



100% Occupied Tara Boulevard Retail & Medical Portfolio

National Medical Tenancy | ±17,314 SF | 65,204 VPD



Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale 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 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 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.

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 purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

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

Table of Contents

- 04 PORTFOLIO SUMMARY
- 05 ASSEMBLAGE OVERVIEW
- 06 6534 TARA BLVD
- 09 6540 TARA BLVD
- 12 RETAIL AERIAL - NORTH
- 13 RETAIL AERIAL - SOUTH
- 14 JONESBORO, GA
- 15 DEMOGRAPHICS
- 16 ATLANTA AT A GLANCE
- 19 TEAM PROFILE
- 20 ABOUT BULL REALTY
- 21 CONFIDENTIALITY AGREEMENT

CONTACT INFORMATION

MICHAEL WESS, CCIM
Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x 150

ANDY LUNDSBERG
Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x 107

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



Portfolio Summary

Bull Realty is pleased to present 6534 & 6540 Tara Boulevard, a fully leased, multi-building investment opportunity located along one of South Metro Atlanta's most heavily traveled commercial corridors. The portfolio consists of a recently renovated $\pm 2,660$ SF restaurant building occupied by The Velvet Fork and a $\pm 14,654$ SF multi-tenant retail/medical building occupied by DaVita Dialysis, Midway Tax Service, and a church congregation.

Situated on a combined ± 2.30 acres with exceptional frontage along Tara Boulevard (US-19/41), the property benefits from outstanding visibility, multiple monument signs, abundant parking, and exposure to more than 65,000 vehicles per day. The diverse tenant mix provides stable cash flow while the underlying real estate offers long-term value within one of Clayton County's primary retail corridors.

The property's combination of strong tenancy, institutional-quality visibility, recent capital improvements, and significant land area creates a compelling opportunity for investors seeking durable income with future upside.

Property Highlights

- Multi-building retail and medical portfolio totaling $\pm 17,314$ SF
- 100% occupied by The Velvet Fork, DaVita Dialysis, Midway Tax Service, and a church tenant
- Situated on a combined ± 2.30 acres
- Fronting Tara Boulevard (US-19/41) with exposure to 65,204 vehicles per day
- Excellent visibility from both northbound and southbound traffic
- Two freestanding buildings with strong street presence and signage
- Recently renovated restaurant building occupied by popular breakfast and brunch destination, The Velvet Fork
- National-credit medical tenant DaVita Dialysis anchors the larger building
- Diverse tenancy provides income stability across restaurant, medical, service, and religious uses
- Multiple monument signs and exceptional branding opportunities
- Abundant surface parking with approximately ± 30 parking spaces across the portfolio (based on aerial review)
- Multiple points of ingress and egress allow convenient customer access
- Attractive parking ratio capable of supporting high-traffic retail and medical uses
- Located within Riverdale's primary commercial corridor surrounded by national retailers, restaurants, healthcare providers, and service businesses
- Minutes from Hartsfield-Jackson Atlanta International Airport and major South Metro employment centers
- Strong demographics and continued residential growth throughout Clayton County
- Covered land value and long-term redevelopment potential along a major arterial corridor



Assemblage Overview



ADDRESSES

6534 & 6540 Tara Blvd, Jonesboro, GA 30236



NUMBER OF BUILDINGS

2



ZONING

Mixed Use District



OVERLAY

Tara Blvd



OCCUPANCY

100%



SALE PRICE

\$3,100,000



NOI

\$185,111



CAP RATE

6.0%





6534

TARA BOULEVARD



Property Information

 ADDRESS 6534 Tara Blvd Jonesboro, GA	 ZONING MX	 OCCUPANCY 100%
 PARKING ±15 Spaces	 SIGNAGE Pylon Sign	 # OF SUITES 1
 YEAR BUILT 1985	 SITE SIZE ±0.95 AC	 BUILDING SIZE ±2,660 SF





EXTERIOR PHOTOS





6540

TARA BOULEVARD

Property Information

 ADDRESS 6540 Tara Blvd Jonesboro, GA	 ZONING MX	 OCCUPANCY 100%
 PARKING ±15 Spaces	 SIGNAGE Storefront	 # OF SUITES 3
 YEAR BUILT 1991	 SITE SIZE ±1.35 AC	 BUILDING SIZE ±14,654 SF





