

CREXI  [CLICK HERE FOR  
AUCTION DETAILS](#)

AUCTION DATES: APRIL 7th-9th, 2025



# FRANCHISE RESTAURANT REDEVELOPMENT OPPORTUNITY

4145 Fulton Industrial Blvd SW | Atlanta, GA 30336

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





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4145 Fulton Industrial Blvd SW | Atlanta, GA 30336

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# PROPERTY OVERVIEW



**\$100,000**  
STARTING BID



**April 7th-9th, 2025**  
BID DATES



**±2,100 SF**  
GLA



**±0.734 AC**  
LOT SIZE

## LOCATION & TRAFFIC COUNTS

- Prime location on **Fulton Industrial Blvd**, a major commercial corridor in Atlanta.
- High visibility with **±40,636 VPD** on Fulton Industrial Blvd and **±144,187 VPD** on I-20 (Exit 49).
- **Strategic connectivity: 1 minute** to I-20, **4 minutes** to I-285, and **18 minutes** to Hartsfield-Jackson Atlanta International Airport.

## SURROUNDING MARKET & EMPLOYMENT HUB

- **Established Industrial Corridor:** Located in Atlanta's I-20 West corridor, renowned for its extensive industrial and logistics infrastructure.
- **Proximity to Major Corporations:** Nearby presence of significant companies, including Amazon, UPS, FedEx, and Coca-Cola, fostering a robust business ecosystem.
- **Over 72,000 employees** within a 5-mile radius, supporting strong daytime population and consumer spending
- **Expanding Data Center Industry:** Recent developments, such as Elon Musk's xAI establishing a mega-data center in Atlanta, highlight the area's growing tech infrastructure.

## ZONING & DEVELOPMENT POTENTIAL

- **Zoning:** The property is zoned **M-2 (Heavy Industrial)**, permitting a broad range of industrial, commercial, and retail uses.
- **Pre-Approved for Restaurant Use:** The site has already been **pre-approved for restaurant use**, providing a ready path for food service tenants.
- **Prime Location for Retail, Gas Stations & Industrial Use:** The M-2 zoning allows for a diverse range of high-demand tenants, including gas stations, auto repair shops, convenience stores, and drive-thru restaurants, as well as warehouses, distribution centers, and light manufacturing, providing strong opportunities for both retail and industrial businesses.



# PROPERTY PHOTOS





## AUCTION PROCESS

|                     |               |
|---------------------|---------------|
| <b>Starting Bid</b> | \$100,000     |
| <b>Bid Date</b>     | April 7, 2025 |
| <b>Bid Deadline</b> | April 9, 2025 |



Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.

## GETTING STARTED

- Create your Crexi account by simply going to crexi.com and clicking the “sign up” button on the top right corner of the site.
- Have additional questions? Contact the listing broker, our auction expert or Crexi representative. Contact information for them is provided on the bottom left side of the property page.
- Go to the property page to download the OM and any due diligence documents found in the vault. You will need to Agree to the terms of the Confidentiality Agreement.

## REGISTRATION & AUCTION PARTICIPATION

- Registering to Bid: On the property page, click the “Register to Bid”. Complete the registration steps, including uploading your Proof of Funds which are required to become fully approved to bid. A Crexi representative will be in contact with you during your registration to assist you through this requirement.
- Participation Deposit: Each bidder must place a refundable deposit on their account in order to place bids during the 48-hour auction period. Each bidder will complete this process electronically during the registration process. Please refer to the listing page for exact amount, as it varies for each asset. Please note, if you are not deemed the winning bidder, the Participation Deposit will be refunded to you immediately. Approved to Bid: You will have access to bid directly on the property page using the “Bid Now” button, as soon as the 48-hour auction event window opens. During the auction, monitor the activity of the bidding closely, and place your bids accordingly.

