



RENDERING

ONE-OF-A-KIND RESTAURANT OPPORTUNITY IN DOWNTOWN DECATUR

RESTAURANT WITH COVERED PATIO AND MASSIVE
OUTDOOR SPACE WITH STAGE
FOR LEASE



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive brokers to arrange the lease of the Subject Property. Qualifying Broker, Michael Wess, is partial owner of the Subject Property acting as both a principal and Broker.

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 Bull Realty Inc. or the current Owner/Seller. Each prospective tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of 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 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 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/Seller/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/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 Listing Brokers. 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.

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CONTACT INFORMATION

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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- One-of-a-kind adaptive reuse restaurant opportunity in Downtown Decatur
- Sandwiched between two of Downtown Decatur's most popular restaurants, Twain's and Kimball House
- Existing \pm 2,000 SF structure will be converted into restaurant space
- \pm 8,700 SF lawn may be utilized as operator wishes: games, dog run, events, picnic tables, etc.
- Permanent or temporary stage may be added in lawn area
- Two restrooms inside restaurant and shipping container restroom (four private stalls) on side of lawn
- Oversized shipping container bar addition on side of building serves both interior and outside areas
- Site plan / layout / build-out may be customized to tenant's preferences | Ground lease possible
- On corner parcel of E Trinity Pl, E Howard Ave, and N Candler St
- Fantastic visibility on Downtown Decatur's main entrance from Oakhurst, East Lake, and Avondale Estates
- Extremely strong demographics with AHI of \$156k and avg. annual entertainment spending of \$5k+
- A 7-minute walk from Downtown Decatur's historic square
- Traffic counts of 11,400 VPD on E Trinity Pl and 12,180 VPD on E College Ave
- Up to 29 parking spaces on-site, free street parking on N Candler and E Howard
- Paid parking deck directly across the street