EXTERIOR PHOTOS



Retail Aerial - North



Checkers
• CRAZY GOOD FOOD •

**WAFLE
HOUSE**

**BURGER
KING**

DOLLAR GENERAL



DOLLAR TREE

Tim Hortons

6534 TARA BLVD

6540 TARA BLVD

TARA BLVD

Retail Aerial - South



DUNKIN'



6540 TARA BLVD

6534 TARA BLVD



ZAXBYS



Office DEPOT



Little Caesars Pizza

POPEYES
LOUISIANA KITCHEN



DOLLAR TREE

Tim Hortons

TARA BLVD

JONESBORO

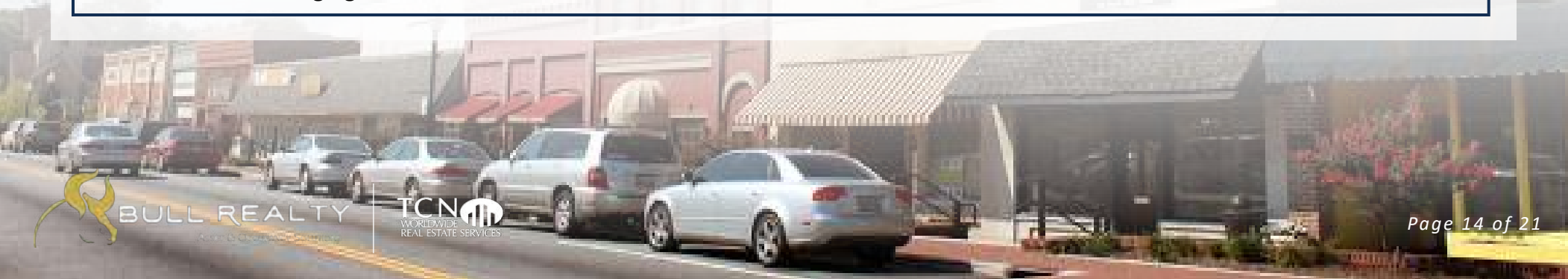
GEORGIA



Jonesboro, GA is a historic and steadily growing city located just south of Atlanta, offering a strategic location, strong community roots, and increasing investment potential. As the county seat of Clayton County, Jonesboro combines small-town charm with convenient access to major transportation corridors, including Interstate 75, Hartsfield-Jackson Atlanta International Airport, and downtown Atlanta.

The city has experienced ongoing revitalization efforts in recent years, with investments in infrastructure, housing, and commercial development helping to attract new residents and businesses. Jonesboro's affordability relative to many Atlanta-area markets, along with its growing population and workforce, has contributed to rising demand for both residential and commercial properties.

Known for its historic downtown district, government presence, and proximity to key employment centers, Jonesboro continues to benefit from regional growth throughout South Metro Atlanta. With expanding development activity, strong transportation access, and favorable market fundamentals, Jonesboro presents a compelling opportunity for investors seeking long-term growth and value in an emerging market.



