



OFFERING MEMORANDUM

RETAIL INVESTMENT PROPERTY FOR SALE

825 MARTIN LUTHER KING JR DR SW
ATLANTA, GA

LISTED BY

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01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY

THE OFFERING

PROPERTY ADDRESS	825 Martin Luther King JR DR SW
SQUARE FEET	7,787 RSF
LOT SIZE / ZONING	0.86 acres / C3
PARCEL NUMBER	14 011000083129
ASKING PRICE	\$2,550,000
CAP RATE	6%

PROPERTY SUMMARY

825 Martin Luther King Jr. Drive SW presents a compelling investment opportunity in Atlanta's most dynamic westside redevelopment corridor. Anchored by a nationally branded Truist Bank, a high-frequency beauty and personal care tenant in Beauty Depot, and a food and beverage operator in BTJ Wings. The property offers a diversified income stream.

HIGHLIGHTS

- Median household income in the trade area has risen 87.9% since 2011.
- MLK Jr. Drive is one of Atlanta's primary east-west arterials, connecting downtown Atlanta to the broader Westside corridor.
- The property shares its trade area with a Walmart Supercenter, one of the highest-traffic retail anchors in any neighborhood.



02

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

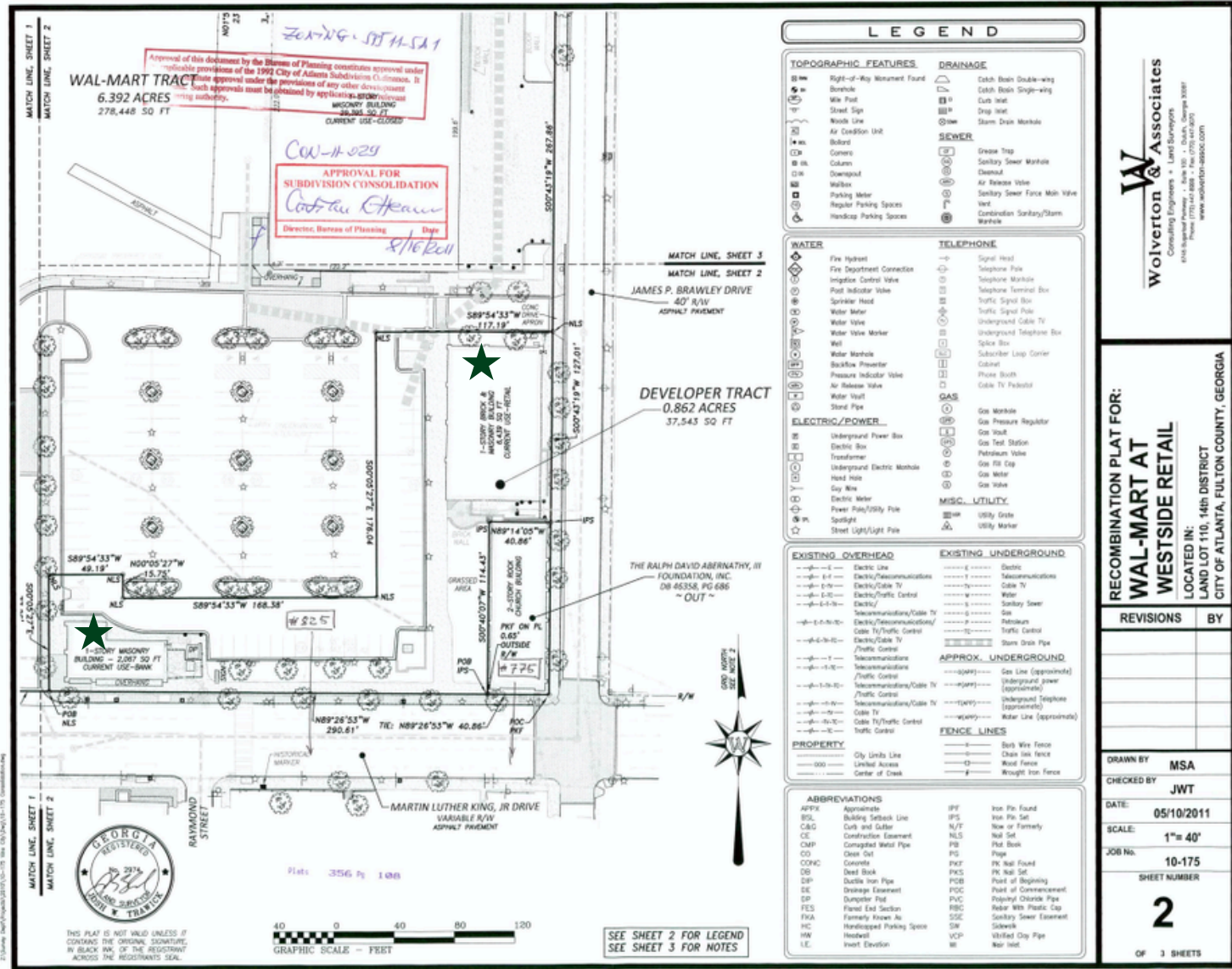
RENT ROLL & EXPENSES

****Shared upon request after an NDA is signed****

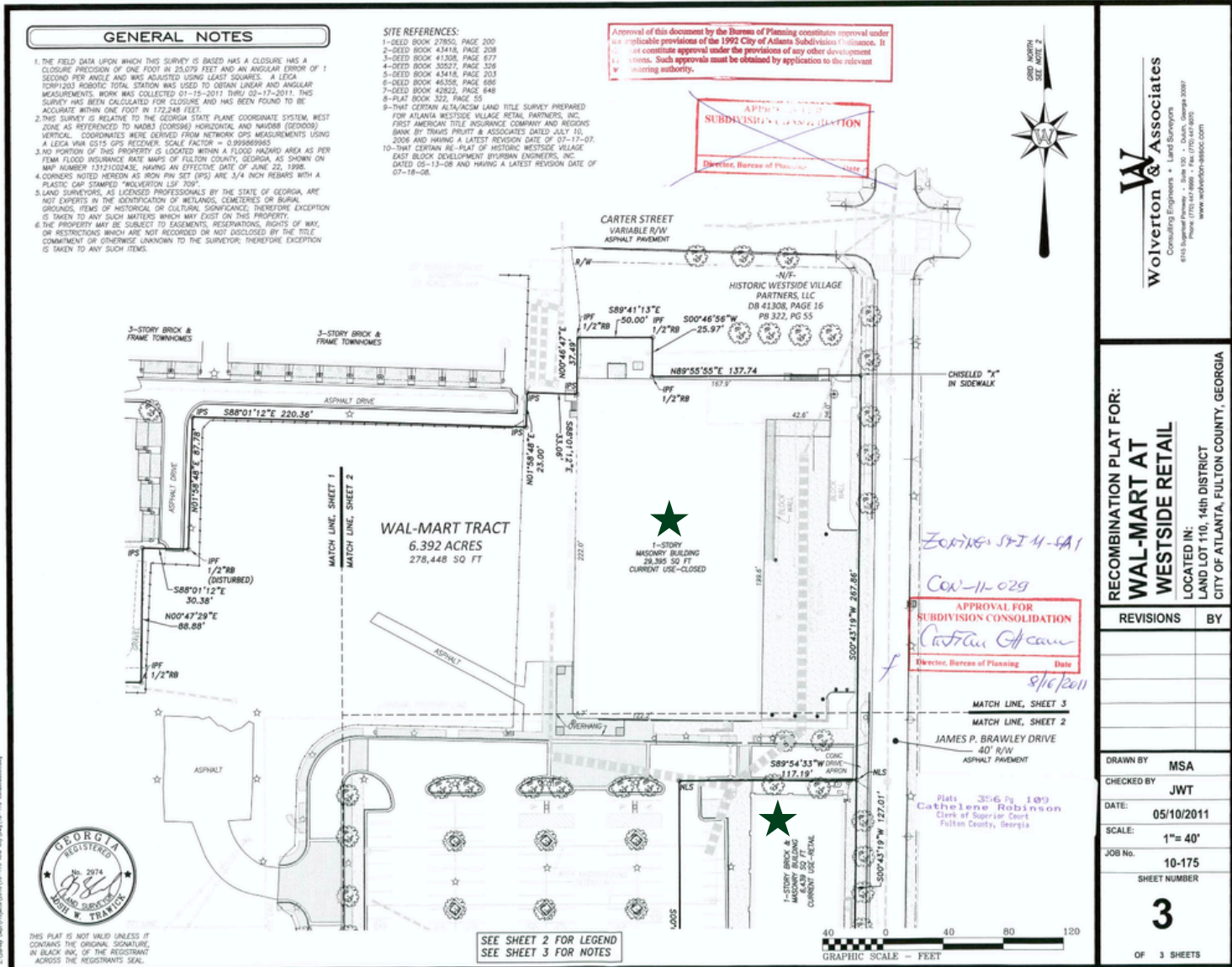
03

SITE PLANS

