



BULL REALTY
Asset & Operational Solutions



TCN
WORLDWIDE
REAL ESTATE SERVICES



Rare Commercial Building Near BeltLine in Grant Park
Three Tenants | 100% Occupied | Long-Term Leases



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

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PROPERTY OVERVIEW

- Three-tenant neighborhood retail building in Grant Park | 1 Block from Beltline
- 100% Occupied by two salons, a coffee shop and roaster
- Extremely limited supply of commercial property in Grant Park and Southeast Beltline
- Dense residential neighborhood provides almost zero opportunity for new development
- High barrier of entry for new commercial development/competitive properties
- 5-Year weighted average lease term | Strong annual escalations
- True NNN leases | Allow for reimbursement of CAPEX and management fees
- Extremely limited management responsibilities | No parking lot to maintain
- Reimbursement of management should add around \$6,250 of income in 2026
- 2025 Roof install should add around \$5,000 of CAPEX reimbursement annually
- All tenants loved by the community and an average 5.3 years operating history
- Google Ratings: Lark & Sparrow 4.6, Akasa 5.0, Green Beans 4.8
- Originally built in 1920 and each suite recently renovated | Brand new roof
- First “Street Car Retail Building” building listed on National Register
- Future renovations may be eligible for historic tax credits
- Prime location nestled in one of Atlanta’s most desirable intown neighborhoods
- High visibility with prominent street presence and corner parcel along United Ave SE
- Connected by the Beltline, thousands of new apartments within walking distance



PROPERTY FACTS

Building Size:	±4,430 SF
Year Built:	1920
Year Renovated:	Recently (varies depending on space)
# of Buildings:	1
Floors:	1
# of Units:	3
Occupancy:	100%
Site Size:	±0.203 Acres
Zoning:	<u>NC-7 (BeltLine Overlay)</u>
Parking:	On-Street
Signage:	Storefront / Facade
Cross Streets:	United Ave SE & Boulevard SE
Traffic Counts:	±19,000 VPD on Boulevard SE ±1,520 VPD United Ave SE
Sale Price:	Contact Broker
NOI:	\$145,378 (5/1/2026 - 4/30/2027) NOI + Management + CAPEX Reimbursement: \$156,706



EXTERIORS



GREENBEANS ATL



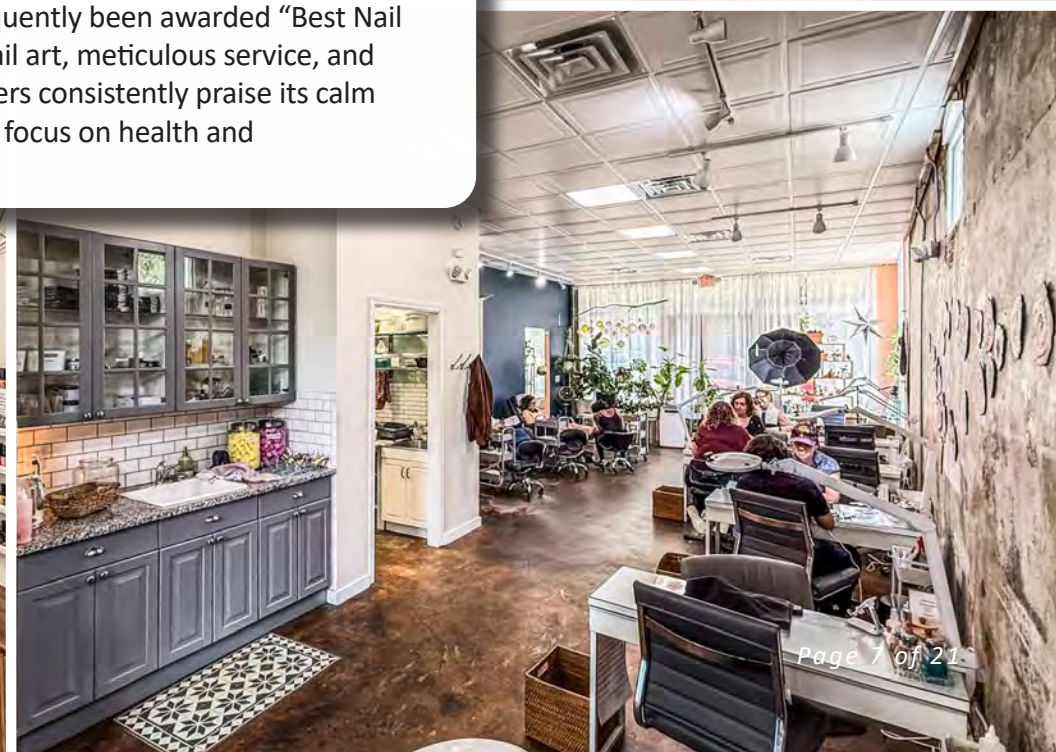
Green Beans ATL is a locally owned coffee shop that opened in April 2024 in Grant Park. Founded by Christian and Anne Green, it serves house-roasted, ethically sourced coffee, specialty teas, Italian sodas, and locally made pastries, sandwiches, and smoothies. The inviting space features a cozy lounge, a quiet “Study” room with Wi-Fi, and a convenient walk-up window. With its warm atmosphere and quality offerings, Green Beans ATL has quickly become a beloved neighborhood spot for both casual visits and remote work.



