



Offering Memorandum
FREESTANDING MIXED-USE RETAIL/
OFFICE OPPORTUNITY | 4,050 SF



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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DISCLAIMER & LIMITING CONDITIONS

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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, suitability 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 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 on 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 Owner/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 Broker. 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. 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.

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

Opportunity to acquire a well-located, value-add office building in Norcross, GA. This freestanding building features excellent visibility on Buford Highway with prominent monument signage. The subject property is located within an approved Opportunity Zone.

With easy access to I-285 and I-85 thoroughfares, the property is within reach of excellent amenities that downtown Atlanta and suburban communities have to offer.

Zoned C2, the property allows for a wide range of retail and office uses. The building is currently vacant, making it a great owner/user opportunity, or value-add opportunity for an investor looking to redesign the image of the property and reposition the asset long-term.

PROPERTY HIGHLIGHTS

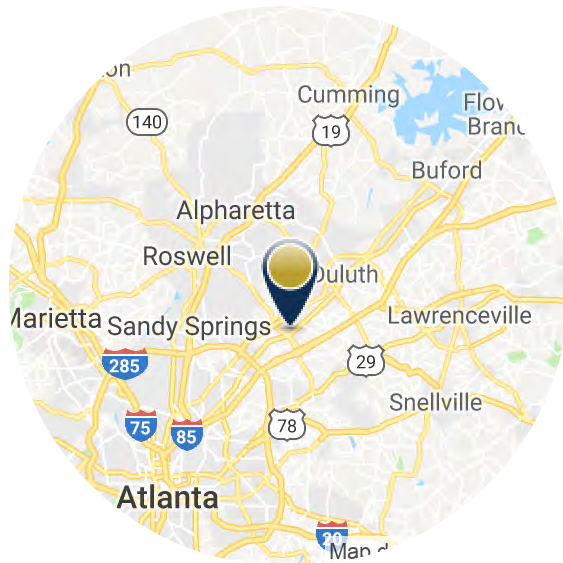
- ± 4,050 SF Class B freestanding office building
- Executive private suites
- Two stories plus finished basement
- Easy access to I-285 and I-85
- Built in 1979
- 0.16 acre site
- Zoned C2 - General Business
- Located in approved Opportunity Zone
- Parking 3.8/1,000 SF
- 35,600 VPD on Buford Hwy and 36,960 VPD on Jimmy Carter Blvd

PRICE | \$650,000

PROPERTY OVERVIEW

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| | |
|----------------|-------------------------------------|
| Address: | 6087 Buford Hwy, Norcross, GA 30071 |
| County: | Gwinnett |
| Building Size: | 4,050 SF |
| # of Stories: | 2 |
| # of Units: | 7 |
| Site Size: | 0.16 Acres |
| Zoning: | C2 |
| Year Built: | 1979 |
| Parking Ratio: | 3.8/1,000 SF |
| Proposed Use: | Retail or Office |
| Sale Price: | \$650,000 |



ADDITIONAL PHOTOS

FREESTANDING MIXED-USE RETAIL/OFFICE OPPORTUNITY | 4,050 SF



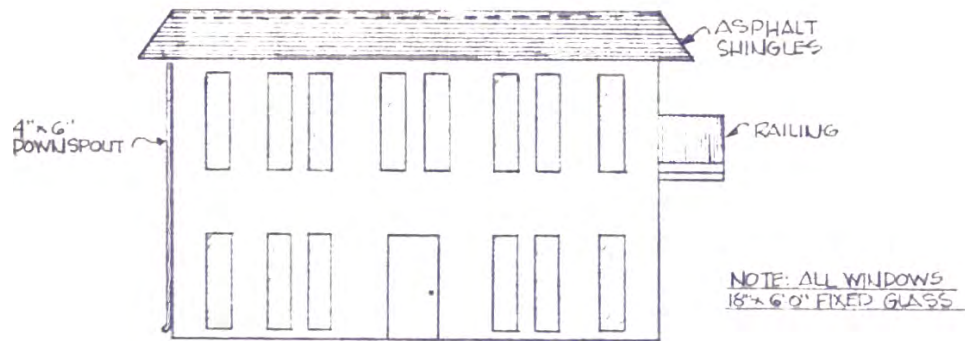
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FLOOR PLANS

