

OFFERING MEMORANDUM

# MALLARD COVE OFFICE CONDOMINIUM

1820 The Exchange SE, Suite 300, Atlanta, GA 30339



**Evan Bauman**

404.977.5890  
ebauman@skylineseven.com

skylineseven.com  
404.812.8910

800 Mt. Vernon Highway NE Suite 425  
Atlanta, GA 30328

# Executive Summary

Sale Price

\$250,000

## Offering Summary

Unit Size: 1,795 SF

Year Built: 1983

## Property Highlights

- Excellent opportunity for an investor or owner/user
- Great accessibility to I-75 and I-285 for easy commuting
- Features 5 offices, a full lobby/reception area, meeting room, printing/copying room, kitchen, and restroom
- Additional back porch with a view of Mallard Cove Pond
- Plenty of restaurants and other offices in immediate area
- Close proximity to Truist Park, home of the Atlanta Braves, and The Battery
- Other existing users in the building include therapy offices, accountants, law offices, and dentist offices
- Condominium association dues for electrical services, water, landscaping, garbage, and pest control plus common area taxes, insurance, and management fees average only \$400/month



## Property Description

Mallard Cove offers an excellent opportunity for an investor or owner-user seeking a professional office environment in Atlanta's thriving Cumberland-Galleria submarket. The 1,795 SF suite features 5 offices, a full lobby/reception area, meeting room, printing/copying room, kitchen, and restroom, as well as a back porch overlooking Mallard Cove Pond. The building is professionally maintained, and other office neighbors include therapy offices, accountants, law offices, dentist offices, and more. Conveniently located near I-75, I-285, Truist Park, and The Battery, the property provides strong accessibility and proximity to dining, retail, and business amenities - all with low monthly association dues covering utilities, landscaping, insurance, and management.