LARK & SPARROW



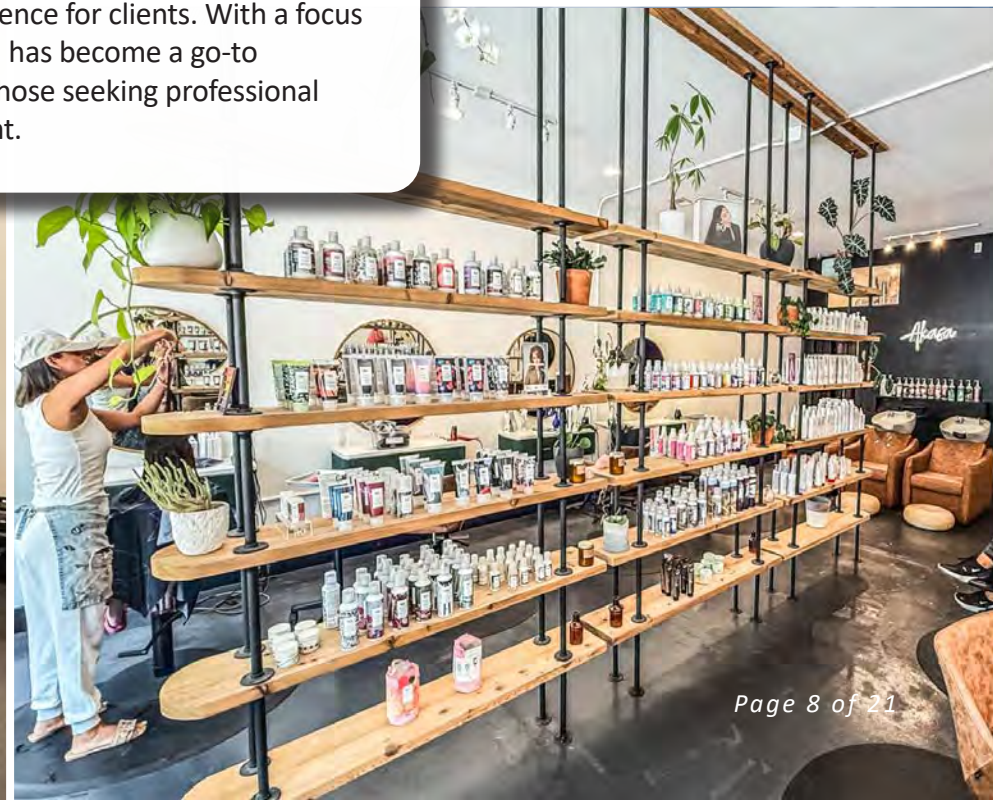
Lark & Sparrow is a highly regarded boutique nail salon and spa located at 760 United Ave SE in Grant Park, Atlanta. Renowned for its serene, spa-like atmosphere and clean-air environment (no acrylics), the salon specializes in natural nail treatments using non-toxic, vegan-friendly polishes and organic products. Founded in 2015 by Linda and Jody, it has frequently been awarded “Best Nail Salon in Atlanta” for its creative nail art, meticulous service, and commitment to wellness. Customers consistently praise its calm ambiance, attention to detail, and focus on health and sustainability.