FREESTANDING MIXED-USE RETAIL/OFFICE OPPORTUNITY | 4,050 SF

FRONT ELEVATION

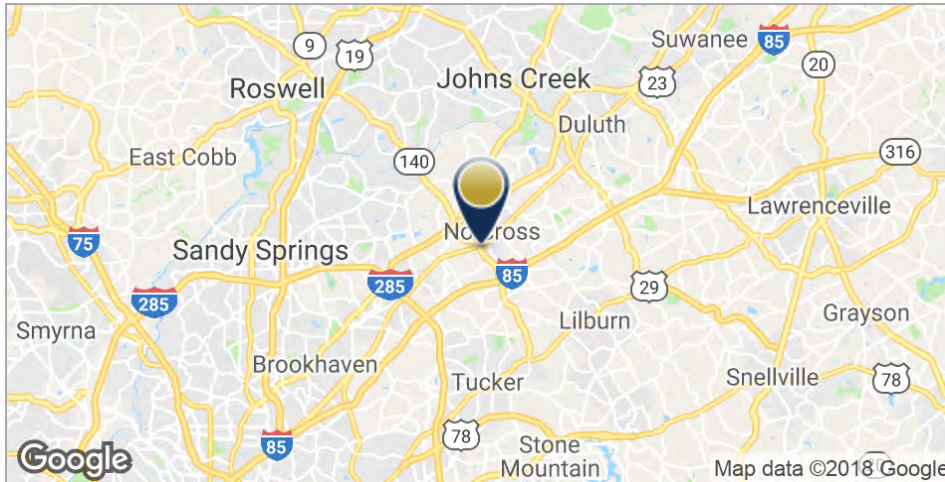


SIDE ELEVATION



LOCATION MAPS

FREESTANDING MIXED-USE RETAIL/OFFICE OPPORTUNITY | 4,050 SF



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 4,490 | 82,412 | 228,166 |
| MEDIAN AGE | 31.9 | 30.6 | 32.8 |
| MEDIAN AGE (MALE) | 31.2 | 29.6 | 31.7 |
| MEDIAN AGE (FEMALE) | 32.5 | 31.7 | 33.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 1,426 | 29,634 | 81,689 |
| # OF PERSONS PER HH | 3.1 | 2.8 | 2.8 |
| AVERAGE HH INCOME | \$68,337 | \$57,856 | \$72,003 |
| AVERAGE HOUSE VALUE | \$209,752 | \$209,304 | \$266,699 |

Source: ESRI

LOCATION DESCRIPTION

The subject property is located near the intersection of Jimmy Carter Blvd. on Buford Highway, a main traffic artery between Atlanta and the northeastern suburbs. Convenient to I-285 and I-85, the property is also easily accessible and in close proximity to downtown historic Norcross. The property is surrounded by numerous retail, restaurant and other commercial properties, with traffic counts exceeding 35,600 vehicles per day (VPD) on Buford Highway and 36,960 VPD on Jimmy Carter Blvd.





DOWNTOWN NORCROSS REDEVELOPMENT PLAN

Working with city staff, a total of five redevelopment projects have been identified within the proposed TAD (Tax Allocation District) #1 which are in various stages of consideration, planning or execution and could be started or completed within the next 5 to 7 years. Proposed redevelopments include Parkside Norcross, Lawrenceville St & Mitchell Rd Hotel Site, an existing hotel, Holcomb Bridge Rd Retail Infill and Holcomb Bridge Rd/Carlyle St Mixed-Use. For more information, please visit <http://ow.ly/czTu30ktZ9>.



CRAWFORD & COMPANY

Crawford & Company®, the world's largest publicly listed independent provider of claims management solutions to insurance companies and self-insured entities, and Partnership Gwinnett announced the relocation of Crawford's global 9 headquarters to Gwinnett County, in March of 2017. The new facility located at 5335 Triangle Pkwy in the City of Peachtree Corners represents ±500 new jobs in Gwinnett County, and \$15M in capital investment over the next three years.



PEACHTREE CORNERS TOWN CENTER

At completion, this premier mixed-use development, located at the corner of Peachtree Parkway and Medlock Bridge Road, will include 51,000 SF of restaurants and 18,560 SF of retail. It will also include a theatre, municipal parks, an integrated pedestrian trail system and a high-end townhome community. Over 70 upscale townhomes will also be constructed.

