



OFFERING MEMORANDUM

RETAIL INVESTMENT PROPERTY FOR SALE

825 MARTIN LUTHER KING JR DR SW
ATLANTA, GA

LISTED BY

KENISHA ROBNETT, CCIM
CORPORATE REAL ESTATE ADVISOR
KENISHA.ROBNETT@GREENWOODCRE.COM

EXCLUSIVE OFFERING MEMORANDUM

IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by Greenwood CRE for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Greenwood CRE.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. Greenwood CRE and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

By accepting this Memorandum, you agree to the above terms and conditions.

TABLE OF CONTENTS

01	INVESTMENT OVERVIEW - PG. 3
02	FINANCIAL OVERVIEW- Pg. 6
03	SITE PLANS- Pg. 8
04	PROPERTY PHOTOS- Pg. 12
05	AREA OVERVIEW- Pg. 14
06	AERIALS & MAPS- Pg. 17

01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY

THE OFFERING

PROPERTY ADDRESS	825 Martin Luther King JR DR SW
SQUARE FEET	7,787 RSF
LOT SIZE / ZONING	0.86 acres / C3
PARCEL NUMBER	14 0110000083129
ASKING PRICE	\$2,550,000
2025 CAP RATE	6.4 %

PROPERTY SUMMARY

825 Martin Luther King Jr. Drive SW presents a compelling investment opportunity in Atlanta's most dynamic westside redevelopment corridor. Anchored by a nationally branded Truist Bank, a high-frequency beauty and personal care tenant in Beauty Depot, and a food and beverage operator in BTJ Wings. The property offers a diversified income stream.



HIGHLIGHTS

- Median household income in the trade area has risen 87.9% since 2011.
- MLK Jr. Drive is one of Atlanta's primary east-west arterials, connecting downtown Atlanta to the broader Westside corridor.
- The property shares its trade area with a Walmart Supercenter, one of the highest-traffic retail anchors in any neighborhood.



02

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

RENT ROLL & EXPENSES

****Shared upon request after an NDA is signed****

03

SITE PLANS

VICINITY MAP - N.T.S.

SITE

APPROVAL FOR SUBDIVISION CONSOLIDATION
Catherine Robinson
 Director, Bureau of Planning
 Date: 8/16/2011
 ZONING: SP11-HA

ATLANTA WESTSIDE VILLAGE PARTNERS, LLC
 DB 41301, PG 677

ATLANTA WESTSIDE VILLAGE RETAIL PARTNERS, LLC
 DB 43416, PG 203

WAL-MART TRACT
 6.392 ACRES
 278,448 SQ FT

PRIVATE DRIVE
 fka MAYSON TURNER BOULEVARD
 ASPHALT PAVEMENT

MARTIN LUTHER KING, JR DRIVE
 VARIABLE R/W
 ASPHALT PAVEMENT

PASCAL AVENUE

GRAPHIC SCALE - FEET

DISCLAIMER:
 THIS PLAT IS NOT VALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE IN BLACK INK OF THE REGISTRAR. ANY REVISIONS MUST BE OBTAINED BY APPROXIMATION TO THE RELEVANT SURVEYING AUTHORITY.