LEASE RATE | CONTACT BROKER



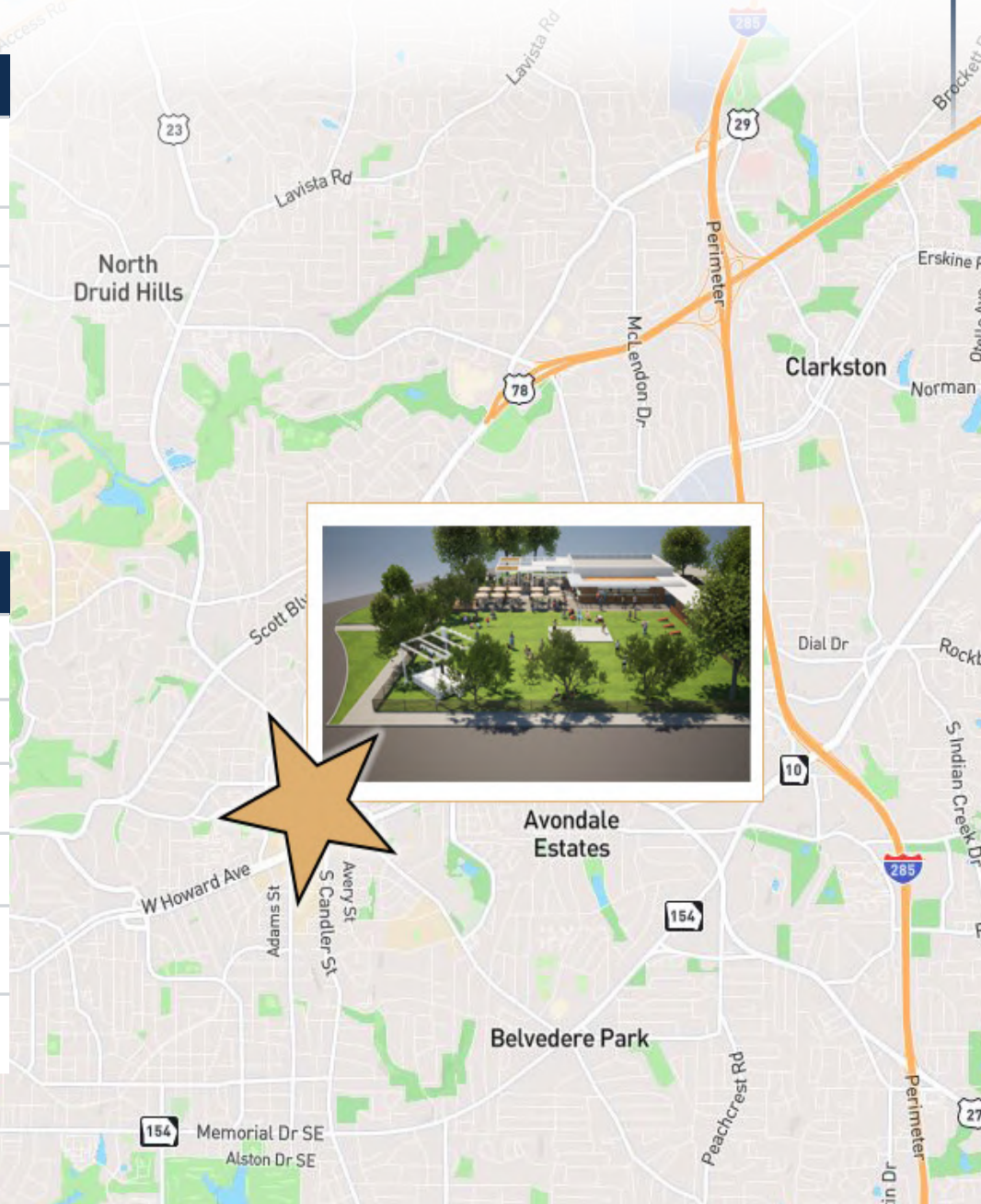
PROPERTY INFORMATION

OVERVIEW

ADDRESS:	240-250 E Trinity Pl Decatur, GA 30030
COUNTY:	DeKalb
SITE SIZE:	± 0.65 AC
ZONING:	C-2 (https://bit.ly/3lnT5g8)
CURRENT USE:	Retail