AKASA SALON

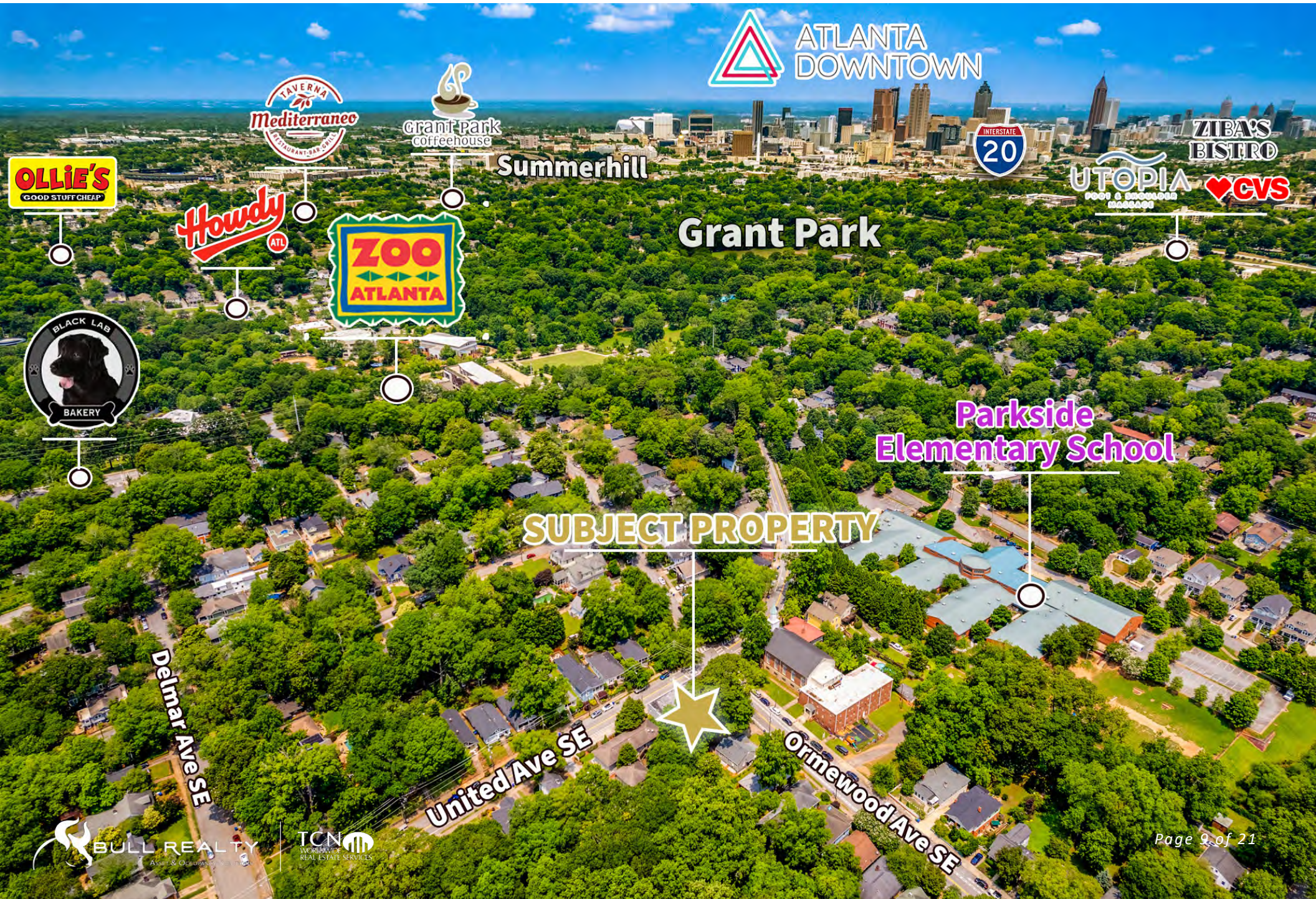


Akasa Salon is a boutique hair and wellness studio in the heart of Grant Park, Atlanta. Known for its modern aesthetic and peaceful atmosphere, Akasa offers a full range of salon services including precision haircuts, color treatments, styling, and spa services. The salon emphasizes personalized care and high-quality products, creating a relaxing and upscale experience for clients. With a focus on both beauty and well-being, Akasa has become a go-to destination in the neighborhood for those seeking professional service in a calm, curated environment.



