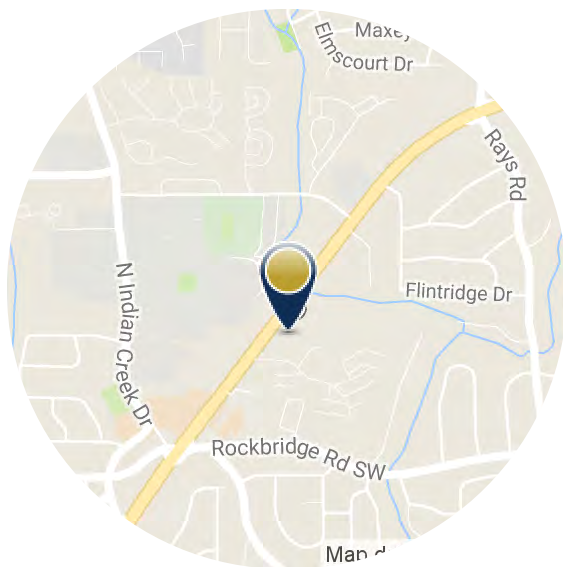
- Used car lot located on busy Memorial Drive
- ± 1.04 acre site
- $\pm 6,168$ SF retail building
- Traffic counts averaged 37,000 VPD in 2016
- Located in a heavy retail corridor just outside I-285 in eastern metro Atlanta
- Also available for lease at \$8,000/month NNN

PRICE | \$975,000

PROPERTY OVERVIEW

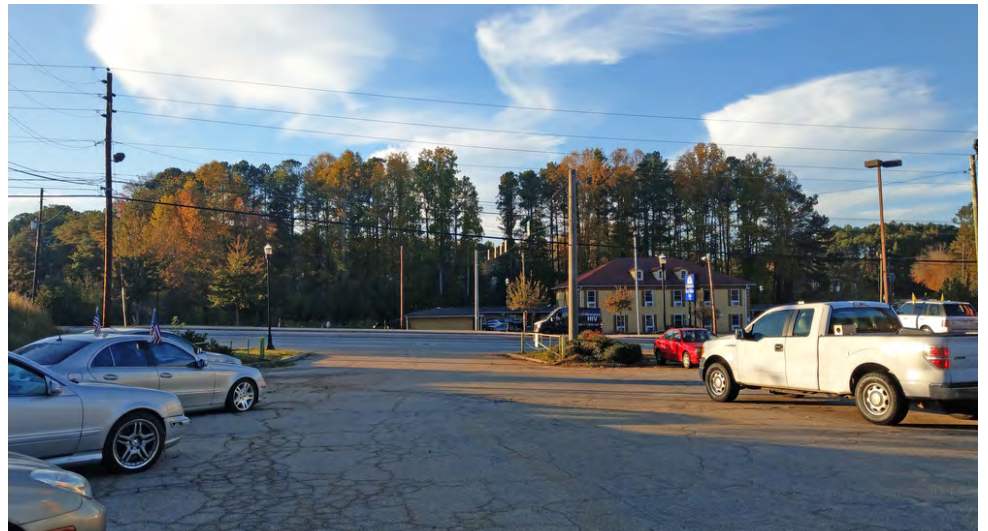
AUTOMOTIVE RETAIL BUILDING | 6,168 SF

Address:	4975 Memorial Drive Stone Mountain, GA 30083
County:	DeKalb
Site Size:	1.04 Acres
Building Size:	6,168 SF
Property Type:	Retail/Vehicle Related
Parcel ID:	18 043 02 088
Zoning:	C3
Year Built:	1967
2016 Taxes:	\$12,586.90
Sale Price:	\$975,000



