

# FOR SALE RETAIL BUILDING | 1195 Memorial Drive, Atlanta, GA 30316

Looking West  
Grant Park

Downtown  
Atlanta



Cabbagetown



204,000 VPD

Reynoldstown

Moreland Avenue 60,200 VPD



Edgewood

PRICE	\$1,425,000
BUILDING SIZE	7,322
LOT SIZE	.52 acres
NEIGHBORHOOD	Edgewood
CITY	Atlanta

Within 5 Miles **371,898**  
Population

**\$97,871**  
Average Household Income

**161,235**  
Total Households

**60,200**  
Vehicles Per Day



For more Information: Ben Campbell  
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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Oakhurst Realty Partners, LLC (ORP). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

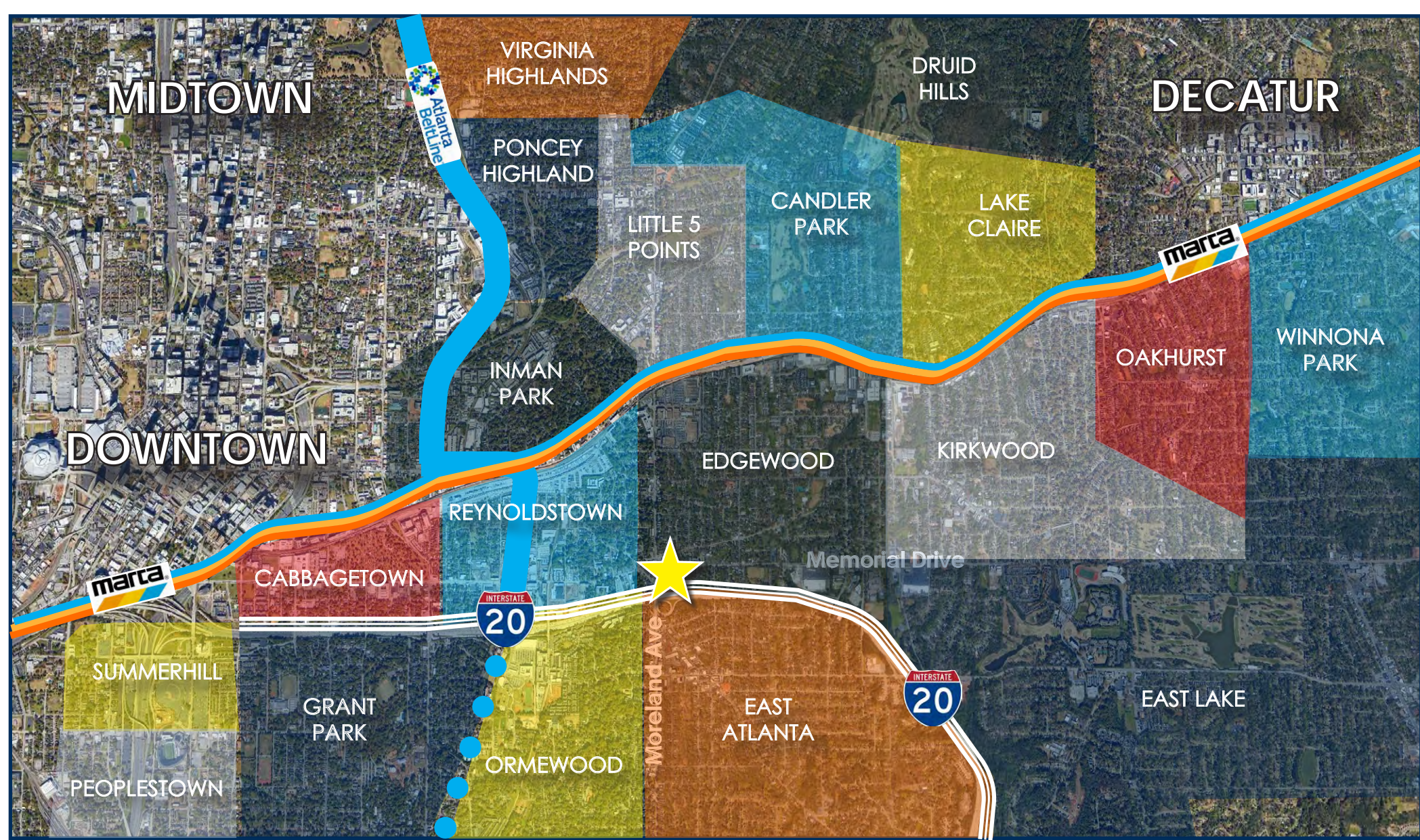
Neither the Owner or ORP, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved 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 entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or ORP. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or ORP.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to ORP.

