



 **Piedmont**
ROCKDALE

Milstead Road

Offering Memorandum

MEDICAL/PROFESSIONAL OFFICE
BUILDING | 10,275 SF

 **BULL REALTY**
ASSET & OCCUPANCY SOLUTIONS

TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	3
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
LOCATION MAPS	6
FLOOR PLANS	7
IN THE AREA	9
DEMOGRAPHICS	10
ABOUT THE AREA	11
TEAM PROFILE	12
CONFIDENTIALITY AGREEMENT	13

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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 and other information provided in connection therewith.

EXECUTIVE SUMMARY

MEDICAL/PROFESSIONAL OFFICE BUILDING | 10,275 SF



SALE DESCRIPTION

Bull Realty is pleased to present this 10,275 SF medical/professional office building located directly in front of the main entrance to Piedmont Rockdale Hospital. The building has solid steel and concrete construction and has undergone a complete exterior renovation in 2018, including a new roof. The interior is ready for your customized build out. The building boasts an excellent location with ample, free parking.

Please call Bull Realty for additional details.

HIGHLIGHTS

- 10,275 SF medical/professional office
- Exterior newly renovated in 2018
- New 60-mil TPO roof
- Steel and concrete construction
- Interior: new ceiling and lighting
- Ready for your custom build-out
- Located directly in front of Piedmont Rockdale Hospital
- Monument signage
- Ample parking
- Possible long-term lease considered