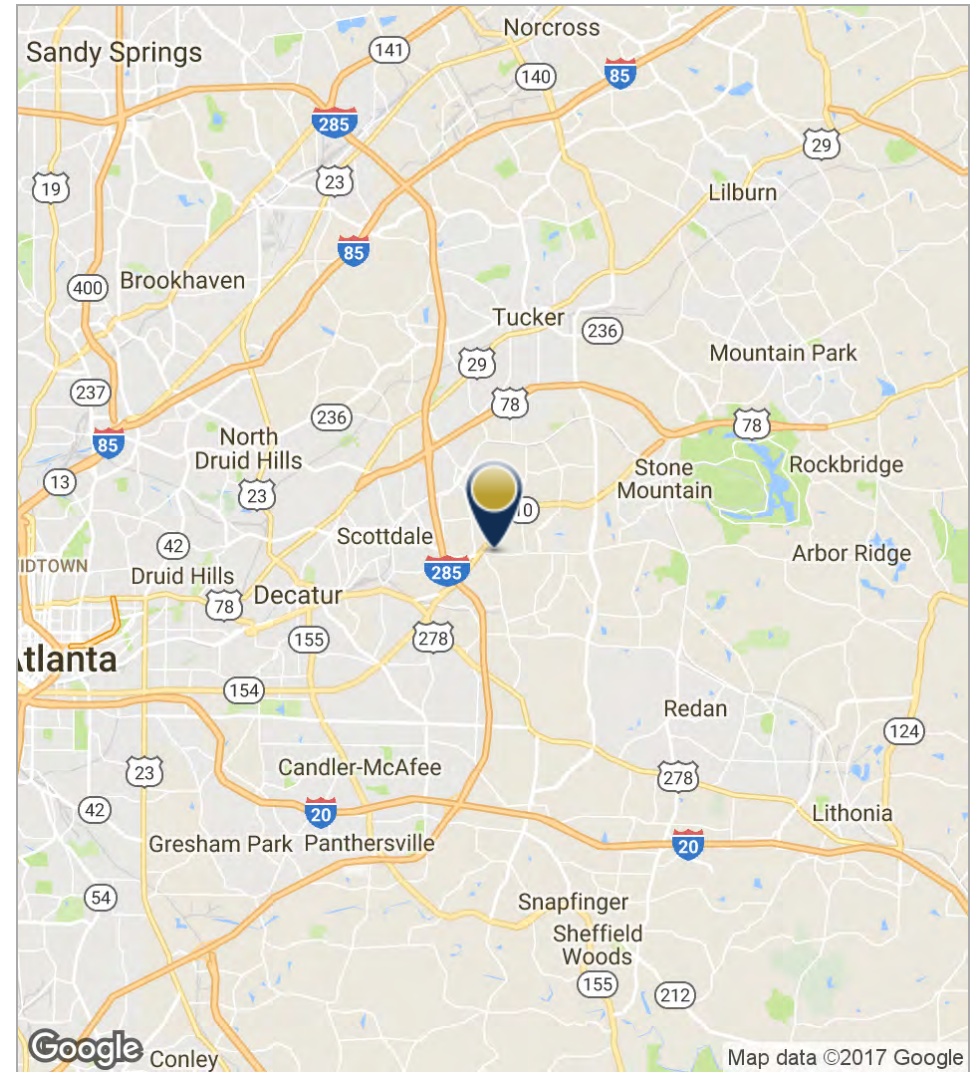
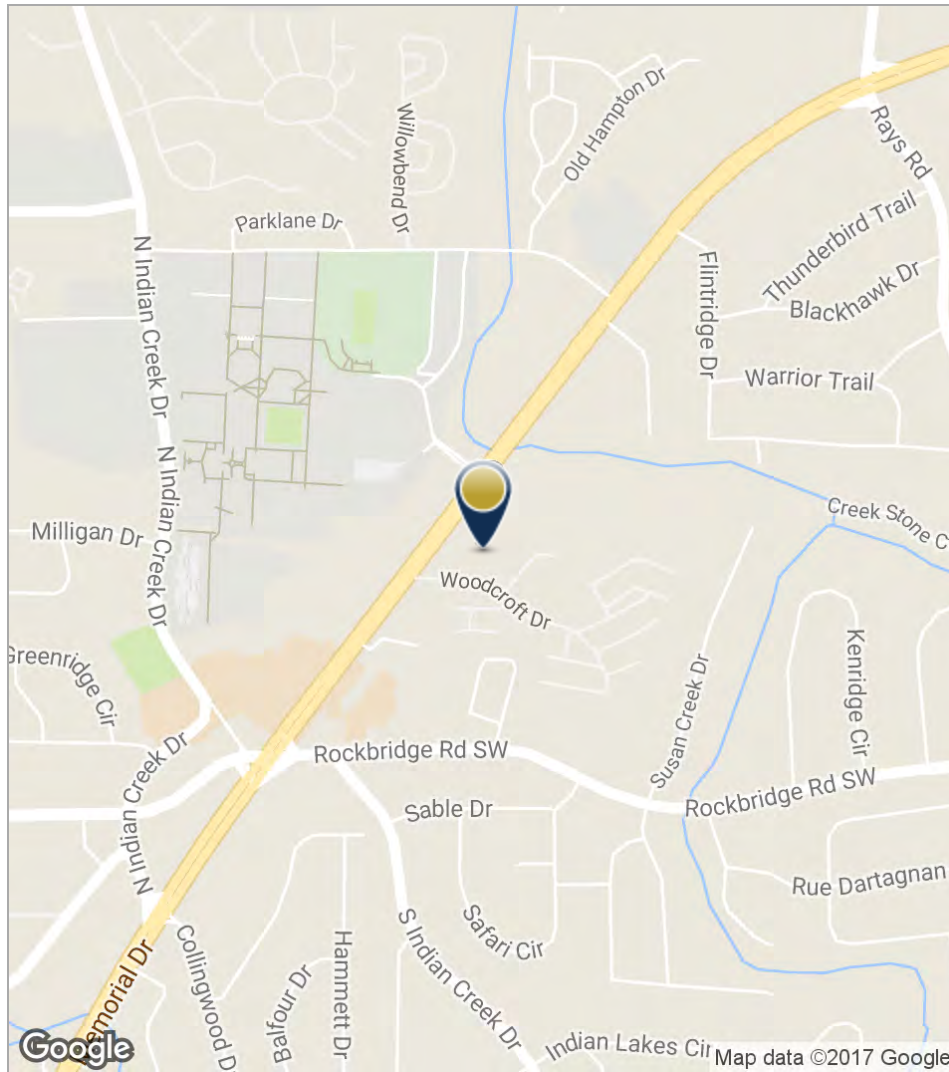
ADDITIONAL PHOTOS