PROPOSED USE:	Restaurant

PROPOSED SITE PLAN

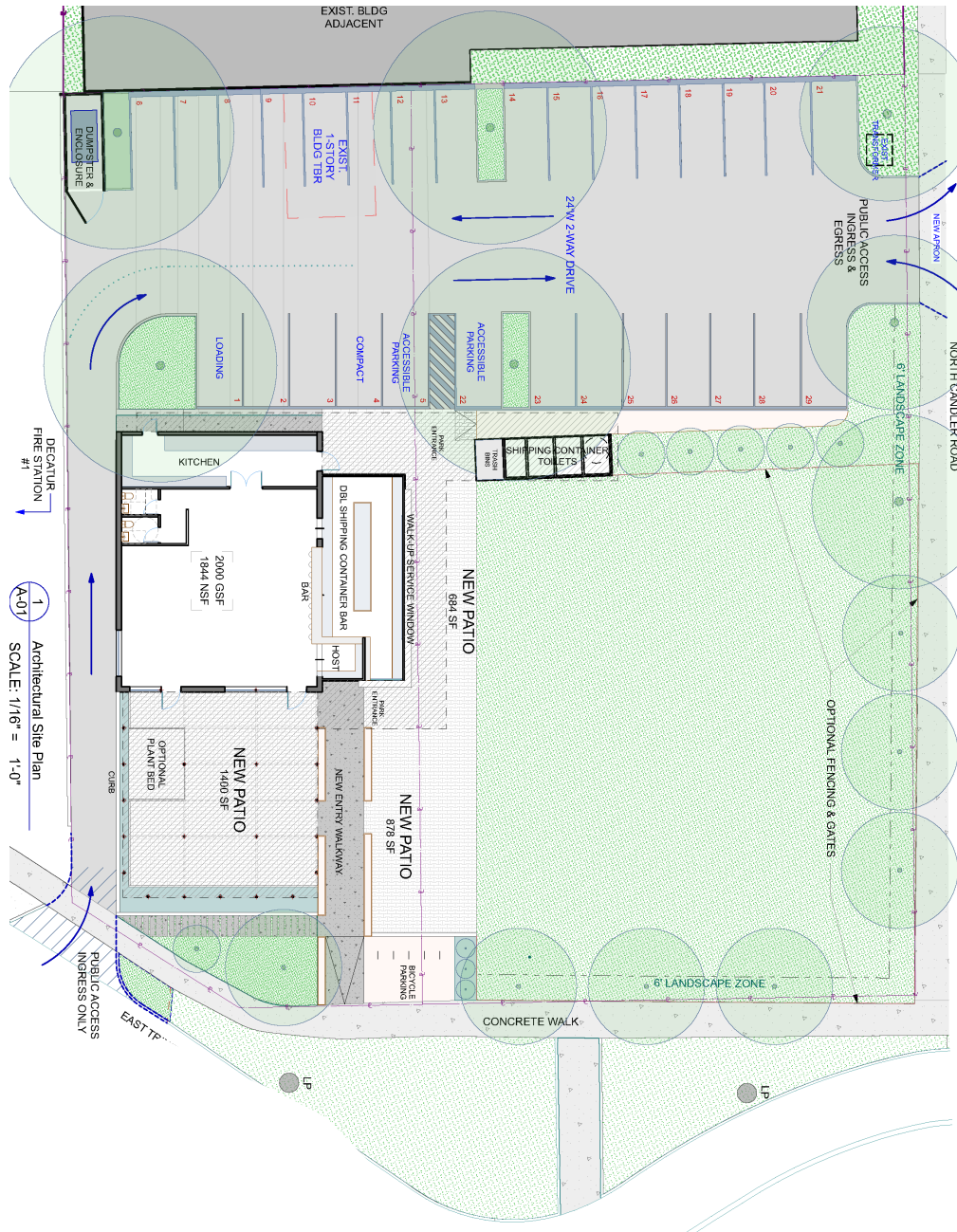
INTERIOR RESTAURANT:	± 2,000 SF
COVERED PATIO:	± 1,400 SF
UNCOVERED PATIO:	± 1,562 SF
LAWN:	± 8,700 SF
SHIPPING CONTAINER BAR:	± 600 SF
SHIPPING CONTAINER RESTROOM:	± 151 SF