# Office #1



# Office #2



# Office #3



# Office #4



# Office #5



# Meeting Room



# Printing/Copying Room



# Lobby/Reception Area



# Outside Deck



# Hallway



# Kitchen



# Restroom



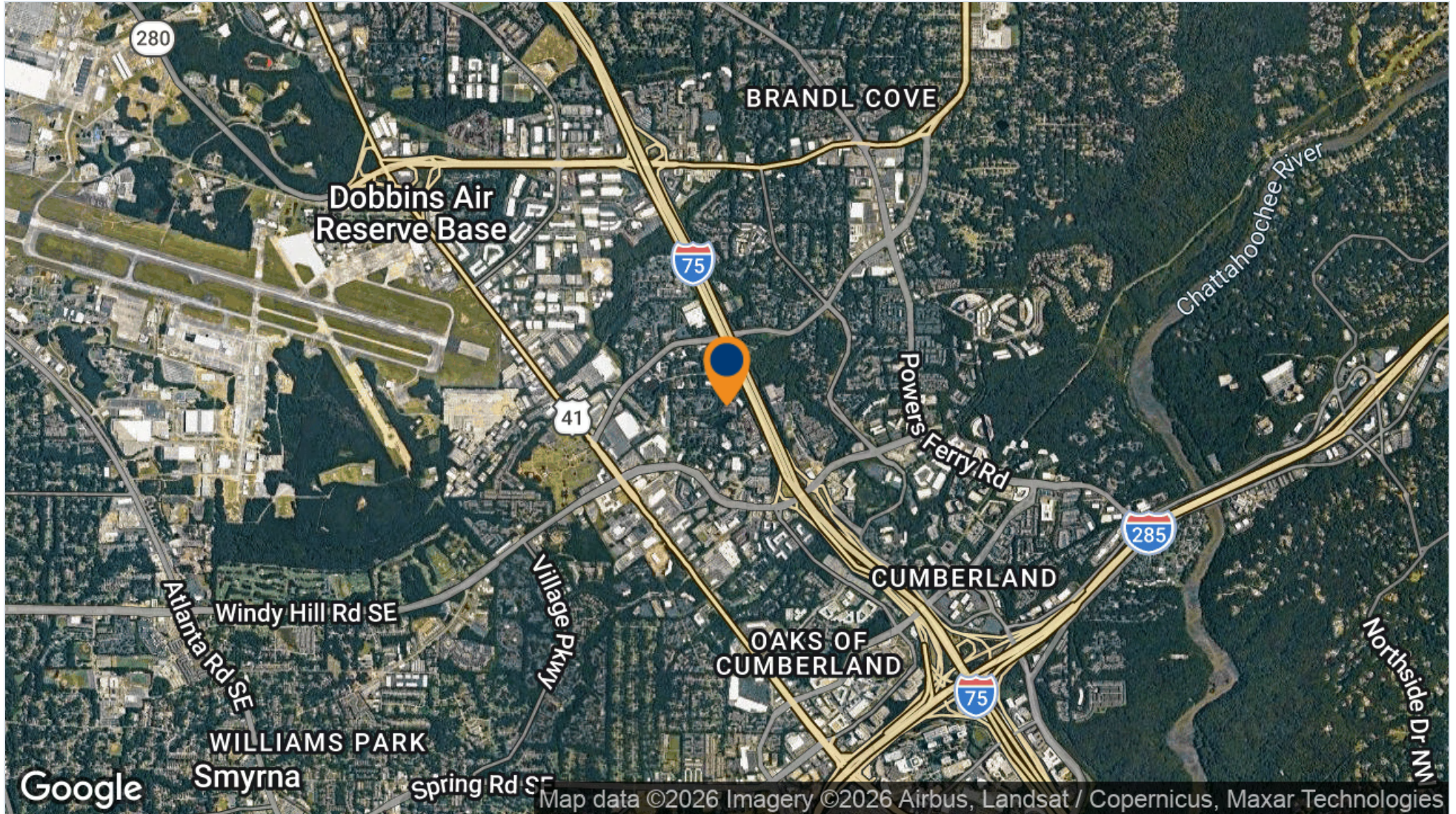
# Retailer Map



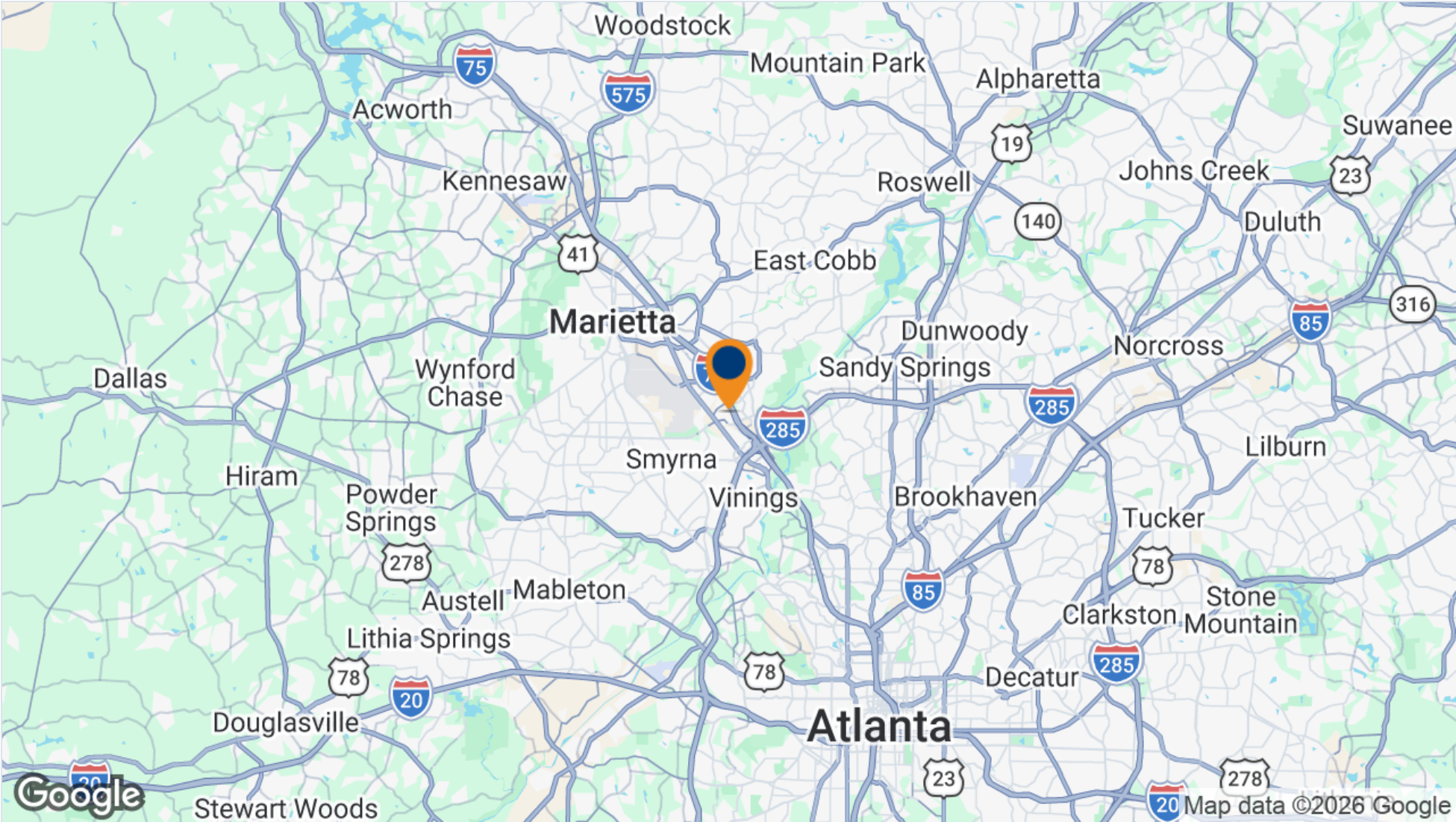
# Retailer Map



# Aerial Map

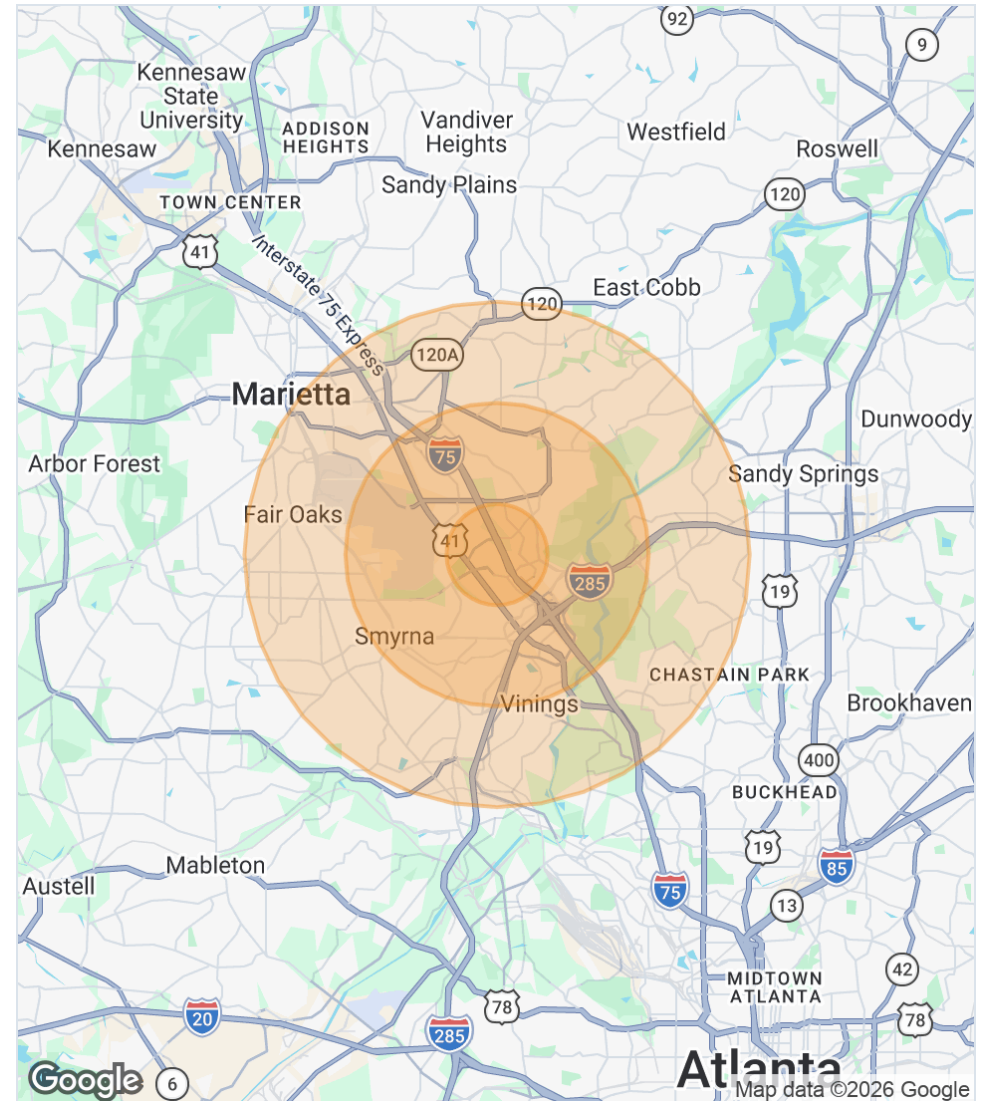


# Location Map



# Demographics

Population	One-Mile	Three-Mile	Five-Mile
<b>2020 Population</b>	14,404	91,328	218,293
<b>2025 Population</b>	16,528	96,836	226,320
<b>5 Year Projected</b>	16,996	101,750	235,758
<b>Households</b>			
<b>2020 Households</b>	6,906	43,263	93,671
<b>2025 Households</b>	7,958	47,617	99,214
<b>5 Year Projected</b>	8,181	101,750	235,758
<b>Income</b>			
<b>2020 Average Household Income</b>	\$58,069	\$92,334	\$111,712
<b>2025 Average Household Income</b>	\$81,482	\$125,349	\$152,102
<b>5 Year Projected</b>	\$102,376	\$157,511	\$190,861



