

PRICE REDUCED!

Lender Owned | Retail Building

Newnan, Georgia



+/- 10,000 SF



For more information, please contact:

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High Exposure Retail Building

Bull Realty is pleased to offer this high exposure, +/- 10,000 SF retail/showroom building on busy Bullsboro Drive in Newnan, Georgia. The local Kroger Shopping Center is just a few hundred feet west, and there are several other regional and national retailers in the immediate area, along with an assortment of fast food and other restaurants nearby.

The +/- .75 acre lot sits above grade and offers excellent visibility, with a dedicated curb cut and deceleration lane for easy access. The building was constructed in 1987 and has 32 parking spaces. A drive in roll up door in the rear /side of the building allows convenient delivery and the front of the building is mostly glass for retail exposure. The interior of the building is all open space with the exception of the rear 2,000 SF which is demised with a full wall. Only two columns interrupt the floor space in the showroom area.

The seller foreclosed on the property and is looking to liquidate at far below market value for a quick sale.

Long term leases from qualified tenants will be considered at \$6,500/month - NNN

Offered for SALE at \$399,000



Property Address	30 Bullsboro Drive Newnan, GA 30265
County	Coweta
Property Size	+/- 10,000 sq ft
Lot Size	+/- .75 acre
Year Built	1987
Type	Metal / Stone / Wood
Property Taxes	\$7,167.93
Parking	32 spaces
Zoning	CGN (General Commercial District)

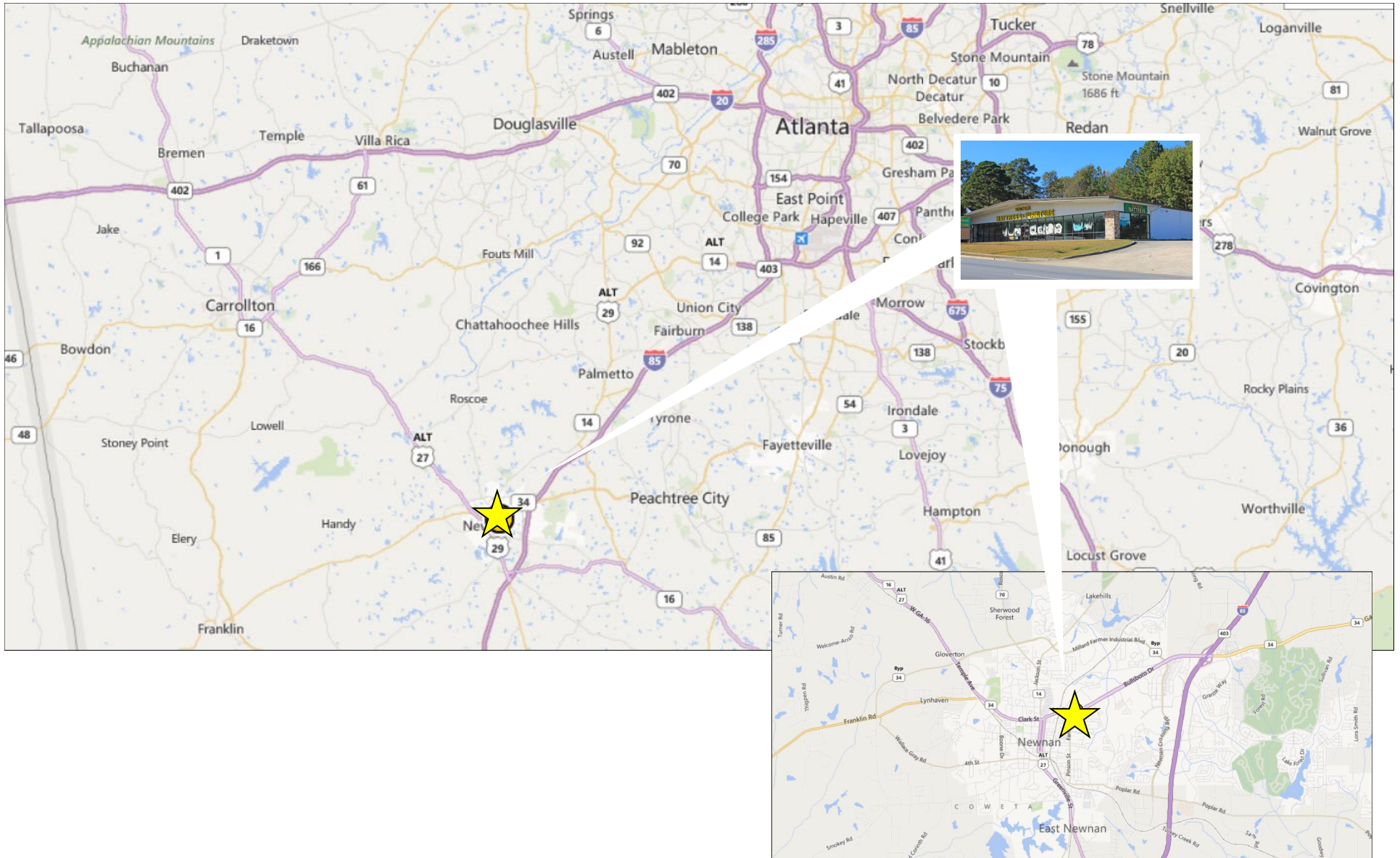
Photos

Lender Owned | Retail Building
Carrollton, Georgia



Location Maps

Lender Owned | Retail Building
Carrollton, Georgia



Aerial View

Lender Owned | Retail Building
Carrollton, Georgia



Demographics & Traffic Count

Lender Owned | Retail Building
Carrollton, Georgia

2015 Demographics (esri)	
	1 mile
Population	7,480
Households	2,682
Average Household Income	\$49,232
	3 mile
Population	33,127
Households	12,503
Average Household Income	\$54,656
	5 mile
Population	58,887
Households	21,938
Average Household Income	\$63,655



About The Area

Lender Owned | Retail Building
Carrollton, Georgia



City of Newnan, Georgia

Spared from the ravages of the Civil War, Newnan includes six nationally registered historic districts and is known as "The City of Homes." With the nation's busiest airport close at hand, Newnan is a planned center of growth that blends beautiful residential areas with a solid business community.

We are an ideal environment for living and working, offering state-of-the-art city and public safety services and a public school system that is ranked "excellent" by the Georgia Department of Education.

Additionally, community parks offer biking, swimming, team sports, and golfing opportunities for everyone.

For more information on the Coweta County School System, please visit www.cowetaschools.net. Private schools are also available in the community.





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DARRELL CHAPMAN

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been industrial investment properties and mixed use developments in the North Atlanta market. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 21 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9 acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage and automotive properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 5 years. The show is nationally syndicated on U.S. radio stations and is available on [iTunes](#) and the show website CREshow.com.
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.