WEST

Very limited supply of commercial real estate in Grant Park



ATLANTA DOWNTOWN

Summerhill

Grant Park

Parkside Elementary School

SUBJECT PROPERTY

Delmar Ave SE

United Ave SE

Ormewood Ave SE

SOUTH

Thousands of residential units recently constructed or planned



PROPOSED
556 McDonough Blvd SE
102 Units

UNDER CONSTRUCTION
430 Englewood Ave SE
396 Units

APPROVED
1265 Lakewood Ave SE
160 Units

GRANT PARK
FARMERS MARKET
EST. 2001

South
FORK

COMMUNITY
GROUNDS
COFFEE

PROPOSED
1104 Avondale Ave SE
228 Units

Chosewood Park

BLACK LAB
BAKERY

PATRIA COCINA
AUTHENTIC MEXICAN DINING

BEACON
ATLANTA

OLLIE'S
GOOD STUFF CHEAP

Atlanta
BeltLine

SUBJECT PROPERTY

UNDER CONSTRUCTION
680 Hamilton Ave SE
275 Units

United Ave SE

Ormewood Ave SE

EAST



Atlanta Diaries
Mixed-Use Development

PROPOSED
930 Mauldin St
142 Units

COMPLETED
982 Memorial Drive SE
192 Units

Glenwood Place
Mixed-Use Development

COMPLETED
760 Memorial Drive SE
320 Units

COMPLETED
915 Glenwood Ave SE
200 Units

Glenwood Park
Maynard Holbrook Jackson
High School

Parkside
Elementary School

SUBJECT PROPERTY

Ormewood Ave SE

United Ave SE

Atlanta
BeltLine



WOOD'S CHAPEL

AREA OVERVIEW



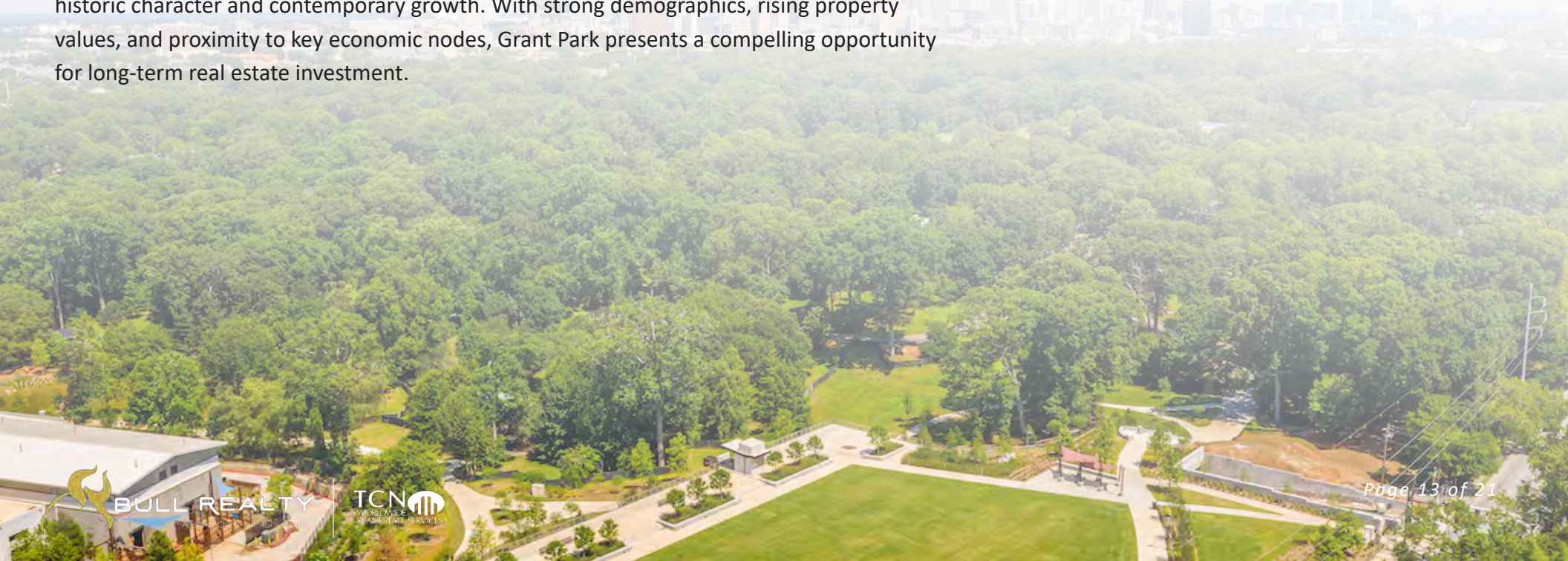
BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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REAL ESTATE SERVICES