## CLOSING & NEXT STEPS

- Once you are deemed the winning bidder, you will be contacted by a Crexi representative immediately.
- The purchase documents will be sent to you electronically and for execution within 2 hours per the Auction Terms & Conditions.
- Earnest Money Deposit must be received within 24 hours following the close of the Auction or as outlined in the purchase documents.
- The Crexi Closing Portal will be shared with all closing parties and a Crexi representative will assist you throughout the closing process. Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.



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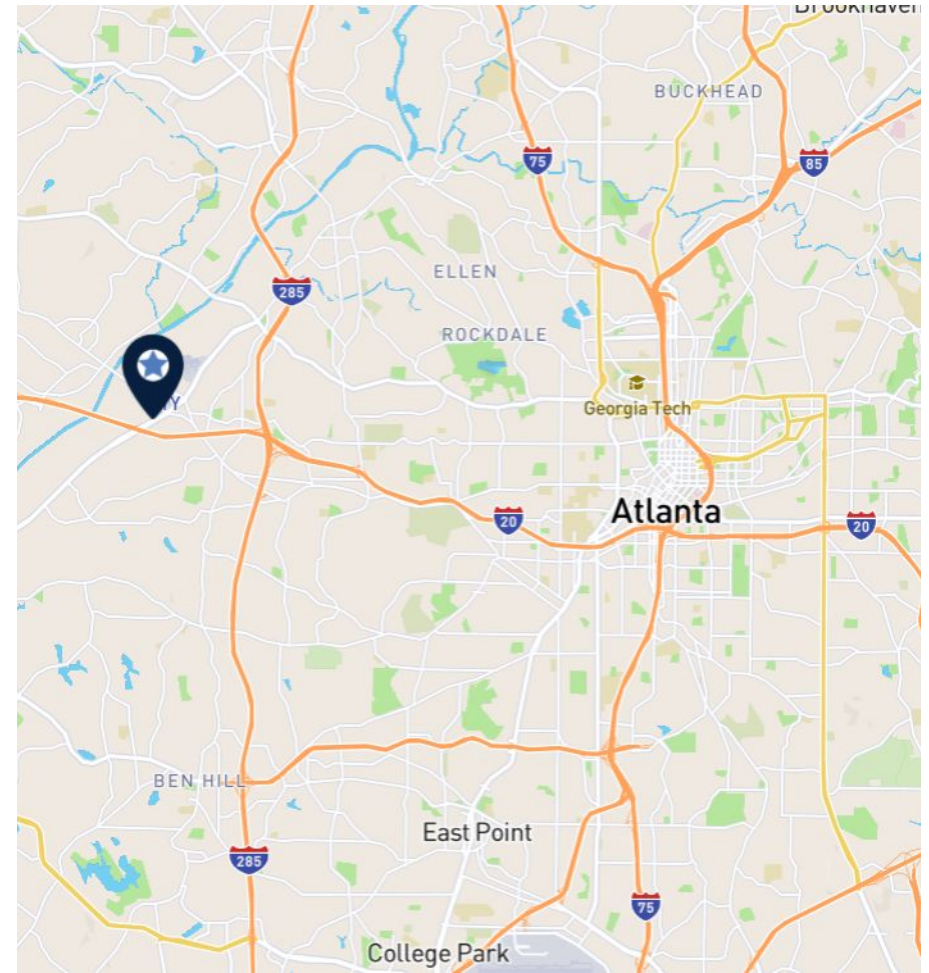


# MARKET OVERVIEW

Being the capital of Georgia and the cradle of the Civil Rights movement, Atlanta is the most populous city in Georgia with nearly 500,000 residents. It is the principal commercial and transportation center of the southeastern United States. Also serving as a major educational center, Atlanta is home to many prestigious schools including Emory University, Georgia Institute of Technology and Georgia State University. The educated workforce is what attracts corporations to conduct business operations in the city.

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. Being a trade and transportation hub of the southeast, the city's economy is driven by the service, communications, retail trade, manufacturing, finance, and insurance industries.