PRICE | \$1,000,000



PROPERTY INFORMATION

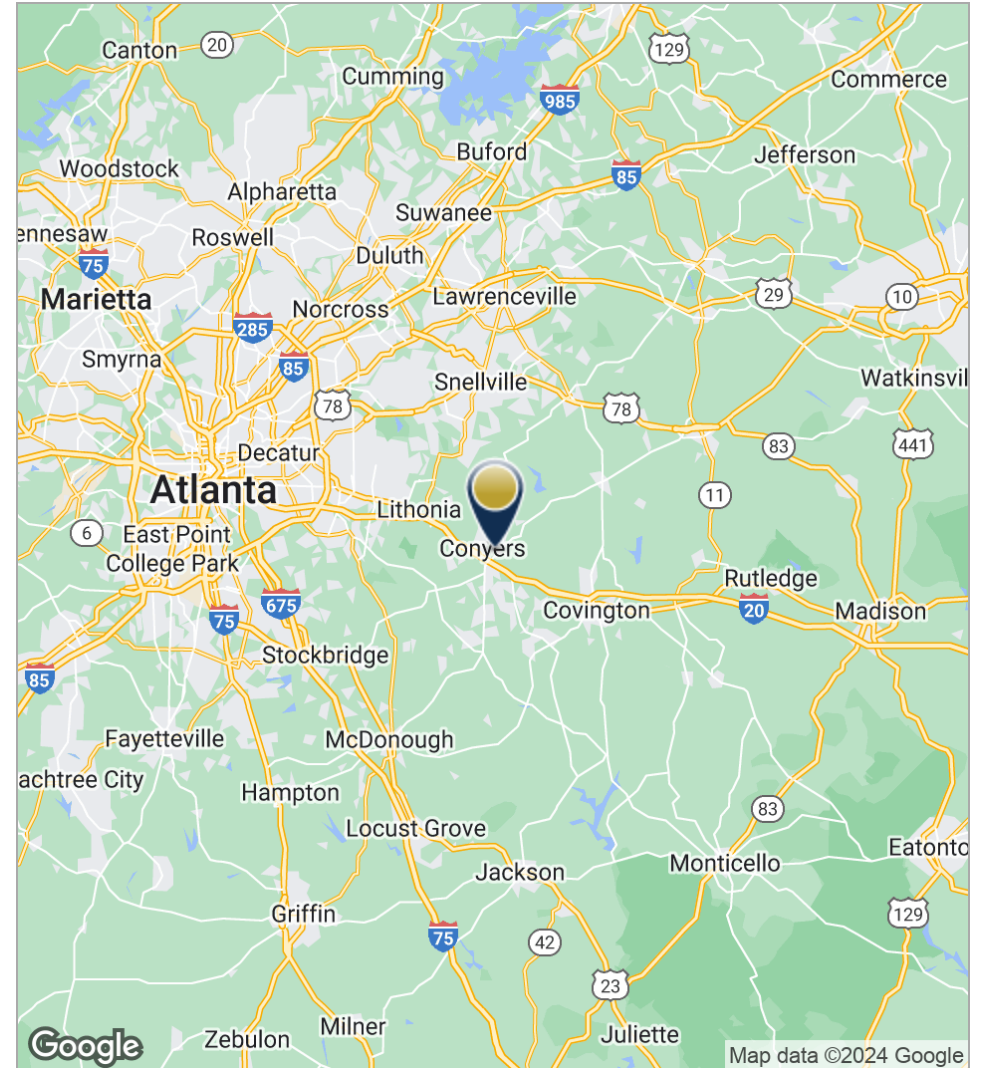
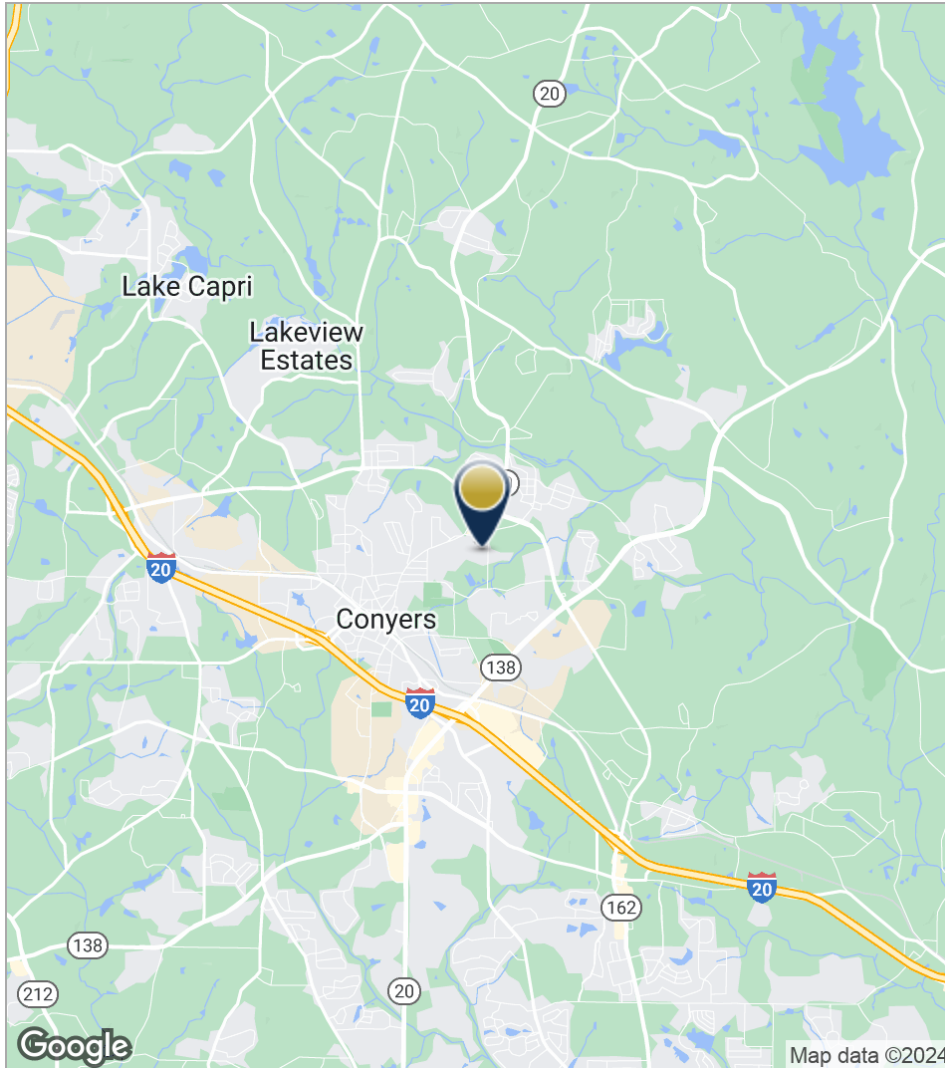
MEDICAL/PROFESSIONAL OFFICE BUILDING | 10,275 SF

Property Address:	1359 Milstead Road, Conyers, GA 30012
County:	Rockdale
Site Size:	1.37 Acres
Building Size:	10,275 SF
Number Of Stories:	2
Construction:	Steel and concrete
Year Built / Renovated:	1980 / 2018
Zoning:	C2
Parking:	Ample surface spaces
Sale Price:	\$1,000,000