GRANT PARK

Grant Park is one of Atlanta's most established and desirable intown neighborhoods, located just southeast of Downtown. Anchored by the city's oldest public park, the 131-acre Grant Park, the area blends rich historic charm with modern convenience. Known for its well-preserved Victorian and Craftsman architecture, the neighborhood also features key cultural attractions such as Zoo Atlanta and Oakland Cemetery. With strong walkability, vibrant community engagement, and easy access to major highways, MARTA, and the Atlanta BeltLine's Southside Trail, Grant Park offers exceptional connectivity to the rest of the city.

Recent development activity has further elevated the area's appeal. Notable projects include The Boulevard at Grant Park, a 323-unit mixed-use development with retail space and affordable housing, and the Twelve on Berne townhome community near the BeltLine. Ongoing infrastructure improvements, such as the Grant Park Gateway and multiple park restoration initiatives, have enhanced public spaces and pedestrian accessibility. The area continues to attract a mix of homeowners, renters, and investors drawn to its balance of historic character and contemporary growth. With strong demographics, rising property values, and proximity to key economic nodes, Grant Park presents a compelling opportunity for long-term real estate investment.



NEW DEVELOPMENTS

BELTLINE & BOULEVARD



The BeltLine & Boulevard project—also known as The Boulevard at Grant Park—is a six-story, 323-unit Class A mixed-use community at 1015 Boulevard SE, directly on the Atlanta BeltLine’s Southside Trail. Spearheaded by Middle Street Partners alongside Pacific Coast Capital Partners and PCCP, the development features two levels of underground parking for approximately 357 vehicles, ~5,000–6,000 sq ft of ground-floor retail, and a mix of studios, one- and two-bedroom units, 15% of which are reserved as affordable housing per inclusionary zoning requirements. Amenities include rooftop terraces, co-working space built for work-from-home lifestyle, pet spa, clubroom, fitness center, dog park, and resort-style pool. Construction began in early 2021 with completion and first move-ins expected in late 2022/early 2023.

GRANT PARK GATEWAY



The Grant Park Gateway project, completed in 2021, transformed a surface lot into a 1,000+ space parking deck topped with a 2.5-acre green roof and a 7,000 sq ft retail shell. Though originally slated for a Savi Provisions location, the grocer pulled out in 2025. The City is now reviewing a new proposal to convert the space into a multi-vendor food hall. Once activated, the project will serve as a key community hub, combining sustainable design with added park access and neighborhood amenities.

TWELVE ON BERNE



Twelve on Berne is a modern, two-phase townhome community by C4 Developers located at 816 Berne Street SE, one block from the Atlanta BeltLine’s future Southside Trail. The project will deliver 12 four-story units featuring 3–4 bedrooms, 3½ bathrooms, 2-car garages, rooftop decks with flex space, and designer finishes. End units range from approximately 2,425 to 2,575 sq ft and are priced in the high \$900,000s to around \$1 million; interior units (2,380 sq ft) start in the mid-\$800,000s. Phase 1 is fully under construction with half of its six units already under contract, and Phase 2 is launching soon as BeltLine connectivity grows in the area. This development combines upscale, contemporary design with excellent walkability and proximity to greenway access, making it a standout addition to the evolving Grant Park neighborhood.

DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
19,803	175,601	340,971



HOUSEHOLDS

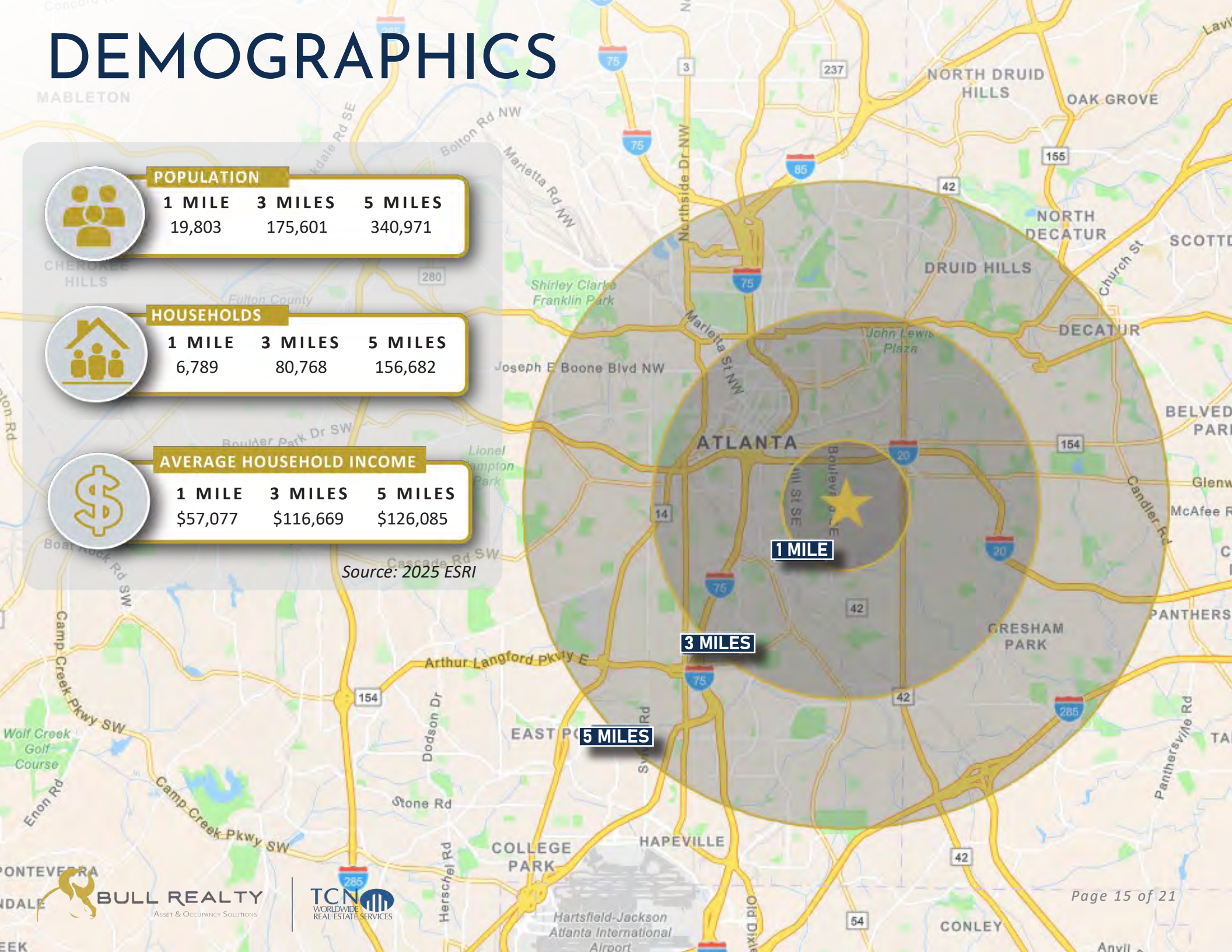
1 MILE	3 MILES	5 MILES
6,789	80,768	156,682