SITE PLAN



SITE PLAN



GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE HAS A CLOSURE PRECISION OF ONE FOOT IN 25,079 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A LEICA TSP1200 ROBOTIC TOTAL STATION WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. WORK WAS COLLECTED 01-15-2011 THRU 02-17-2011. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 172,248 FEET.
2. THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD83 (CORNER) HORIZONTAL AND NAD83 (CORNER) VERTICAL. COORDINATES WERE DERIVED FROM NETWORK GPS MEASUREMENTS USING A LEICA IVA 0215 GPS RECEIVER. SCALE FACTOR = 0.999989995
3. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA AS SHOWN ON MAP NUMBER 131210004E, HAVING AN EFFECTIVE DATE OF JUNE 22, 1998.
4. CORNERS NOTED HEREON AS IRON PIN SET (IPS) ARE 3/4 INCH REBARS WITH A PLASTIC CAP STAMPED "WOLVERTON LSP 708"
5. LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS. ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST ON THIS PROPERTY.
6. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT ACCORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

SITE REFERENCES:

- 1-DEED BOOK 27850, PAGE 200
- 2-DEED BOOK 43416, PAGE 208
- 3-DEED BOOK 41308, PAGE 677
- 4-DEED BOOK 30527, PAGE 326
- 5-DEED BOOK 43416, PAGE 203
- 6-DEED BOOK 46358, PAGE 686
- 7-DEED BOOK 42822, PAGE 648
- 8-PLAT BOOK 322, PAGE 55