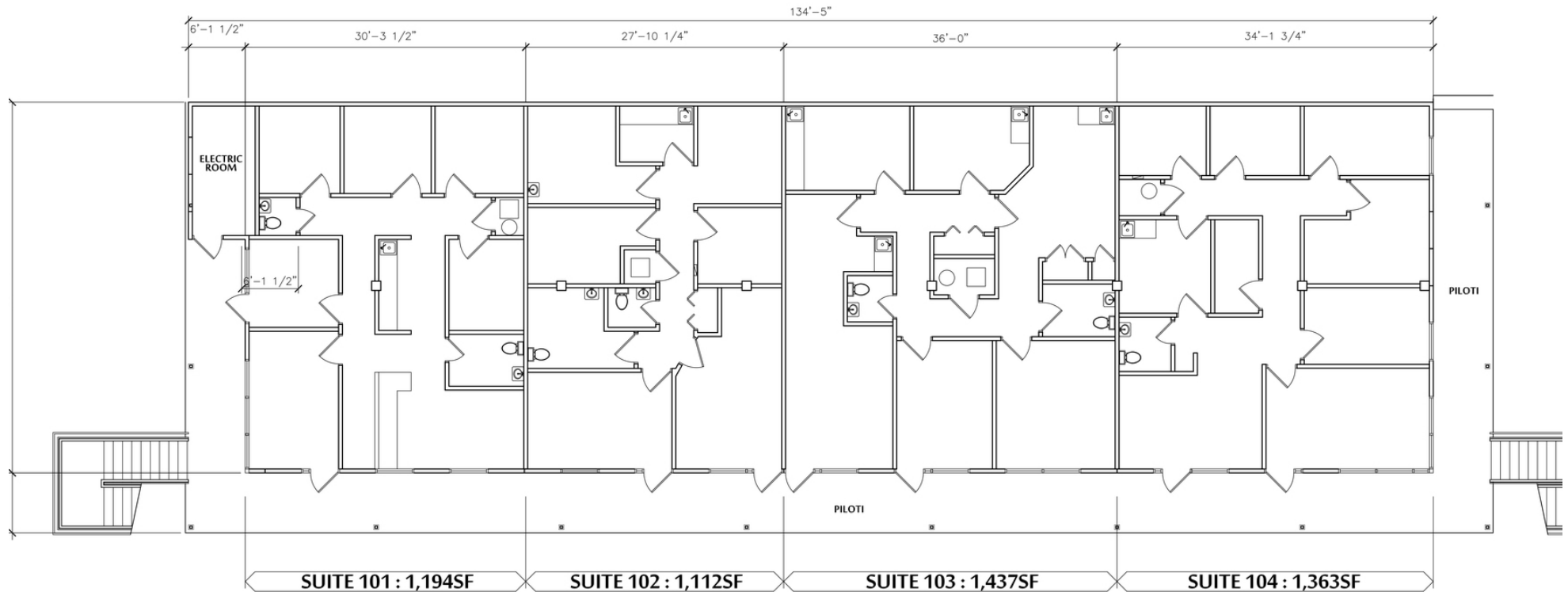
LOCATION MAPS

MEDICAL/PROFESSIONAL OFFICE BUILDING | 10,275 SF



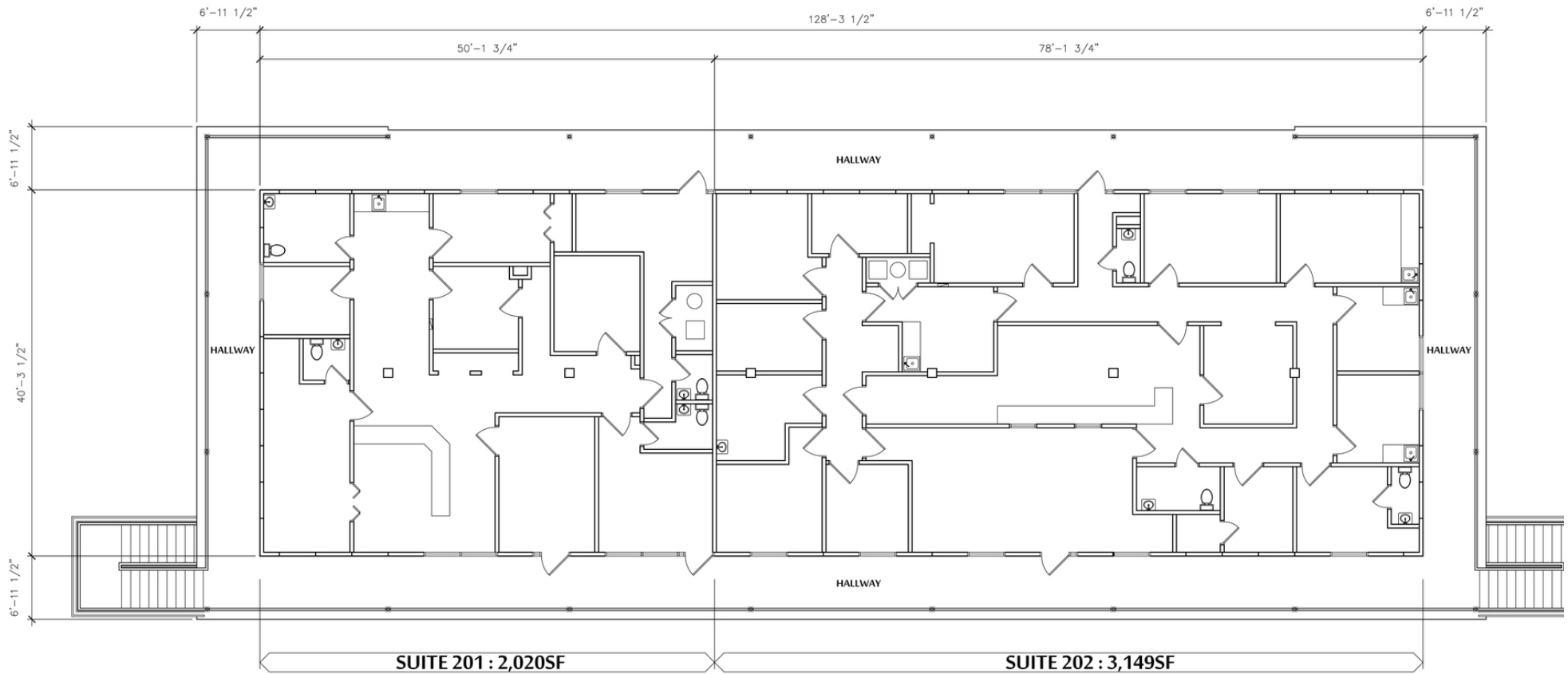
FLOOR PLANS

MEDICAL/PROFESSIONAL OFFICE BUILDING | 10,275 SF



1 1ST FLOOR PLAN

SCALE 1/8" = 1'-0"