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$57,077	\$116,669	\$126,085

Source: 2025 ESRI



ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



#1 TOP TRAVELED AIRPORT IN THE WORLD



\$270 BILLION GDP IN METRO-ATLANTA



13 FORTUNE 500 HQ IN ATLANTA



TOP U.S. METRO WITH #1 LOWEST COST OF DOING BUSINESS

TOP 10 AMONG U.S. METROS IN STUDENTS ENROLLED, RESEARCH SPENDING AND DEGREES EARNED.”

- DISCOVER ATLANTA



#9 LARGEST METRO AREA IN THE U.S. 2020

- U.S. CENSUS BUREAU POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

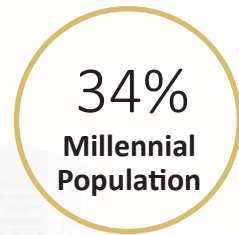
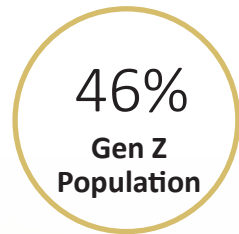
The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2025

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024



(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS

KING & SPALDING



Mercedes-Benz



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

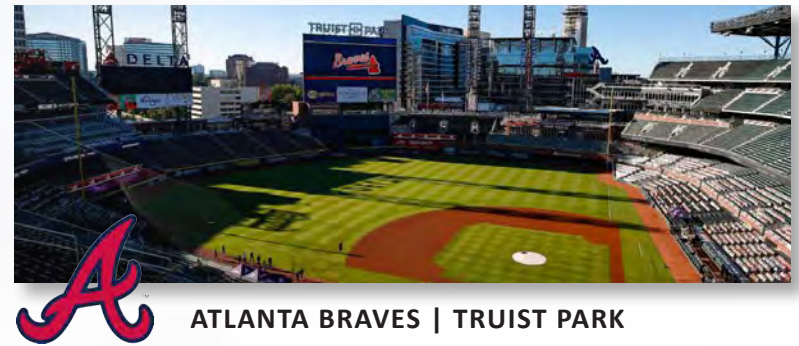
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

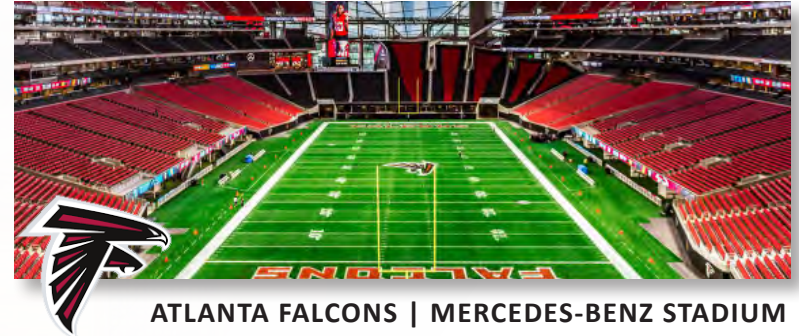
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

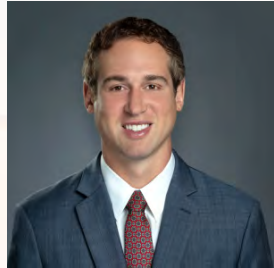


LICENSED IN
8
SOUTHEAST
STATES

TEAM PROFILE



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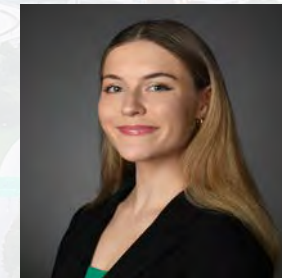
AUBRI FRANKLIN
MARKETING



TORI ROBB
MARKETING



CARLEIGH PALUMBO
MARKETING



MEGAN MURPHY
MARKETING

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease 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 or 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. Prospective purchasers or tenants 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 or 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 Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser's or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord 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/Seller/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 Bull Realty, Inc. or Owner/Seller/Landlord. 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.