- 9-THAT CERTAIN ALTA/ACM LAND TITLE SURVEY PREPARED FOR ATLANTA WESTSIDE VILLAGE RETAIL PARTNERS, INC. FIRST AMERICAN TITLE INSURANCE COMPANY AND REGIONS BANK BY THOMAS PRUITT & ASSOCIATES DATED JULY 10, 2006 AND HAVING A LATEST REVISION DATE OF 07-17-07.
- 10-THAT CERTAIN RE-PLAT OF HISTORIC WESTSIDE VILLAGE EAST BLOCK DEVELOPMENT BY URSBAN ENGINEERS, INC. DATED 02-13-08 AND HAVING A LATEST REVISION DATE OF 07-18-08.

Approval of this document by the Bureau of Planning constitutes approval under the applicable provisions of the 1992 City of Atlanta Subdivision Ordinance. It does not constitute approval under the provisions of any other development provisions. Such approvals must be obtained by application to the relevant governing authority.

~~APPROVAL FOR SUBDIVISION CONSOLIDATION~~
Director, Bureau of Planning

APPROVAL FOR SUBDIVISION CONSOLIDATION
Carter P. Goffman
Director, Bureau of Planning
Date: 8/16/2011



THIS PLAN IS NOT VALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE, IN BLACK INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SEE SHEET 2 FOR LEGEND
SEE SHEET 3 FOR NOTES

GRAPHIC SCALE - FEET
0 40 80 120

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RECOMBINATION PLAN FOR:
WAL-MART AT WESTSIDE RETAIL
LOCATED IN:
LAND LOT 110, 14th DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