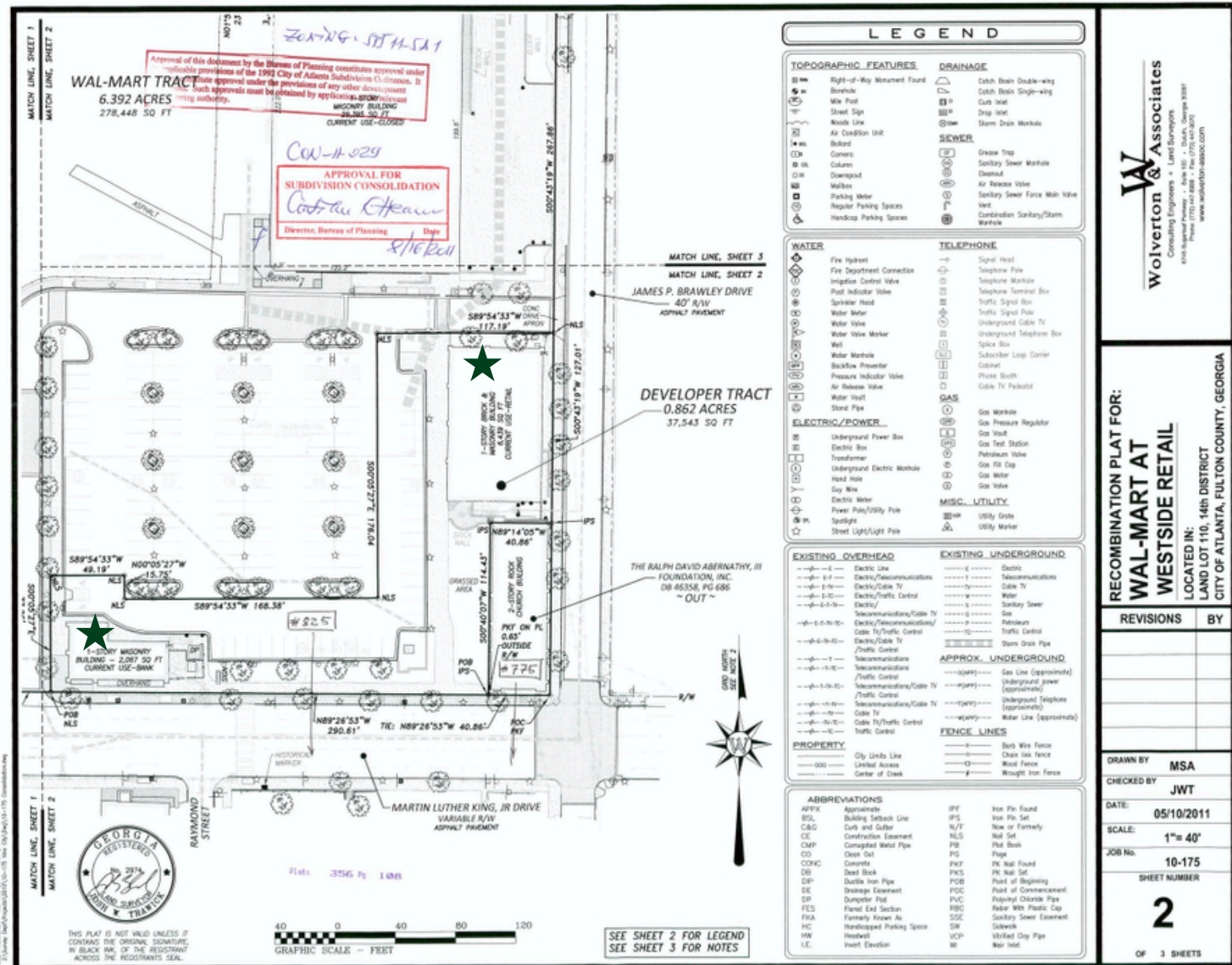
RECOMBINATION PLAT FOR:
WAL-MART AT WESTSIDE RETAIL
 LOCATED IN:
 LAND LOT 110, 14th DISTRICT
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA

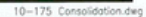
REVISIONS

DRAWN BY: MSA
CHECKED BY: JWT
DATE: 05/10/2011
SCALE: 1" = 40'
JOB No.: 10-175
SHEET NUMBER: 1

OF 3 SHEETS

SITE PLAN





04

PROPERTY PHOTOS



05

AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES

AREA OVERVIEW: WEST END, ATLANTA GA

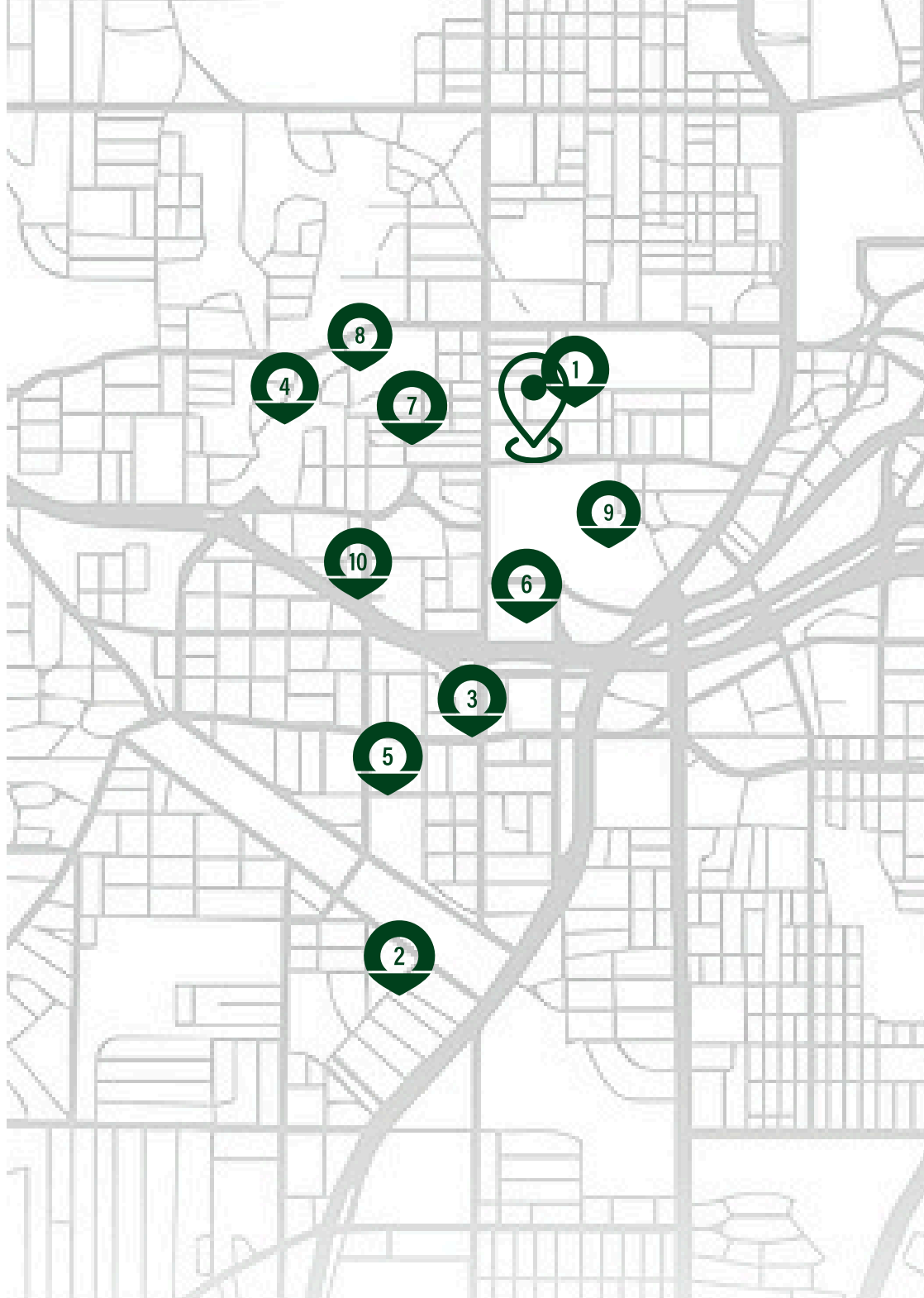
The subject property sits along Martin Luther King Jr. Drive NW in the West End/Vine City submarket — one of Atlanta's most historically significant and currently one of its most rapidly transforming intown neighborhoods. West End is one of Atlanta's oldest neighborhoods outside of Downtown and is listed on the National Register of Historic Places, with deep roots in civic history, and the civil rights movement. Today, that rich historical foundation is being paired with substantial public and private investment that is reshaping the corridor's commercial prospects.

The neighborhood's transformation has accelerated in recent years. The Atlanta BeltLine Westside Trail has emerged as a direct catalyst for development activity, with the Lee + White mixed-use warehouse district — featuring breweries, restaurants, food manufacturers, and retailers — serving as a model for what the neighborhood can become. Immediately proximate to the subject, the Mall West End is being redeveloped into a 1.7 million square foot mixed-use destination including approximately 125,000 SF of retail, a grocery store, fitness center, food and beverage tenants, local boutiques, and approximately 900 mixed-income residential units, with construction expected to begin in 2025 and phase one completion targeted for 2026.

West End has historically had strong population density but insufficient retail supply. The upcoming wave of development directly addresses this supply gap — and that gap benefits existing income-producing retail properties like the subject, which will see increased foot traffic and improved tenant demand as the broader corridor activates.

NEARBY AMENITIES

- 1 Walmart
- 2 Lee + White
- 3 Mall West End
- 4 Atlanta Beltline Westside Trail
- 5 MARTA West End Station
- 6 MARTA Garrett Station
- 7 Chick-fil-a
- 8 MARTA Ashby
- 9 Clark Atlanta University
- 10 Spelman & Morehouse College



06

AERIALS & MAPS

AERIAL WEST END ATLANTA



AERIAL PARCEL VIEW

Walmart



MLK JR DR SW

Clark Atlanta University



CONTACT

Kenisha Robnett, CCIM
Corporate Real Estate Advisor
Office (404) 981-3837
kenisha.robnett@greenwoodcre.com

Greenwood CRE
384 Northyards Blvd NW Bldg. 100, Suite 190, #25
Atlanta, GA 30313
www.greenwoodcre.com