PARCEL OUTLINE



PROPOSED SITE PLAN



1
A-01
Architectural Site Plan
SCALE: 1/16" = 1'-0"

- | | |
|------------------------------------|-----------|
| TOTAL SITE AREA: | 28,372 SI |
| EXISTING IMPERVIOUS: | 10,792 SI |
| TOTAL NEW IMPERVIOUS: | 15,165 SF |
| TOTAL NEW SOFTSCAPE (IMPERVIOUS?): | 3,716 SF |
-
- EXISTING ASPHALT DRIVE / PARKING
 - NEW ASPHALT DRIVE / PARKING
 - EXISTING CONCRETE SIDEWALK
 - NEW CONCRETE SIDEWALK / ACCESSIBLE RAMP
 - EXISTING LANDSCAPE
 - NEW LANDSCAPE STRIP
 - NEW PATIO WITH CURB
 - SOFTSCAPE TBD
 - PLANTING BED / 100% PERMEABLE
 - ROOF
 - REVISED EGRESS CURB CUT
 - REVISED EGRESS CURB CUT
 - ZONING SETBACK REQ.
 - EXISTING TO BE REMOVED (TBR)
 - PROPERTY LINE

RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



NORTHEAST



 **EMORY UNIVERSITY**
2.9 MI | 9 MIN

DOWNTOWN DECATUR

-   
-   
-   
-   

 **SUBJECT PROPERTY**



E COLLEGE AVE
12,180 VPD

SOUTHWEST

OAKHURST

1.2 MI | 5 MIN

AGNES SCOTT
COLLEGE

ATLANTA
DOWNTOWN

6.3 MI | 18 MIN

MIDTOWN

Atlanta

6.3 MI | 20 MIN

DECATUR
HIGH SCHOOL

0.4 MI | 3 MIN

GRIND HOUSE
Chick-fil-*&*

La Chiquiada

MARCO'S
PIZZA

KOREAN BBQ
D92
DECATUR, GA

TWAIN'S

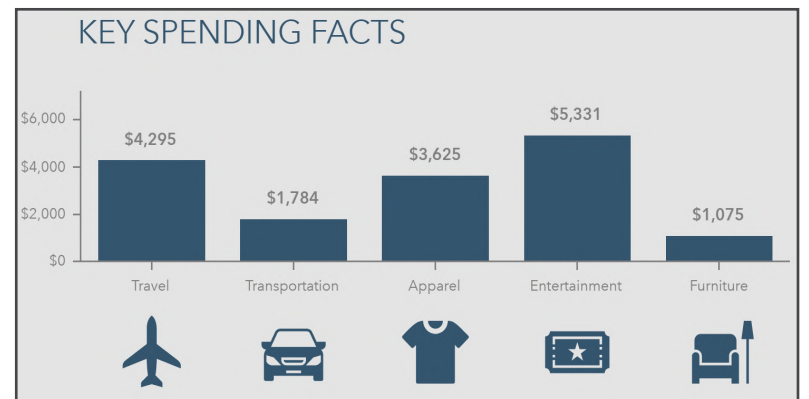
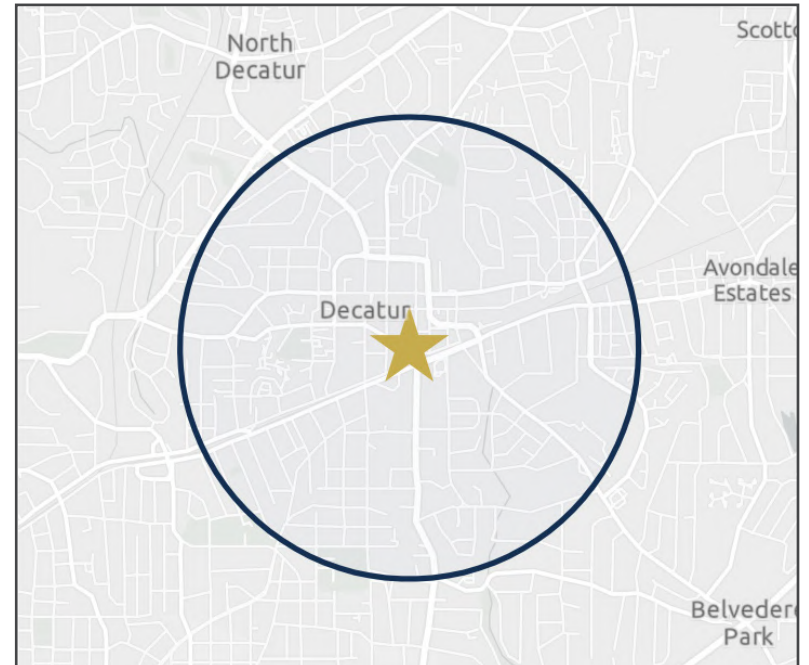
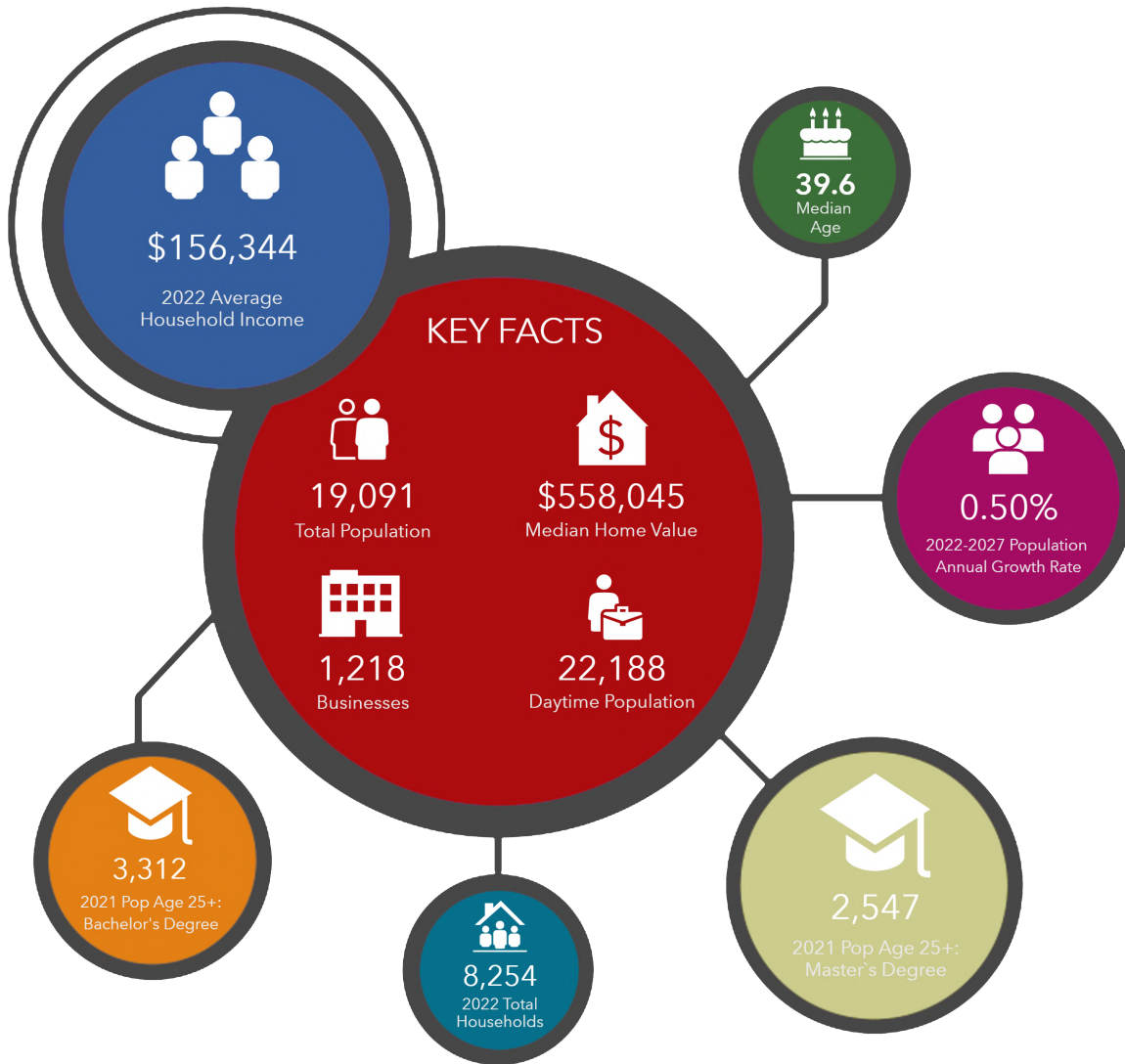
DQ