REVISIONS	BY

DRAWN BY: MSA
CHECKED BY: JWT
DATE: 05/10/2011
SCALE: 1" = 40'
JOB No.: 10-175
SHEET NUMBER

3

OF 3 SHEETS

04

PROPERTY PHOTOS



05

AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES

AREA OVERVIEW: WEST END, ATLANTA GA

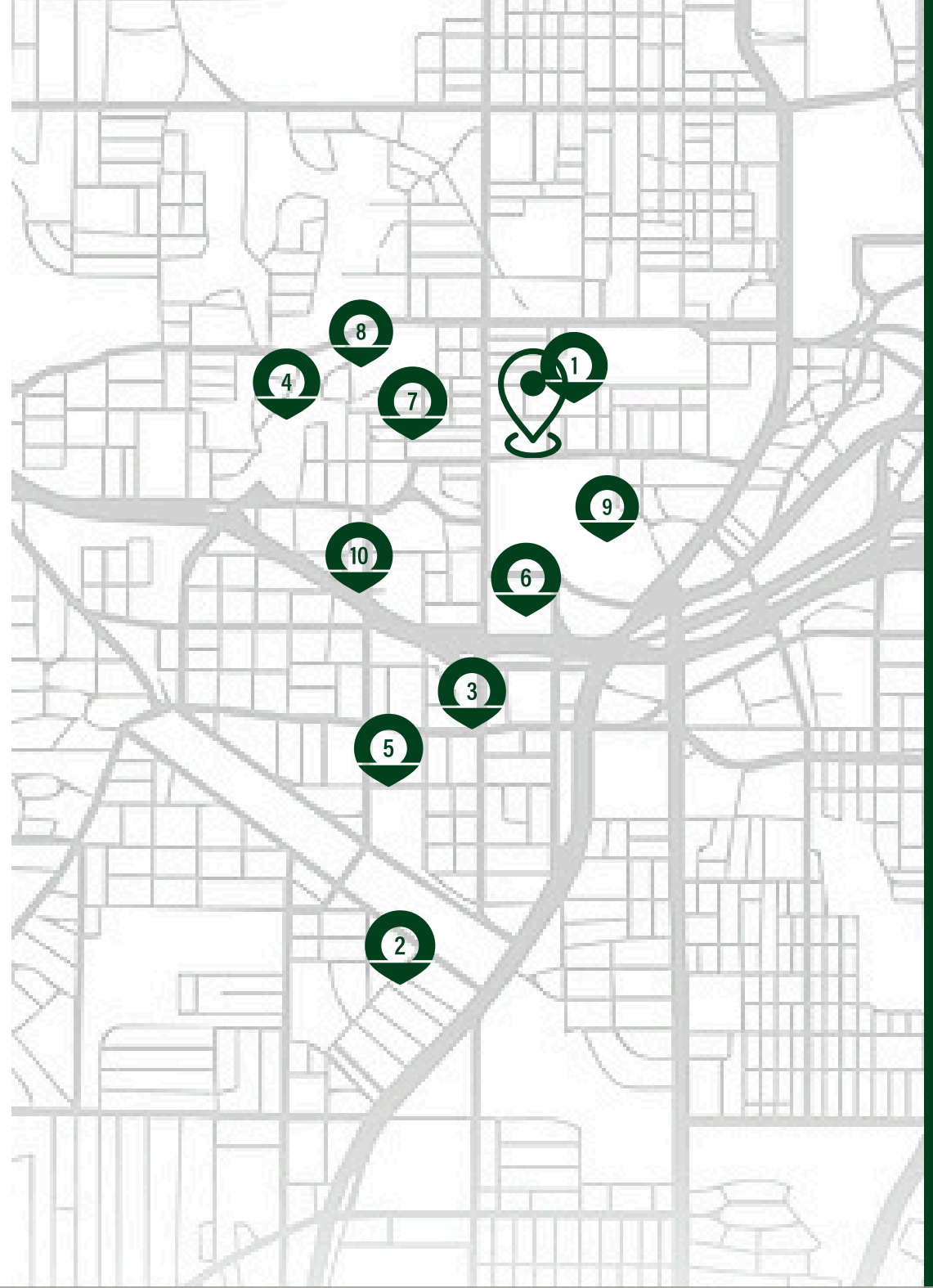
The subject property sits along Martin Luther King Jr. Drive NW in the West End/Vine City submarket — one of Atlanta's most historically significant and currently one of its most rapidly transforming intown neighborhoods. West End is one of Atlanta's oldest neighborhoods outside of Downtown and is listed on the National Register of Historic Places, with deep roots in civic history, and the civil rights movement. Today, that rich historical foundation is being paired with substantial public and private investment that is reshaping the corridor's commercial prospects.

The neighborhood's transformation has accelerated in recent years. The Atlanta BeltLine Westside Trail has emerged as a direct catalyst for development activity, with the Lee + White mixed-use warehouse district — featuring breweries, restaurants, food manufacturers, and retailers — serving as a model for what the neighborhood can become. Immediately proximate to the subject, the Mall West End is being redeveloped into a 1.7 million square foot mixed-use destination including approximately 125,000 SF of retail, a grocery store, fitness center, food and beverage tenants, local boutiques, and approximately 900 mixed-income residential units, with construction expected to begin in 2025 and phase one completion targeted for 2026.

West End has historically had strong population density but insufficient retail supply. The upcoming wave of development directly addresses this supply gap — and that gap benefits existing income-producing retail properties like the subject, which will see increased foot traffic and improved tenant demand as the broader corridor activates.

NEARBY AMENITIES

- 1 Walmart
- 2 Lee + White
- 3 Mall West End
- 4 Atlanta Beltline Westside Trail
- 5 MARTA West End Station
- 6 MARTA Garrett Station
- 7 Chick-fil-a
- 8 MARTA Ashby
- 9 Clark Atlanta University
- 10 Spelman & Morehouse College



06

AERIALS & MAPS

AERIAL WEST END ATLANTA



AERIAL PARCEL VIEW

Walmart



MLK JR DR SW

Clark Atlanta University



CONTACT

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