Atlanta, Georgia, is a premier destination for tourists, offering a blend of history, culture, and modern attractions. Known as the "City in a Forest" due to its lush greenery, Atlanta is home to iconic landmarks such as the Martin Luther King Jr. National Historical Park, where visitors can explore the life and legacy of the civil rights leader. The city also boasts the Georgia Aquarium, one of the largest in the world, and the World of Coca-Cola, where guests can learn about the history of the famous beverage. The Atlanta BeltLine, a network of trails and parks, provides a scenic way to explore the city's diverse neighborhoods, art installations, and culinary hotspots.



 **71.3 MILLION**  
NUMBER OF ANNUAL VISITORS

 **\$2.75 BILLION**  
REVENUE

| DEMOGRAPHICS             |          |          |           |
|--------------------------|----------|----------|-----------|
| POPULATION               | 1-MILE   | 3-MILE   | 5-MILE    |
| Current Year Estimate    | 3,440    | 53,833   | 142,581   |
| HOUSEHOLDS               | 1-MILE   | 3-MILE   | 5-MILE    |
| Current Year Estimate    | 1,410    | 21,383   | 57,303    |
| INCOME                   | 1-MILE   | 3-MILE   | 5-MILE    |
| Average Household Income | \$58,331 | \$87,672 | \$104,499 |



Tourism happens to be a **\$68.96 billion industry** in Georgia, which is a leading contributor to its economic growth and prosperity.



## ECONOMY

The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$385 billion. Home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS, Atlanta has the 3rd largest concentration of Fortune 500 companies. Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

Recently, it was announced that one of Tesla's rivals, Rivian Automotive, is launching the largest economic development project in Georgia's history with a \$5B electric vehicle assembly plant an hour east of Downtown Atlanta. Rivian expects to hire close to 7,500 people, a number that could grow to 10,000 employees over several years.

Being home to prestigious institutions, Georgia's technology base and talent pool are alluring factors for EV companies, which are in need of a more highly skilled worker base than traditional automakers.



# ATLANTA TOURISM

Composed of a large and vibrant city, Atlanta offers Southern charm with a major multi-cultural aspect. Being that it is not a traditional Southern culture, Atlanta possesses one of the most multi-ethnic cities in the country displayed through a unique cultural combination. The art district midtown, quirky neighborhoods on the eastside, and culturally diverse district all portray Atlanta's mix of diversity.



## ATTRACTIONS

Atlanta is best known for its Centennial Olympic Park, World of Coca-Cola, Georgia Aquarium, Stone Mountain Park, and Zoo Atlanta. The number one tourist attraction is Stone Mountain Park, which allows guests to enjoy theme-park thrills while bathing among natural beauty and experiencing local history. Additionally, the city is full of history as it served as the epicenter of the Civil Rights Movements and offers a variety of historical museums such as the National Center for Civil and Human Rights.

Atlanta celebrates various events and festivals each year. Food festivals include the Beer, Bourbon, and BBQ Festival in the spring, the Atlanta Food and Wine Festival in the summer, the Atlanta Greek Festival in the fall, and the Oysterfest in the winter. Music and film festivals include the Shaky Knees Music Festival in the spring, the Tunes from the Tombs at Historic Oakland Cemetery in the summer, the Imagine Music Festival in the fall, and the Atlanta Jewish Film Festival in the winter.

Atlanta is known for its NFL team the Falcons, its NBA team the Atlanta Hawks, and its baseball team the Atlanta Braves. Newly constructed, the Falcons play at the Mercedes Benz Stadium which is equipped with a retractable roof. The new stadium allowed for an increase in local GDP and created 4,560 additional jobs.





± 144,187 VPD



**SUBJECT PROPERTY**



FULTON INDUSTRIAL BLVD ± 40,636 VPD



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4145 Fulton Industrial Blvd SW, Atlanta, GA, 30336** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.





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