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## INVESTMENT SALES

## PROPERTY MANAGEMENT

## TENANT REPRESENTATION



## GET IN TOUCH

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404.812.8910

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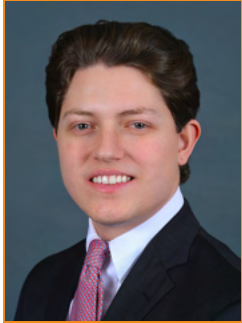
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# Advisor Biography



**Evan Bauman**

**Investment Sales | Associate**  
ebauman@skylineseven.com  
404.977.5890

Evan is an Investment Sales Associate and specializes in buyer and seller representation. Evan brings forth his natural likeability and amicable personality to the commercial real estate world, applying his drive to single and multi-tenant retail properties throughout the Southeast. His clientele ranges from high net-worth individuals and large companies to local investors.

As an Atlanta native, Evan has a vast understanding of our region's continual growth as well as ever-changing market and economic conditions. Prior to joining Skyline Seven, Evan worked as a Commercial Real Estate Appraisal Analyst at Appalachian Commercial Real Estate in Boone, NC, a Geographic Information Systems (GIS) intern at The Shopping Center Group (TSCG) in Atlanta, GA, a Real Estate Intern at Waffle House's corporate headquarters, and a Visiting Team Batboy at the Atlanta Braves. Evan attended Appalachian State University and earned a Bachelor of Science degree in Geographic Information Systems which further heightened his interest and extensive knowledge of commercial real estate. He completed numerous real estate projects in his studies and held several leadership positions in his social organization. In his spare time, Evan enjoys exercising, traveling, cooking, and supporting the Atlanta Braves.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.