Disclaimer: The information contained in this document has been obtained from sources believed reliable. While Oakhurst Realty Partners, LLC does not doubt its accuracy, Oakhurst Realty Partners, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your records.



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# 1. Executive Summary

Oakhurst Realty Partners is pleased to exclusively present a prime +/- 7,322 square foot retail acquisition opportunity located at 1195 Memorial Drive, Atlanta, Georgia 30316. The location sits in one of Atlanta's most exciting growth corridors and sought-after submarkets in the entire city. This market has and continues to experience tremendous development and leasing activity. The subject retail building and location offers the following features:

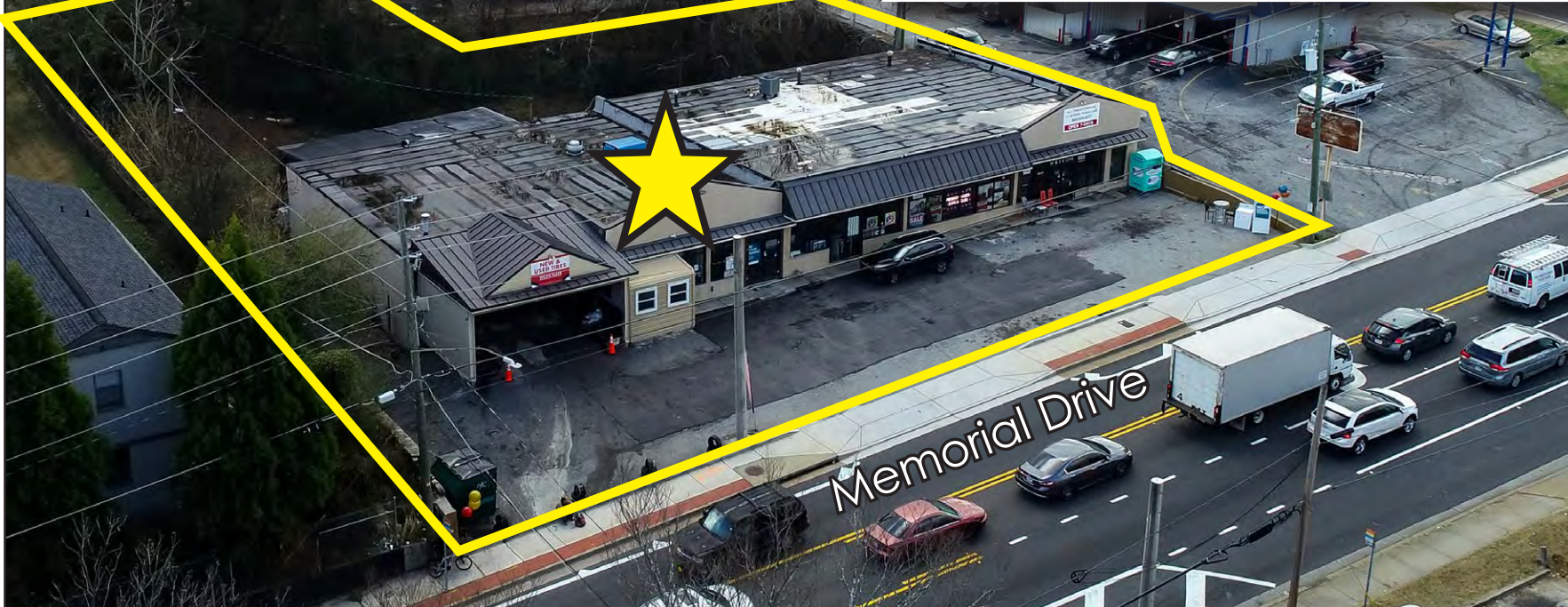
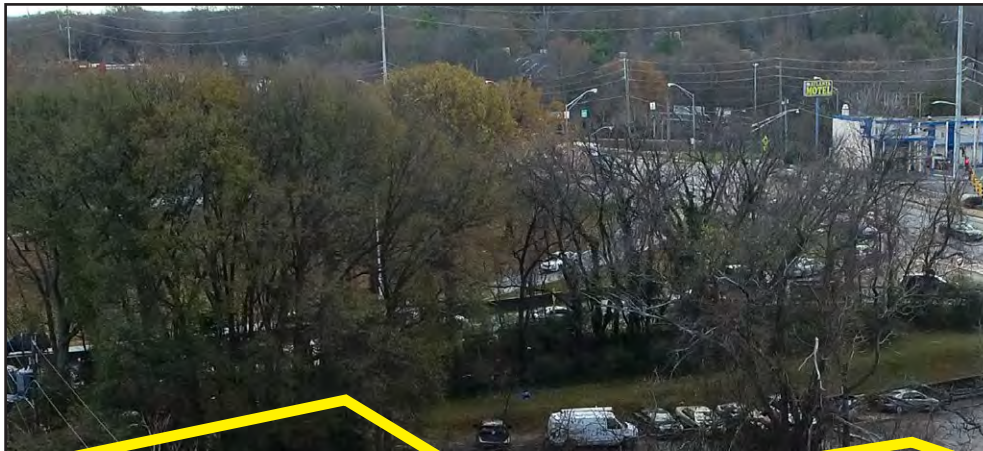
- Zoned C-2
- Excellent layout for multiple retail users.
- Parking available in rear of building.
- +/- 155 feet of frontage along Memorial Drive.
- Excellent visibility, signage, and traffic counts.
- Existing building in fair condition.
- Intown location with excellent access to Interstate 20 and the main commercial Connectors of Memorial Drive and Moreland Avenue.
- Fast rising market with outstanding development trends.
- Close proximity to MARTA transit, bus stops, retail, multiple groceries, entertainment, and Atlanta's Beltline.