2 2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

IN THE AREA

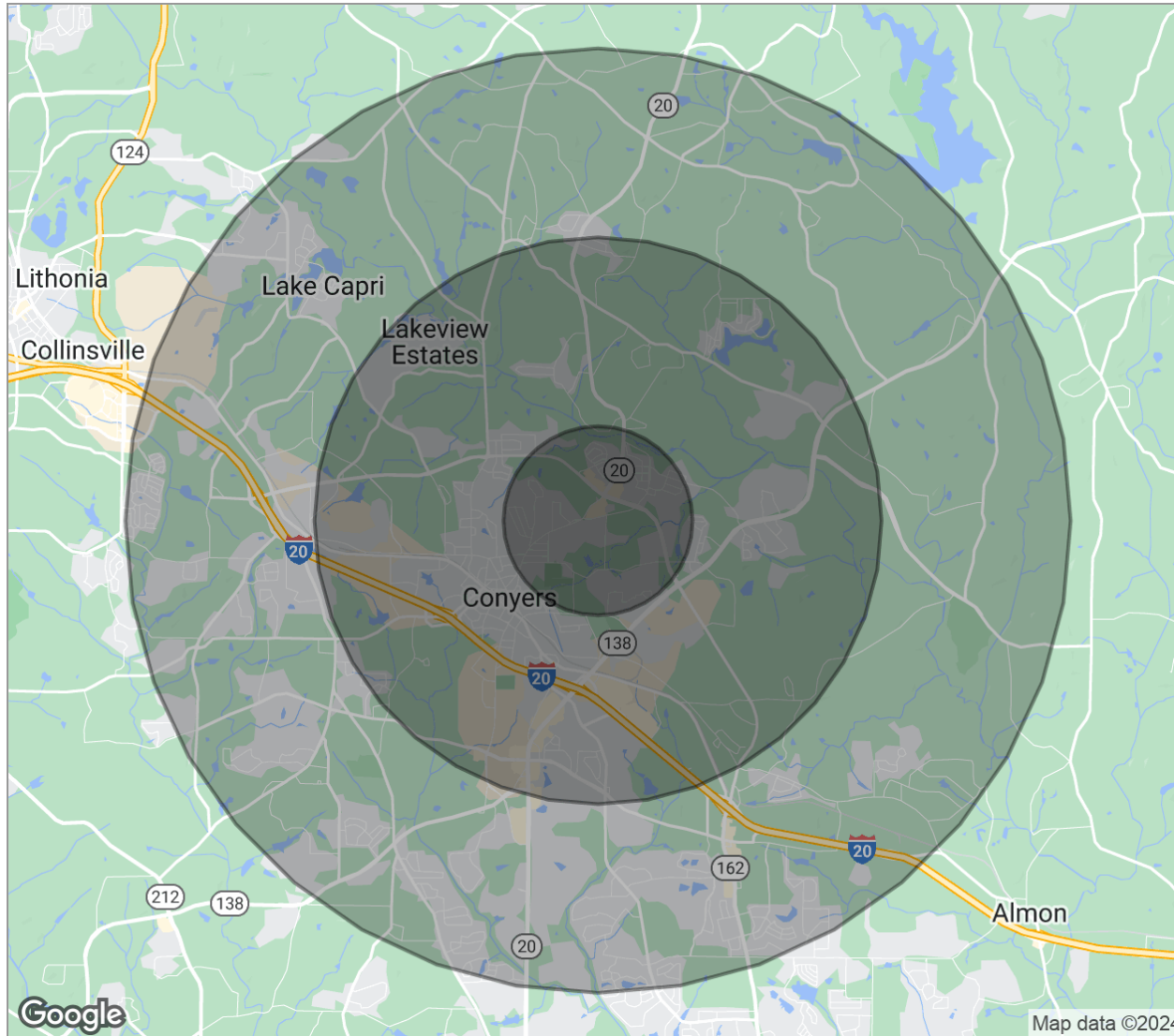
MEDICAL/PROFESSIONAL OFFICE BUILDING | 10,275 SF



Map data ©2021

DEMOGRAPHICS

MEDICAL/PROFESSIONAL OFFICE BUILDING | 10,275 SF



	1 MILE
Total Population	8,365
Total Households	3,110
Average HH Income	\$52,757
	3 MILES
Total Population	29,894
Total Households	10,507
Average HH Income	\$54,061
	5 MILES
Total Population	64,469
Total Households	22,788
Average HH Income	\$67,678

ABOUT THE AREA

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CONYERS, GA

This family-friendly community is the only city in Rockdale County, Georgia. The county lies approximately 25 miles east of Atlanta along Interstate 20 with its major exit interchange at Georgia Highway 20/Georgia Highway 138. Rockdale County was formed in 1870 and gets its name from the granite bedrock that is found not far below the surface. Rockdale's only incorporated town, Conyers, was chosen as the county seat.

Formed in 1854, the citizens of Conyers created the city for the purposes of enhanced services and a better quality of life. Since then, those governing and serving the citizens of Conyers have long held these philosophy and mission statements to be utmost priority. The county started as a stop for travelers between Atlanta and Augusta.

Today, the economy of Rockdale County is supported by many industrial facilities besides a vibrant suburban area. Industries such as AT&T, Golden State Foods, Lithonia Lighting, and Pratt Industries provide many of the jobs in the county. Retail chains such as Home Depot, Kohl's, Lowe's, Target and Walmart are also major employers within the county. In addition, Rockdale County boasts a many small, local businesses. The Conyers Rockdale Chamber of Commerce is well known across Georgia for its continued development in economic growth. More recently, the county has attracted many film companies and has been dubbed "the biggest little filming community." Rockdale County has been designed film ready by the Georgia Film, Music & Digital Entertainment Office.

Source: ConyersGA.com



TEAM PROFILE

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Carine Davis
Marketing



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Scott Jackson
Analyst

CONFIDENTIALITY AGREEMENT

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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 property referred to as 1359 Milstead Road. 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 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 Bull Realty, Incorporated 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 __ / __ / __

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

Fax

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