



Freestanding Full-Service Restaurant | ±3,600 SF | ±900 SF Patio

Busy Intersection | ±39,500 VPD | Surrounded by National Retail

DISCLAIMER & LIMITING CONDITIONS

Wess Invest is purchasing the Subject Property and is acting in leasing capacity as Principal. Michael Wess and Jake Strange are active agents at Bull Realty, Inc., but Bull Realty, Inc. is not associated with this Property in any manner.

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 tenant 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. An opportunity to inspect the Property will be made available to qualified prospective tenants.

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 the current Owner/Landlord. Each prospective tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of leasing the Property described herein. Owner/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Landlord shall have no legal commitment or obligation to any tenant reviewing this Offering Memorandum or making an offer to lease the Property unless a written agreement for the lease of the Property has been fully executed, delivered and approved by the Owner/Landlord and any conditions to the tenant's obligations therein have been satisfied or waived.

This Offering Memorandum may be used only by parties approved by the Owner/Landlord. 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 Wess Invest. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.

EXECUTIVE SUMMARY

Dominant signalized corner restaurant opportunity with $\pm 39,500$ VPD along Redan Rd, featuring a fully built-out $\pm 3,600$ SF freestanding building on ± 0.53 acres in the heart of a national retailer-dominated corridor—positioned for immediate operation or strategic repositioning. Signalized, adjacent to hard-corner positioning delivering maximum visibility, access, and traffic capture.

PROPERTY HIGHLIGHTS

- Freestanding $\pm 3,600$ SF restaurant with ± 900 SF patio on ± 0.53 -acre parcel with highly functional layout
- Turnkey restaurant infrastructure with existing kitchen, bar, and FF&E included—significantly reducing startup costs and timeline
- Abundant parking supports high-volume quick service or full-service operations
- Located within a dense, high-traffic DeKalb retail corridor serving large and established residential base
- Directly adjacent to Waffle House and Walgreens, creating a powerful convenience-driven retail cluster
- ± 160 FT of frontage along Redan Rd offering strong signage presence and brand visibility
- $\pm 39,500$ VPD along Redan Rd providing exceptional daily exposure and built-in customer flow
- Surrounded by national credit tenants including McDonald's, Popeyes, Papa John's, Bruster's, and Zaxby's—validating long-term retail demand
- Zoned C-1 allowing immediate restaurant use with flexibility for alternative retail or service concepts