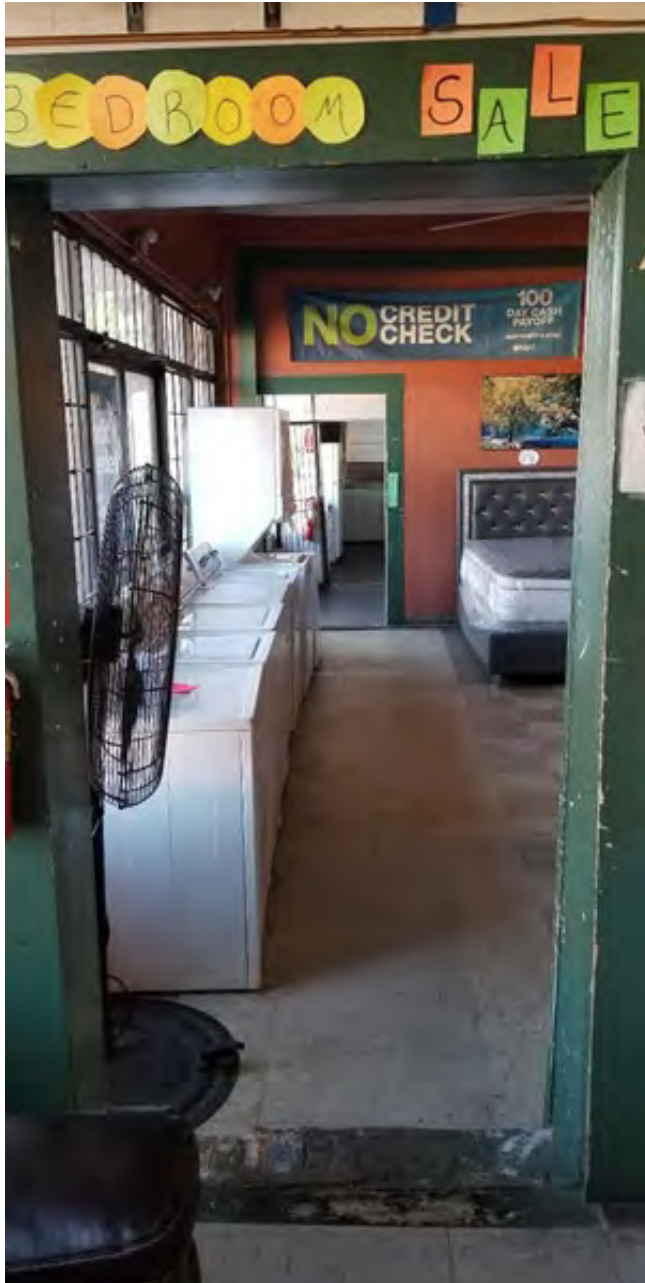
# 2. The Property

Address	Parcel ID	Acreage	BLDG SF
1195 Memorial Drive	# 15 177 04 006	0.52	7,322

<sup>1</sup>based on approximate survey provided by Seller



