



JOEL & GRANOT
COMMERCIAL REAL ESTATE

REAL ESTATE INVESTMENT PROPOSAL

**1769 Cheshire Bridge Road
Atlanta, Georgia 30328**



Presented By:

Dave Smith

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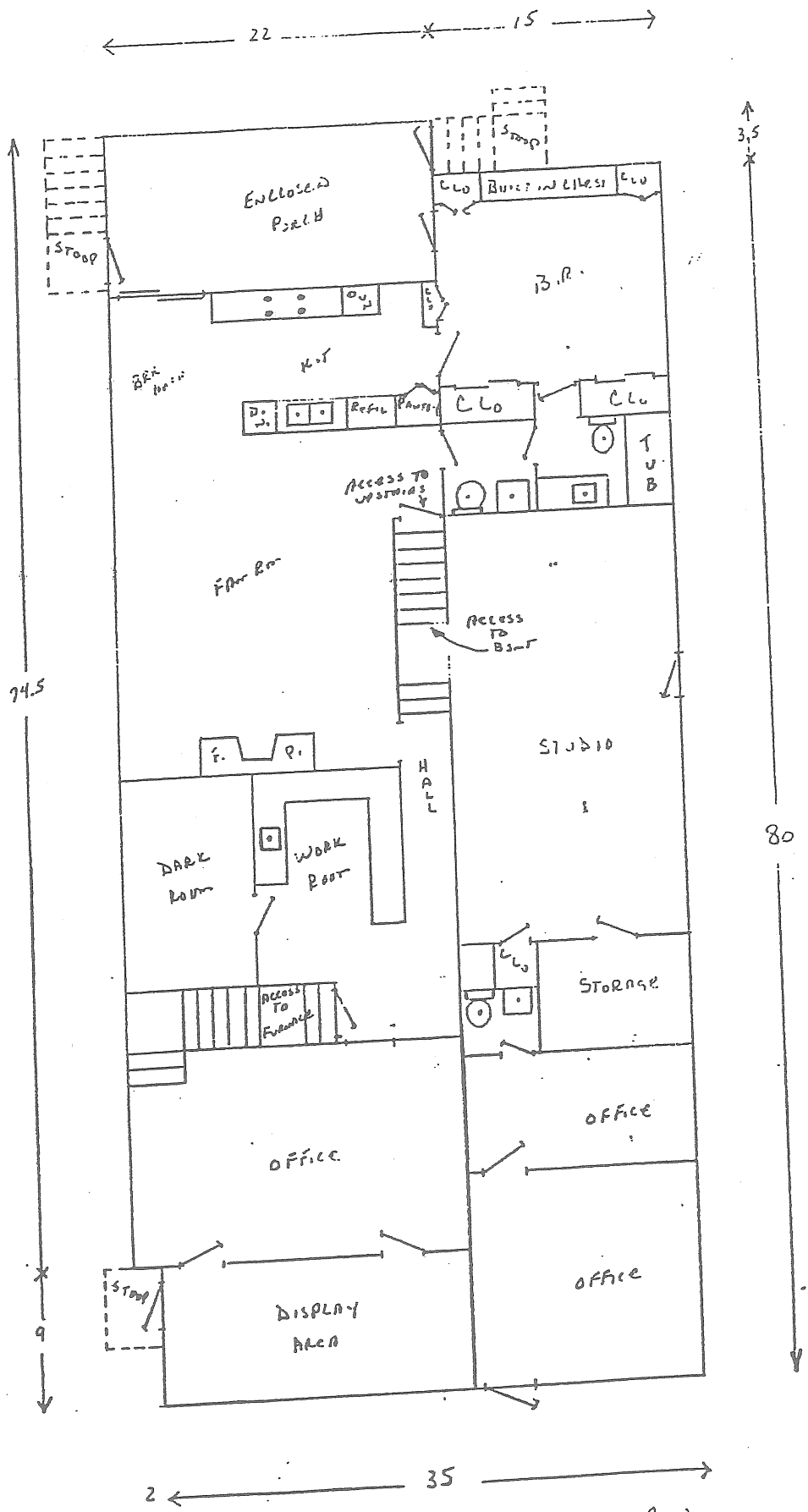