E COLLEGE AVE
12,180 VPD

E TRINITY PL
11,400 VPD

DEMOGRAPHIC OVERVIEW

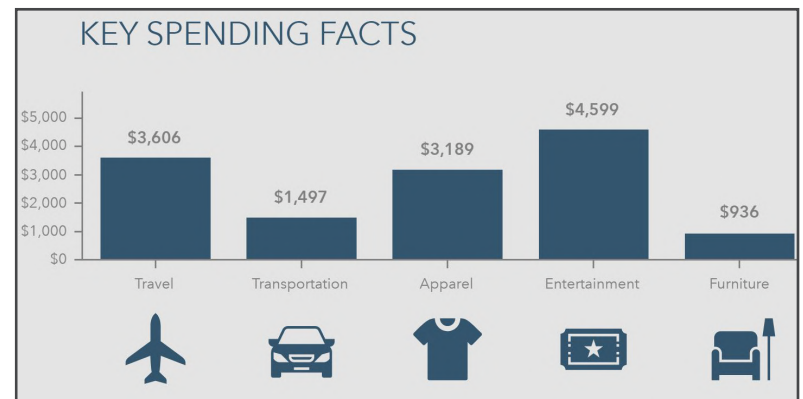
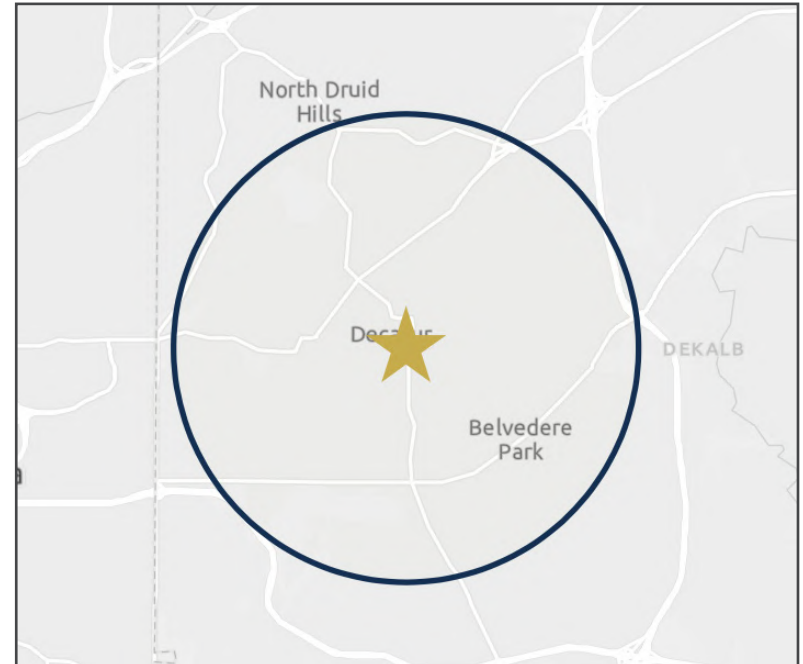
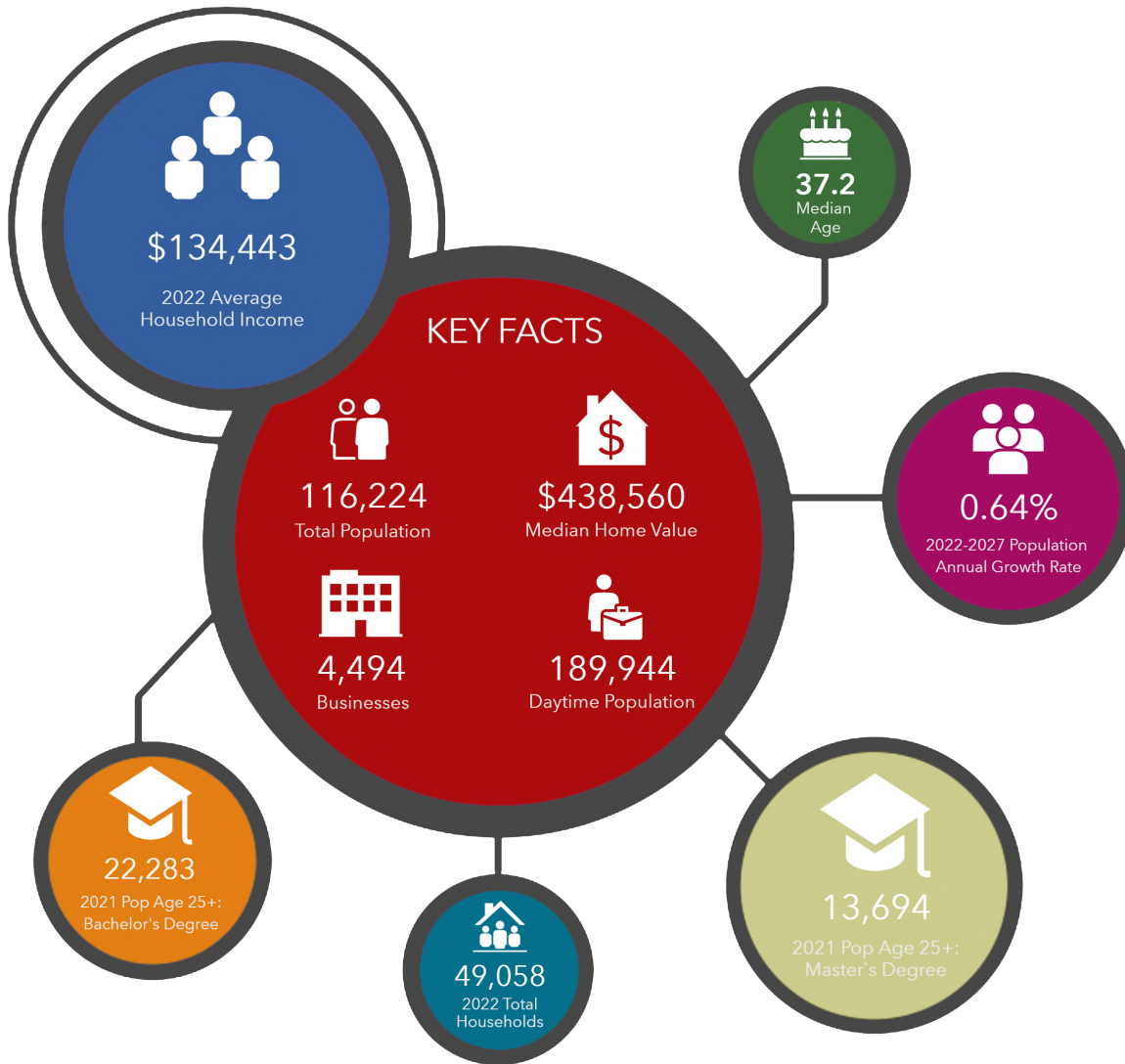
1-MILE RADIUS