FOR LEASE \$7,500 Monthly Base Rent + NNN

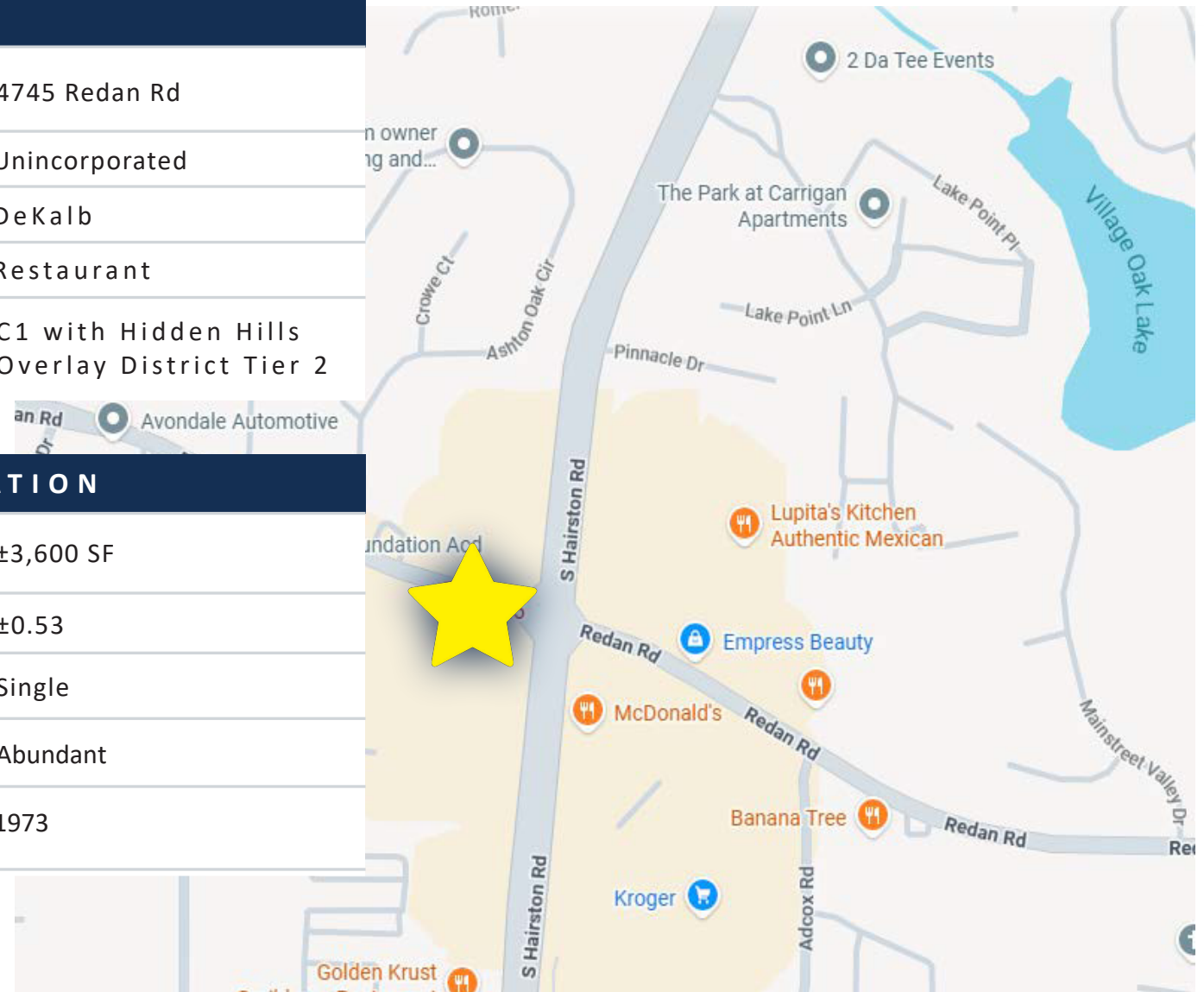
PROPERTY INFORMATION

OVERVIEW

ADDRESS:	4745 Redan Rd
COUNTY:	Unincorporated
MUNICIPALITY:	DeKalb
PROPERTY TYPE:	Restaurant
ZONING:	C1 with Hidden Hills Overlay District Tier 2

BUILDING INFORMATION

BUILDING SIZE:	±3,600 SF
ACRES:	±0.53
TENANCY:	Single
PARKING SPACES:	Abundant
YEAR BUILT	1973



PROPERTY PHOTOS



ABOUT THE AREA



PARCEL OUTLINE



BROKER PROFILES



MICHAEL WESS, CCIM

CEO
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Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service and exceptional results. 2018 served as Michael's breakout year, individually closing 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold approximately \$400 million across almost 200 transactions. These days, the partnership averages almost a closing a week and over \$100M in sales annually.

The team holds many pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during previous selling attempts.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance and economics. An Associate Broker since 2021, Michael is a pinned Designee of the prestigious Certified Commercial Investment Member (CCIM) Institute since 2017 and has been an annual member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

Michael is also a 'big brother' in the Big Brothers Big Sisters organization and enjoys other philanthropic endeavors. He completed his first marathon in 2022 and is looking forward to completing other physical challenges. In his free time, Michael enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.

BROKER PROFILES



JAKE STRANGE

Director of Asset Management
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770-570-9203

Jake Strange is an Atlanta native with a deep-rooted admiration for his hometown and a career shaped by hands-on experience across multiple sectors of real estate. He began his journey with Y2X Property Group as a general partner and project manager, overseeing the renovation and successful resale of numerous single-family homes. His work in residential laid the foundation for a seamless transition into the commercial sector, where he now focuses on asset management and value-add redevelopment.

As a general partner in a commercial portfolio, Jake has led large-scale capital improvement projects, executed complex renovations, and repositioned underperforming assets across marinas, restaurants, retail, and mixed-use properties. With a background spanning investment, operations, and brokerage, he brings a full-spectrum perspective to real estate development and long-term portfolio growth.

Beyond real estate, Jake is deeply passionate about wildlife conservation and land stewardship. He is actively involved in promoting sustainable agriculture and commercial fishing practices, and has participated in habitat management initiatives across Georgia and Alabama. As a supporter of the Georgia and Alabama Forestry Commissions, Jake advocates for prescribed burning and responsible land use to support healthy ecosystems.



EMILY BIRMINGHAM

Managing Director
Emily@wessinvest.com

Emily is a dynamic and versatile professional with over seven years of experience in creative industries, marketing, and project management. With a global perspective from her upbringing in Korea and Turkey and a bachelor's degree in strategic communications, Emily seamlessly blends creativity and strategy to bring visions to life through thoughtful design, branding, and execution.

Having served as Head of Project Management for various non-profits and businesses in Chicago, Miami, & Atlanta, Emily has successfully led teams, streamlined operations, and executed high-impact projects. Passionate, energetic, and driven, Emily thrives on helping others transform ideas into reality.