REDEVELOPMENT NEAR GWINETTE PLACE

Several proposals in the works to facilitate a dense urban development and encourage residential and commercial development. Concepts include a 25-story building, a 7-story hotel, green space, mixed-use buildings, a parking deck and amenities like multi-use paths and pedestrian boulevards. These conceptual plans reflect what CID officials are proposing with property owners around the district.



THE FORUM ON PEACHTREE

The Forum on Peachtree Parkway in Norcross, Georgia offers an elite collection of merchants, gathered in a beautifully unique, European-influenced outdoor mall. Stroll The Forum's Main Street, while enjoying the best selection of shopping and dining that this Atlanta area has to offer.



MARTA

For over a quarter of a century, MARTA (Metropolitan Atlanta Rapid Transit Authority) has moved over 3.5 billion people throughout Atlanta and the surrounding cities. With 48 miles of rail (38 stations) and 740 bus stop, MARTA has been a staple to the community and a great economic driver for the city. In 2014, MARTA partnered with the Atlanta Streetcar, providing critical last-mile access to bus and rail lines within the Downtown area. Today, MARTA is one of the top 10 transportation agencies in the United States and provides reliable transit to more than 500,000 people every weekday.



GWINNETT COUNTY

Gwinnett County is a county in the north central portion of the U.S. state of Georgia. As of 2016, the population is estimated to be 907,135, making it the second-most populous county in Georgia. Gwinnett County includes the cities of Auburn, Berkeley Lake, Braselton, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Norcross, Peachtree Corners, Rest Haven, Snellville, Sugar Hill and Suwanee.

Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It is also hosts many arts and entertainment options such as the Infinite Energy Center, Gwinnett Braves, Atlanta Gladiators, Hudgens Center for the Arts and the Gwinnett History Museum.

Gwinnett County is also home to Georgia Gwinnett College. GGC opened its doors in 2006 as the first four-year college founded in Georgia in more than 100 years, and the first four-year, public college created in the U.S. in the 21st century.

More than 20 films (The Hunger Games, Divergent, Captain America: Civil War) and 50-plus TV shows ("The Walking Dead," "The Vampire Diaries") filmed in Atlanta and the metro area, with a vast majority setting up shop in Gwinnett County. In the last year, television and film productions generated \$1.68 billion in the state for wages to local workers in over 9,000 jobs.

Source: Enter text here





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Jude Sullivan and his team specialize in assisting clients with the acquisition and disposition of office properties in the Southeast, with a focus on the Atlanta MSA. He enhanced his asset acquisition and disposition techniques by completing the exclusive Commercial Agent Success Strategies training program at Bull Realty under CEO Michael Bull.

Mr. Sullivan has founded his practice on the delivery of responsive and reliable client attention and consistent services. He understands his role as a consultant and advisor is measured by the value added for his clients and execution of their goals.

Jude graduated from the University of Pennsylvania in 2014, and is a Certified Commercial Investment Member (CCIM) candidate, having completed three of the core courses. He enjoys participating in sports and scuba diving.



Sean Williams

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Sean Williams specializes in delivering expert brokerage advisory services for institutional investors and corporate users of office properties in the Atlanta MSA and Georgia.

Utilizing the latest technology and digital resources, Sean provides the highest levels of professionalism combining a diligent work ethic and attention to detail. As a native and life-time resident of Atlanta, Sean has half a century of history and first-hand knowledge of commercial real estate in Atlanta and the southeastern region.

Experience:

Some of Sean's recent projects and clients include: Northwinds Summit, Weatherstone Park, Avalon Center Office Park, Atlanta Executive Center, The Eclipse, Alpharetta Medical Center, Barrett Court Offices, Peachtree Dunwoody Park, Oakdale Business Park, Atlanta West Business Center, Peachtree Corners Corporate Centre, Technology Park/Atlanta, Woodpark Medical Office, The Windsor Over Peachtree, Towne Lake Business Center, Edward Jones, 1-800-FLOWERS, Cobb Pediatric Therapy Services, Byram Healthcare, Allergy & Asthma of GA, DSI Renal, IP Communications, Lekotek of Georgia, Milan Eye Center, DynamiX Web Design, Alpharetta Medical Group, Davis & Church Engineering, PT Solutions