ESRI 2023

DEMOGRAPHIC OVERVIEW

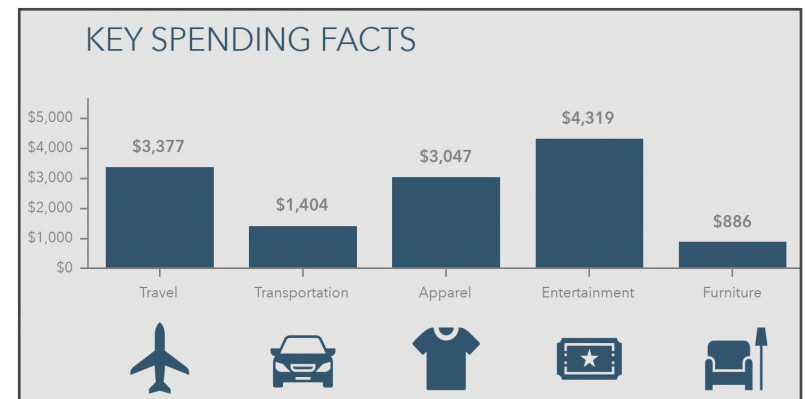
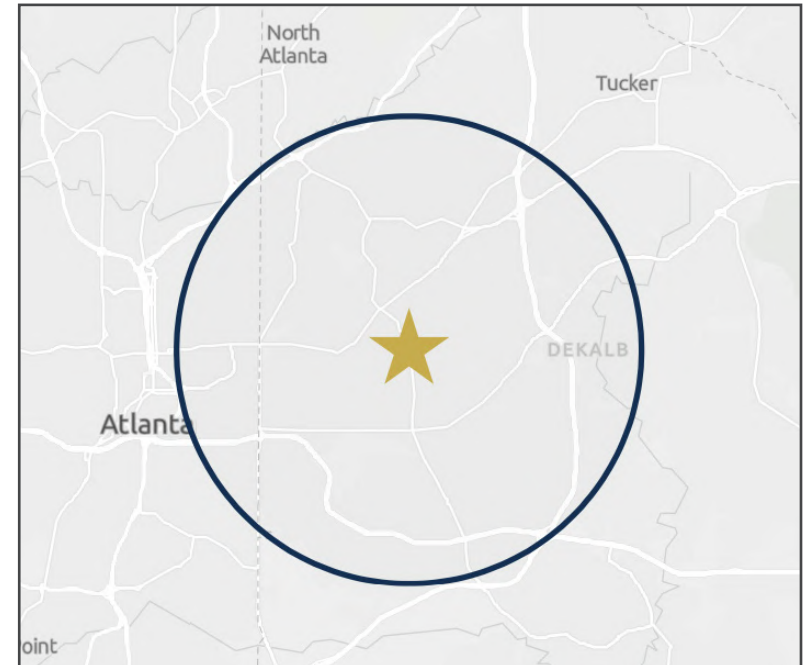
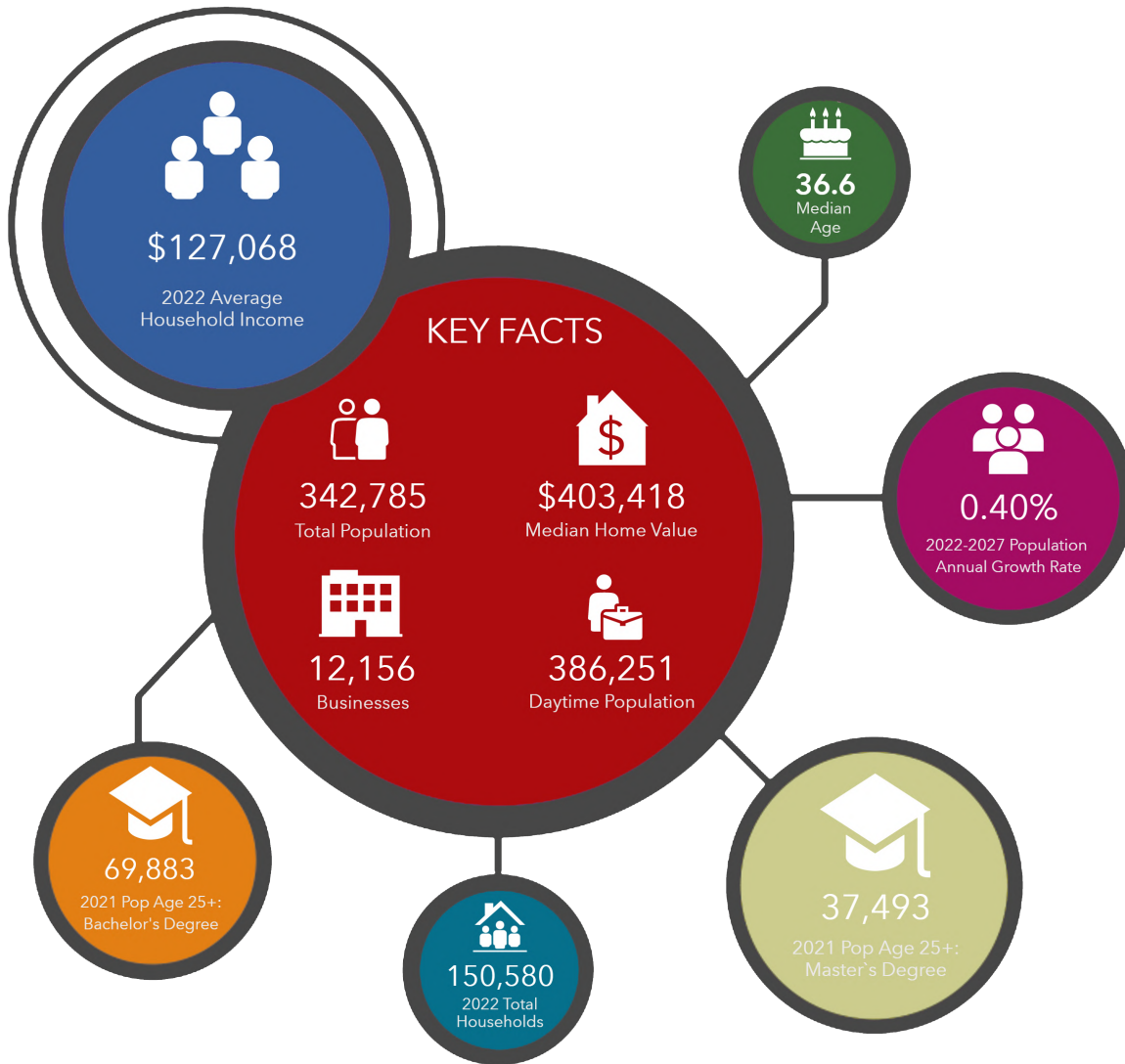
3-MILE RADIUS