Demographic Overview



POPULATION		
1 MILE	3 MILES	5 MILES
13,620	83,346	202,162

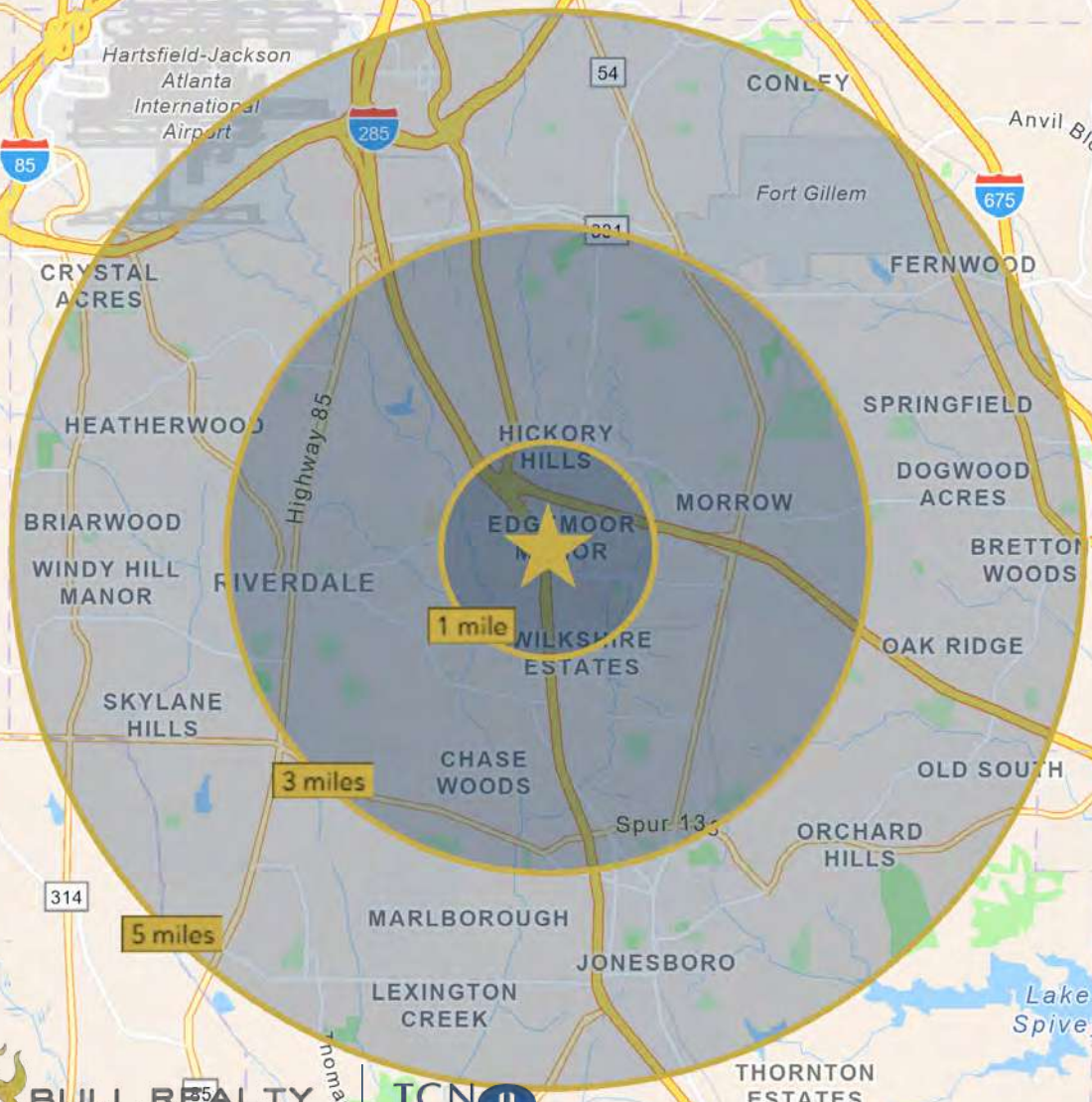


HOUSEHOLDS		
1 MILE	3 MILES	5 MILES
5,043	31,301	73,959



AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$59,321	\$64,567	\$70,543

ESRI 2025



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 2024

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

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

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

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

MAJOR EMPLOYERS



#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"

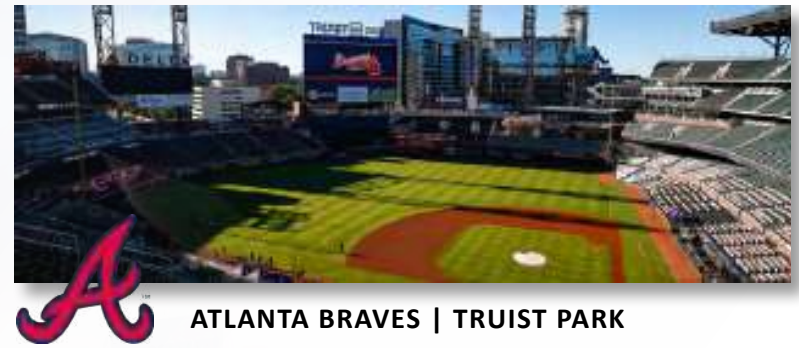
#5 MOVING DESTINATION IN THE NATION

-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

Team Profile



MICHAEL WESS, CCIM
Partner
MWess@BullRealty.com
404-876-1640 x 150



ANDY LUNDSBERG
Partner
Andy@BullRealty.com
404-876-1640 x 107



MEGAN MURPHY
MARKETING



CARMEN LAM
MARKETING



ILONA BERMAN
MARKETING

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.

CONNECT WITH US:

<https://www.bullrealty.com/>



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding properties referred to as 6534 & 6540 Tara Blvd, Jonesboro, GA 30236. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.



Accepted and agreed to this _____ day of _____, 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Bull Realty, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
404-876-1640

Michael Wess, CCIM
Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x150

Andy Lundsberg
Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x107