AUTOMOTIVE RETAIL BUILDING | 6,168 SF



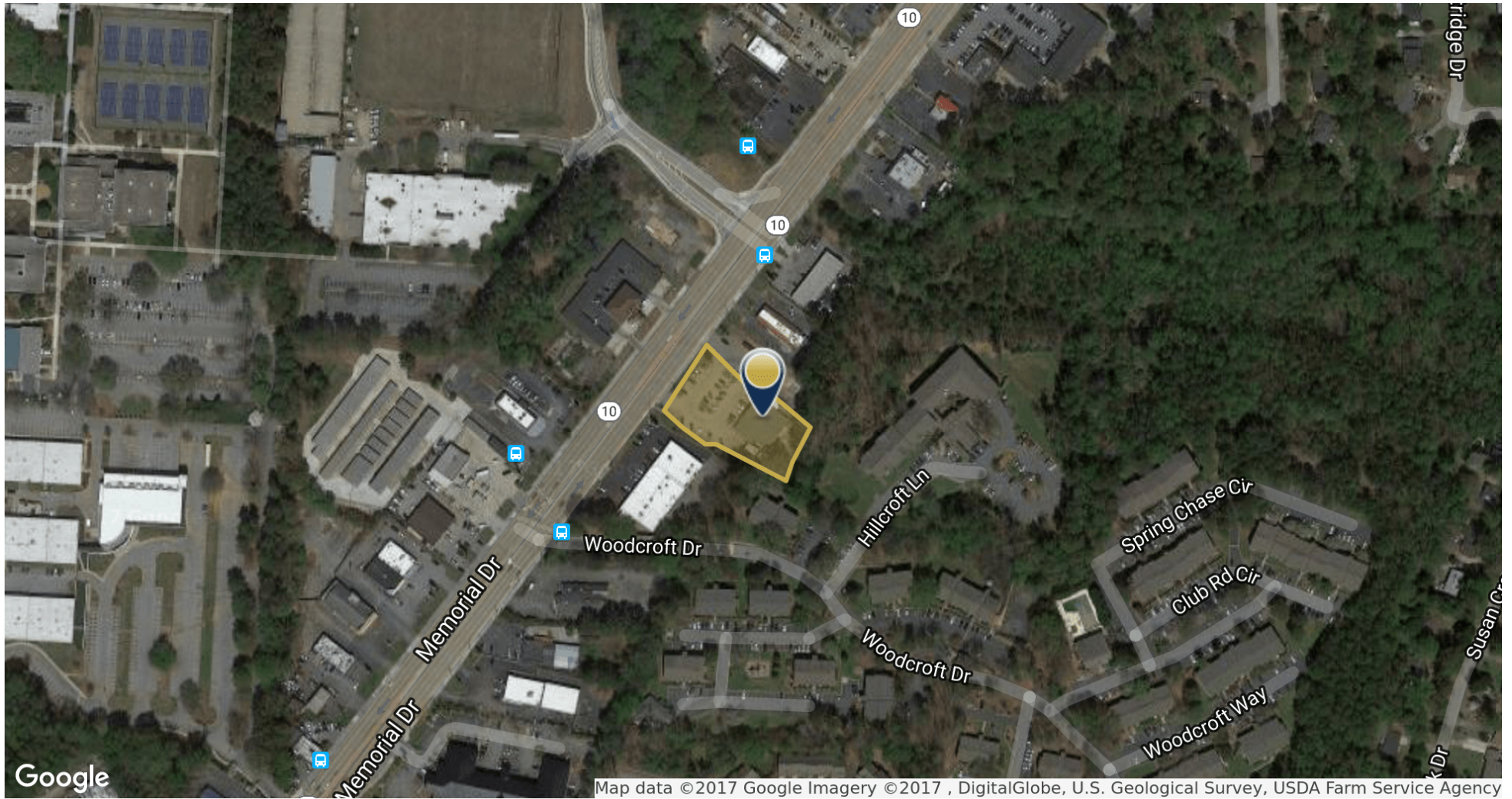
LOCATION MAPS

AUTOMOTIVE RETAIL BUILDING | 6,168 SF

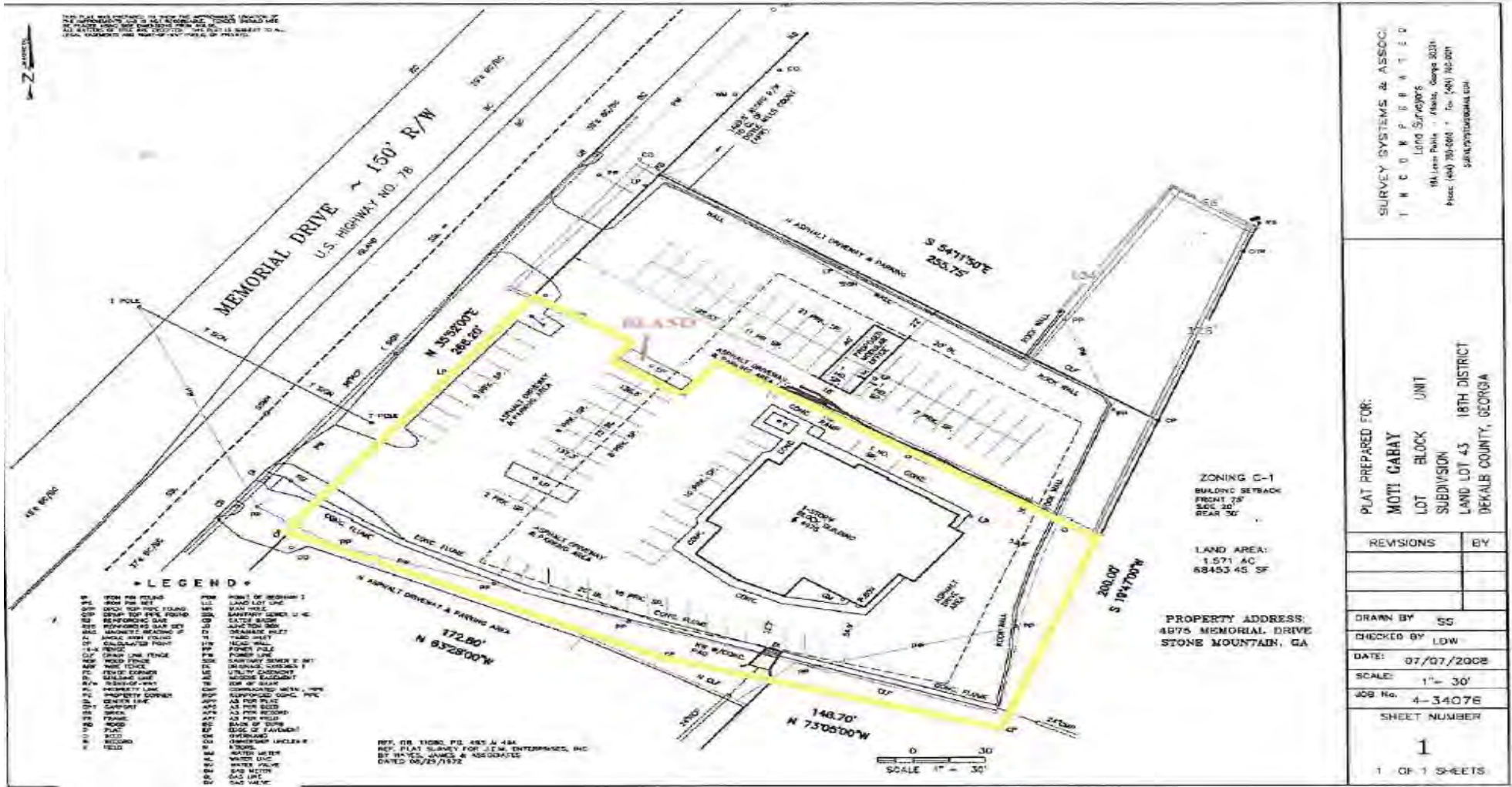


AERIAL MAP

AUTOMOTIVE RETAIL BUILDING | 6,168 SF

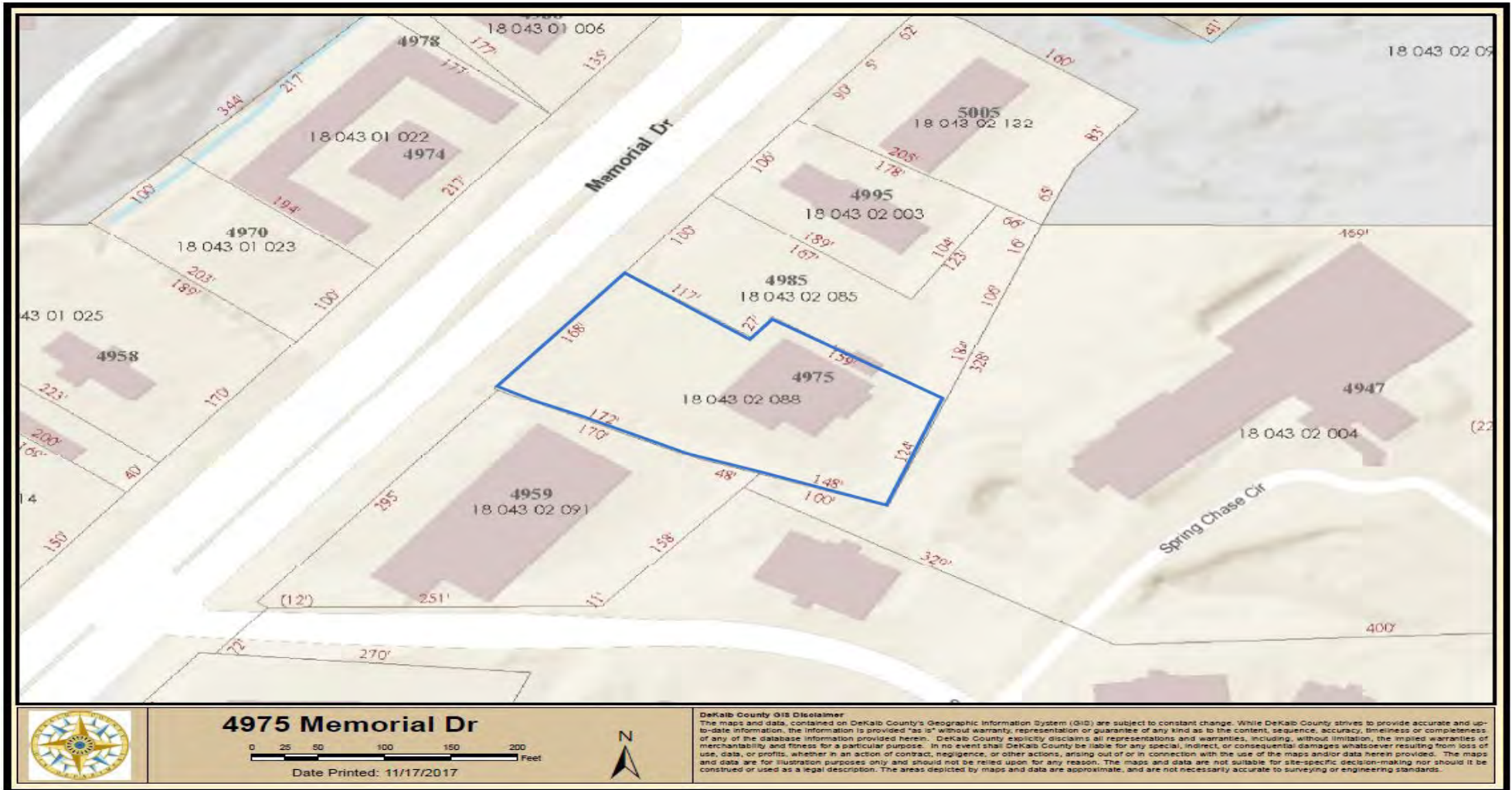


SURVEY



PARCEL MAP

AUTOMOTIVE RETAIL BUILDING | 6,168 SF



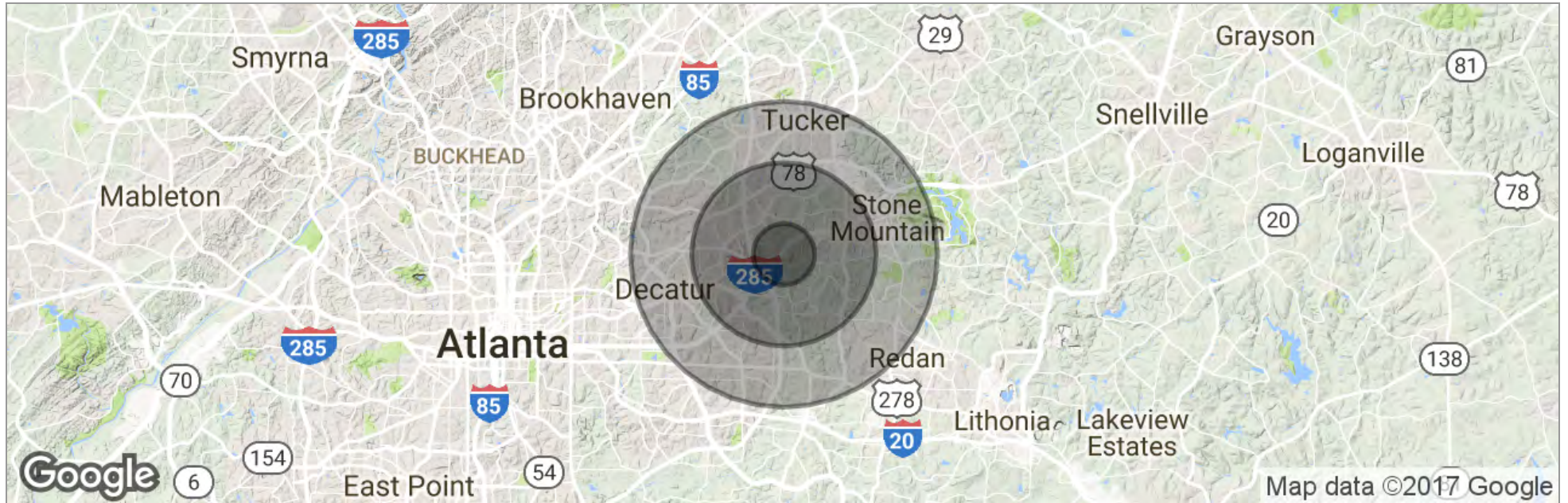
RETAILER MAP

AUTOMOTIVE RETAIL BUILDING | 6,168 SF



DEMOGRAPHICS MAP

AUTOMOTIVE RETAIL BUILDING | 6,168 SF



	1 Mile	3 Miles	5 Miles
Total Population	11,889	105,570	247,736
Population Density	3,784	3,734	3,154
Median Age	33.8	32.8	34.7
Median Age (Male)	34.2	31.8	33.4
Median Age (Female)	33.5	34.0	36.3
Total Households	4,333	39,119	95,003
# of Persons Per HH	2.7	2.7	2.6
Average HH Income	\$46,603	\$48,589	\$59,958
Average House Value	\$155,142	\$173,860	\$206,213

* Demographic data derived from 2010 US Census



JARED DALEY

V.P. Automotive Group



Bull Realty Inc.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

404-876-1640 x111
JDaley@BullRealty.com

Professional Background

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of 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 has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

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.

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. The firm also produces Atlanta's Commercial Real Estate Show available on AtlantaCREshow.com