ESRI 2023

DEMOGRAPHIC OVERVIEW

5-MILE RADIUS



ESRI 2023

ABOUT THE AREA

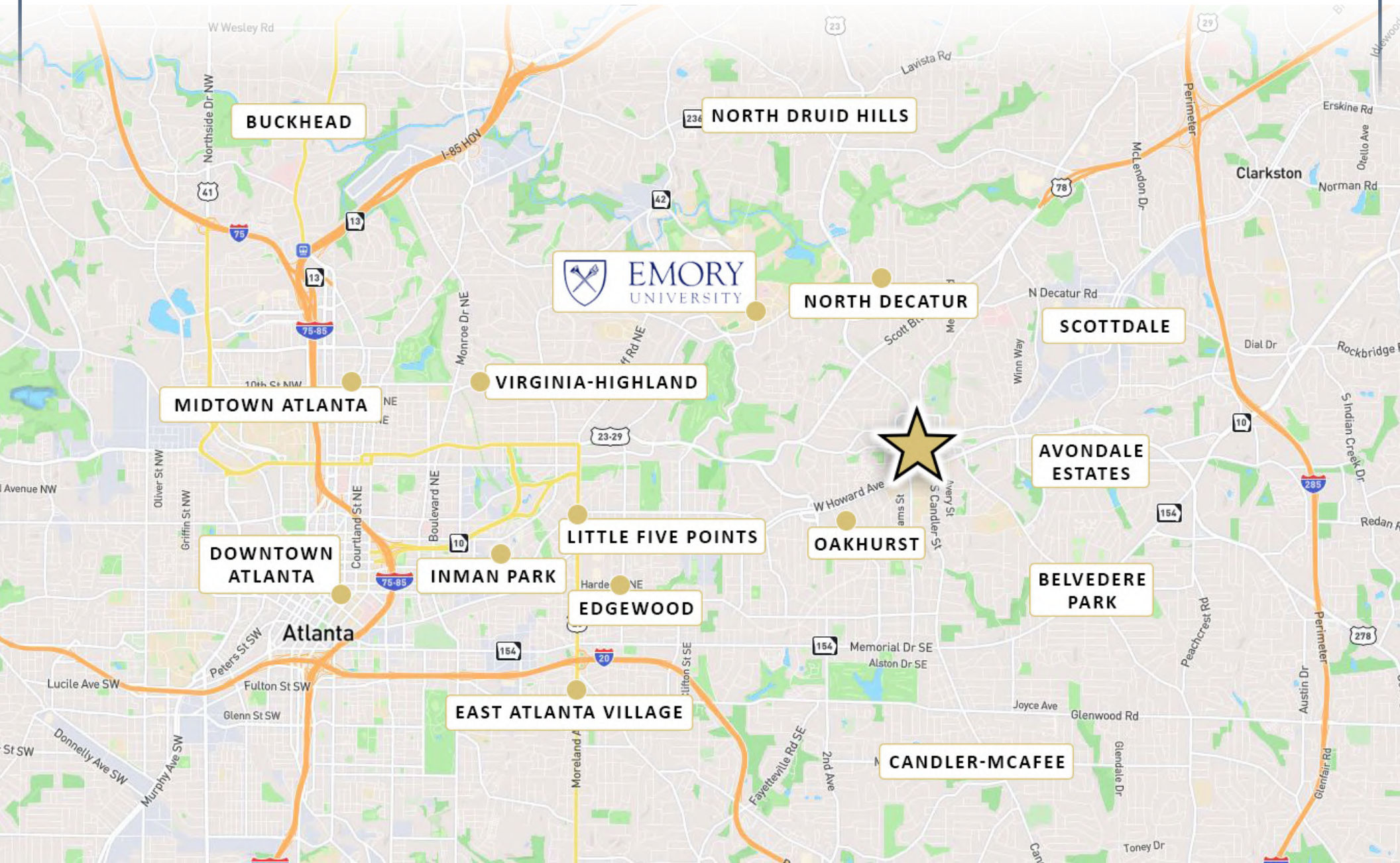
DECATUR, GEORGIA

Centrally located in the heart of DeKalb County, Decatur is close to practically everything in metro Atlanta. Family fun is readily available in Decatur in the form of outdoor concerts in the spring and fall; kid-friendly events and festivals; city parks and pools; bike trails; and popular shops that cater to kids. Top destinations around Atlanta are an easy trip from Decatur, and many spots are accessible via MARTA and the free Cliff Shuttle between Decatur and Emory University.

The city of Decatur is four square miles of hometown hipness with 18,000 residents inside Atlanta's I-285 perimeter highway. The main street, Ponce de Leon Avenue, connects Decatur to the city of Atlanta, just six miles to the west, and to historic Stone Mountain, just six miles to the east. A quintessential college town, Decatur is home to Agnes Scott College, Columbia Theological Seminary, Branches of the Art Institute of Atlanta and DeVry University, which all bring hundreds of commuting students, faculty and staff to the downtown square. Emory University is close by with a free shuttle that transports students and residents between campus and downtown Decatur. With more than 200 mostly independent shops, restaurants, galleries, salons and other service businesses, Decatur draws students, office workers, residents and visitors who love to "shop local" in their walkable tree-shaded downtown.



IN THE AREA



BROKER PROFILES



MICHAEL WESS, CCIM

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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.

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

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 share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 25 years in business and \$1.9 billion annual transaction volume.

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25

YEARS IN
BUSINESS



ATL

HEADQUARTERED
IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021