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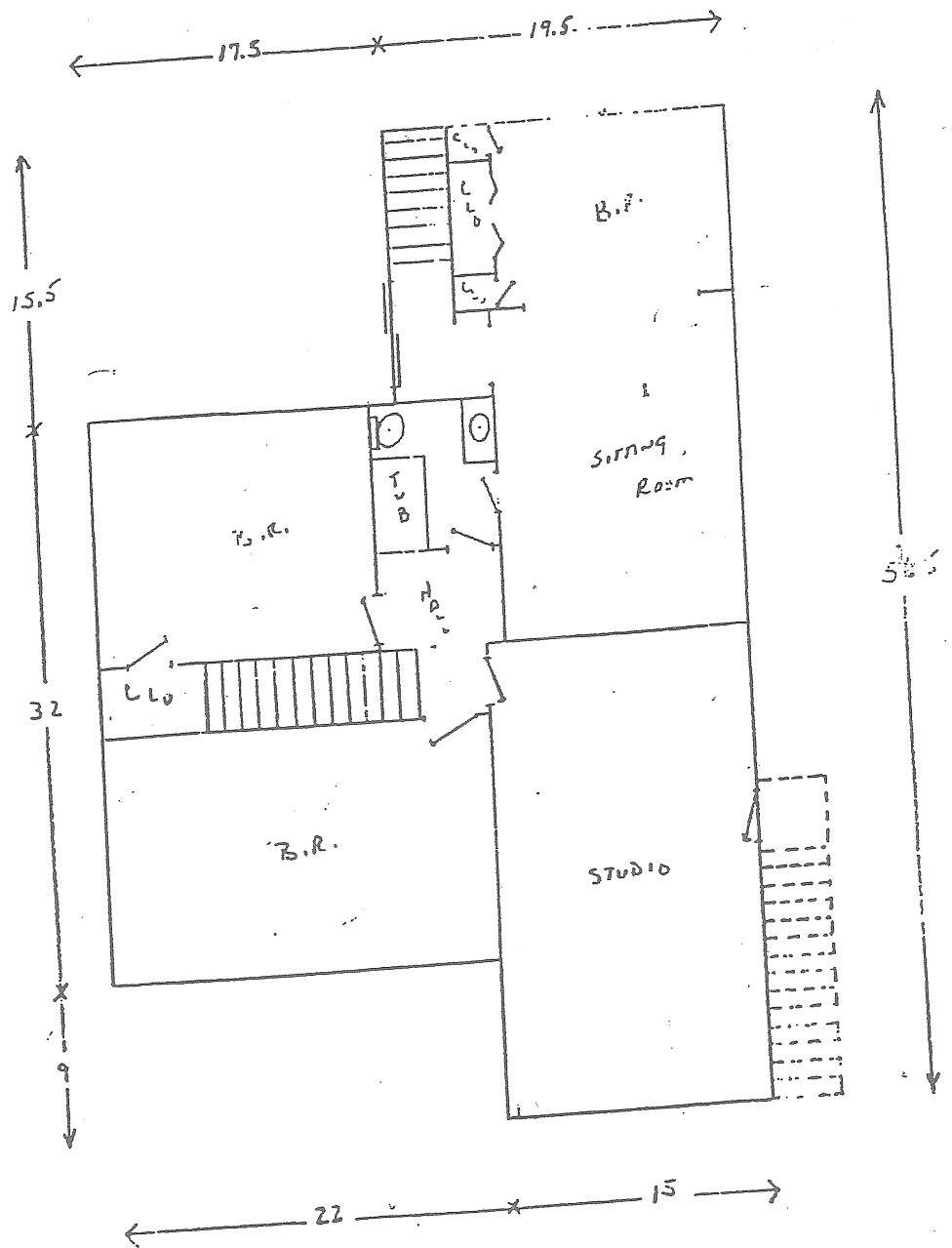
Location:	1769 Cheshire Bridge Road, Fulton County, Atlanta, GA 30324. Located near southeast corner of Piedmont Road and Cheshire Bridge Road Property is bordered to the North by Cheshire Bridge, to the East by Windemere Drive, to the South by a residential community and to the West by office/showroom (By Design).
Building:	Two-story former residence converted to mixed commercial and residential use. Building has wood frame with concrete block foundation; brick, block and cedar siding. <u>Building roof was renovated in 2010.</u>
Land Area:	.27 Acres (11,655 square feet) 17 th District, Land Lot 17-0050-0005-010-7.
Current Zoning:	NC-5
2009 Taxes:	\$8,985.16
2009 Operating Expenses (Power, Water, Gas Insurance)	\$1.66/SF
Parking Spaces:	Ten (10).
Garage:	Two car garage under building
Price:	\$699,000.00