# 2. The Property Cont'd

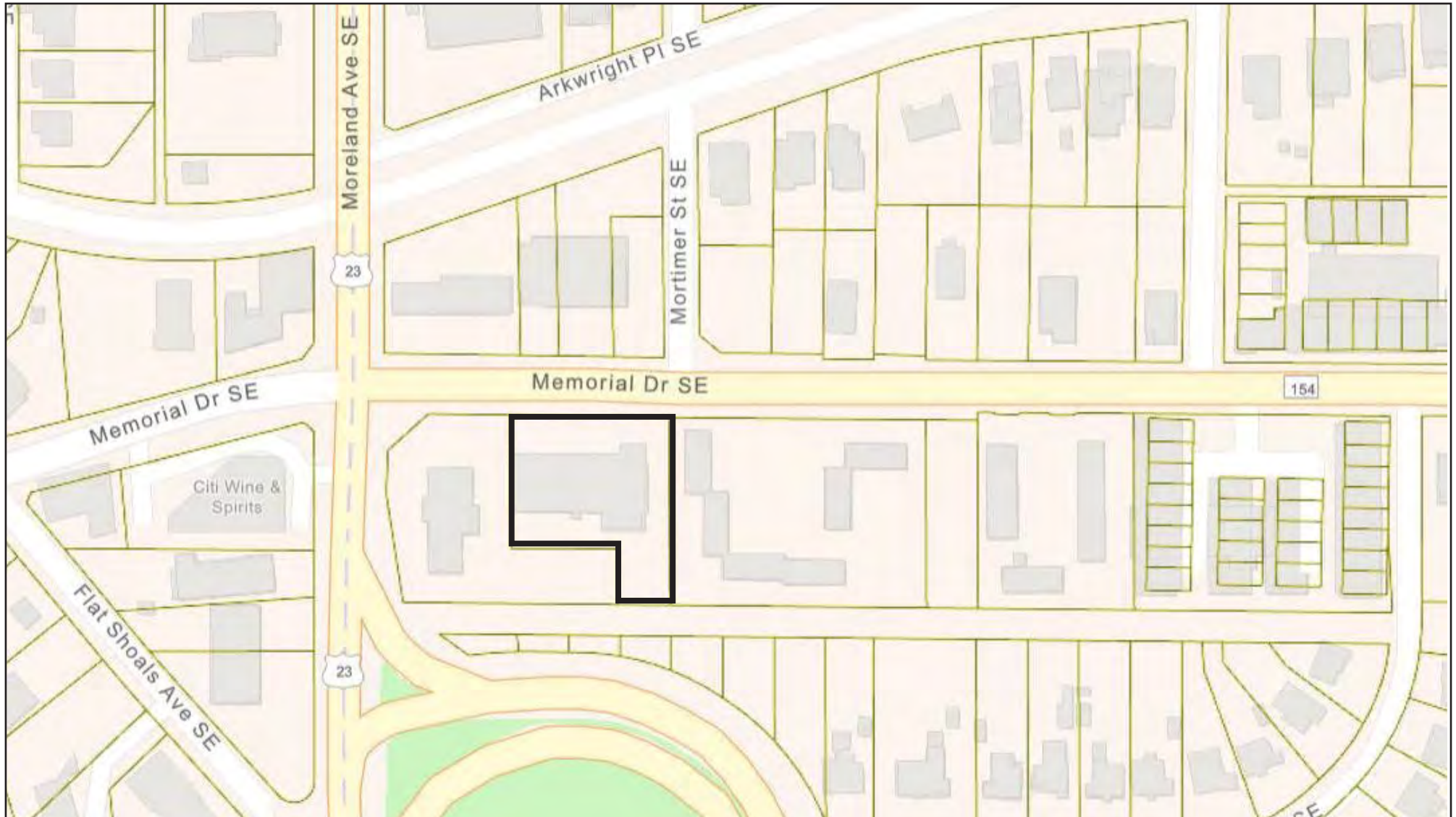


# 2. The Property Cont'd



# 2. The Property Cont'd

City Tax Plat (no floor plan available)