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.



1769 Ctesmire BRIDGE ROAD

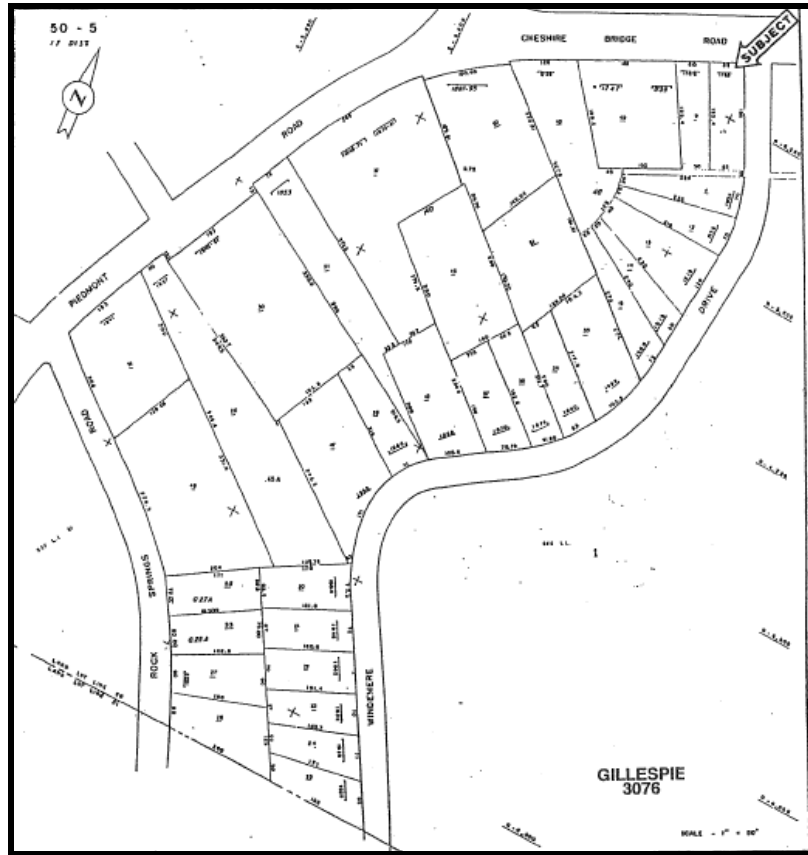
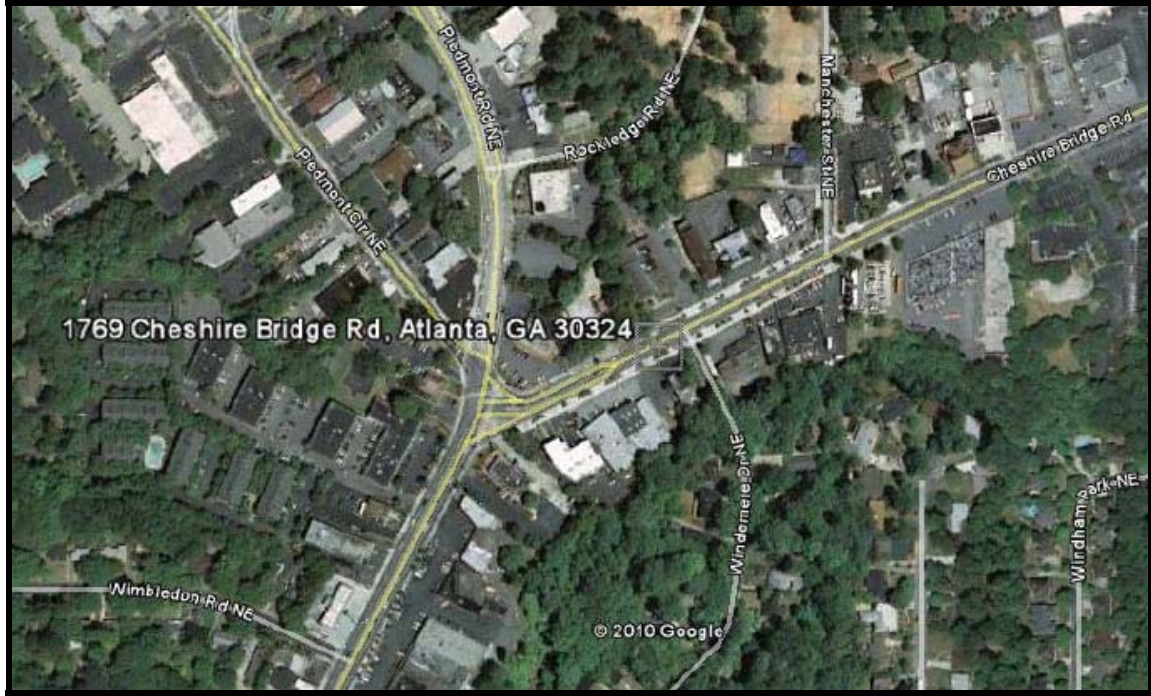
MAIN LEVEL