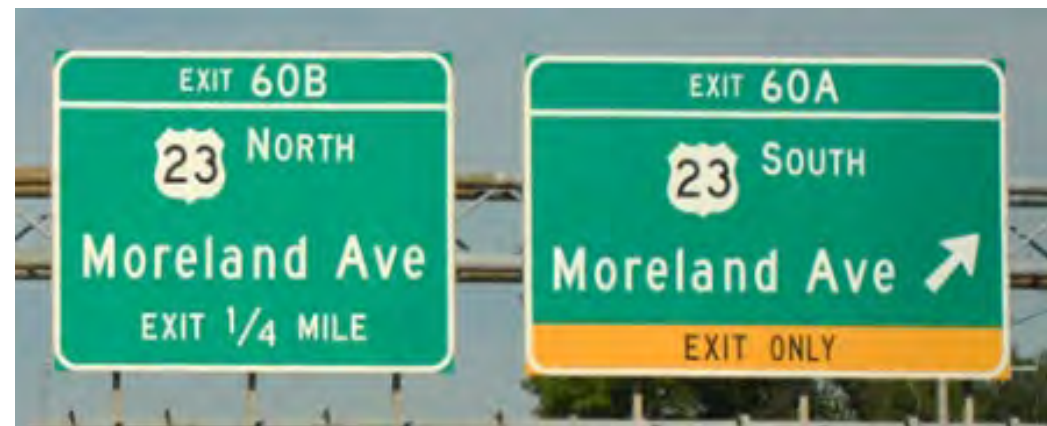


# 3. The Market

As Atlanta continues to grow, several areas have begun to urbanize with redevelopment into higher density mixed-use developments, which has created opportunities for property owners, local business, and new tenants to thrive. The majority of Atlanta's urbanization areas have occurred in the intown neighborhoods, which are along or near the Beltline, MARTA's rapid rail stations, have easy access to the Interstate, nearby neighborhood parks, and along the major road business connectors. The subject market and location has followed this trend of urbanization and becoming a more vibrant corridor which is creating opportunities for everyone to be successful.

The Atlanta market is poised to remain upwards and this subject market is one of the most sought-after locations for new tenants and home buyers, surpassing Buckhead as the top choice for intown living. Memorial Drive has become one of the most exciting growth corridors in Atlanta, bringing all kinds of new restaurants, groceries, and entertainment. The nearby Atlanta Beltline has fueled the significant economic growth surrounding the subject property, which will continue to rapidly grow.

A summary of the development activity in the immediate area is summarized on the following pages.



# 3. The Market cont'd



# 3. The Market cont'd



# 3. The Market cont'd



# 3. The Market cont'd

Looking South

\* Excellent access to I-20 per dotted line



East Atlanta Village

Ormewood Park

INTERSTATE 20

Moreland Avenue

Memorial Drive

Edgewood

# 4.The Process

The owner of the subject property is seeking purchase proposals from a select group of builders and investors for the property. The property is offered for sale at \$1,425,000.

Address	Parcel ID	Acreage	BLDG SF
1195 Memorial Drive	# 15 177 04 006	0.52	7,322

<sup>1</sup>based on approximate square footages provided by Seller

Interested parties should submit a Letter of Intent to address the following:

Ben Campbell  
via email at [bcampbell@oakrep.com](mailto:bcampbell@oakrep.com)

- Purchase Price
- Earnest Money
- Inspection Period
- Closing Contingencies
- Closing Date



We are available to discuss the opportunity and address any questions or tours at your convenience.



OAKHURST  
REALTY  
PARTNERS

**FOR MORE INFORMATION PLEASE CONTACT:**

**Ben Campbell** [bcampbell@oakrep.com](mailto:bcampbell@oakrep.com)  
404-371-4100 | [www.oakrep.com](http://www.oakrep.com)