1769 CILKSHIRE BRIDGE ROAD

UPPER LEVEL.

GILLESPIE
3079



CHAPTER 32E. NC-5 CHESHIRE BRIDGE ROAD SOUTH NEIGHBORHOOD COMMERCIAL DISTRICT

Sec. 16-32E.001. Scope of provisions.

The regulations set forth in this chapter, or set forth elsewhere in this part, when referred to in this chapter, are the regulations for the NC-5 Cheshire Bridge Road South Neighborhood Commercial District. The general NC district regulations shall apply to this NC-5 district except where said NC-5 district regulations conflict with the general NC regulations, said NC-5 regulations shall apply.

(Ord. No. 2005-32, § 1, 1-10-05)

Sec. 16-32E.002. Specific regulations.

The following regulations are specific to the NC-5 Cheshire Bridge Road South Neighborhood Commercial District.

1. Permitted Principal Uses: Parking structures and lots to serve primary uses within the district.
2. Special Use Permits: Retail establishments between 8,000 square feet and 15,000 square feet in floor area.
3. Special Administrative Permits:
 - a. Variations in street tree requirements. Variations are subject to constraints such as overhead or underground utilities.
 - b. Demolition and relocation of existing retail establishments that exceed 8,000 square feet into a new structure, provided that there is no increase in total floor area of the establishment.
4. Street furniture and tree planting zone: Along Cheshire Bridge Road the street furniture and tree planting zone shall be landscaped except where on-street parking is provided, and shall have a minimum width of ten feet adjacent to curb. On-street parking may be placed in the street furniture zoned, provided that street trees are installed in bulb-outs located at intervals within the area used for on-street parking, as approved by the Bureau of Planning.
5. Outdoor dining within required sidewalk: outdoor dining may encroach into the sidewalk clear zone provided the following criteria are met:
 - a. Shall have a minimum of eight feet wide of unobstructed sidewalk clear zone area when located adjacent to the street furniture and tree planting zone;
 - b. No permanent structure or ornamentation shall be located within the area where encroachment is permitted and no element shall be attached to the sidewalk in any way;
 - c. At such time as the outdoor dining use is discontinued, sidewalks shall comply with all requirements of this Chapter; and
 - d. Outdoor dining may be separated from the sidewalk only with movable planters, fencing or similar non-fixed barriers provided they do not exceed a height of 36 inches including any plant material.
6. Minimum Off-street Parking Requirements:
 - a. Banks and similar institutions: One space for each 300 square feet of floor area.
 - b. Clothing and tailor shops: One space for each 300 square feet of floor area.
 - c. Laundry and dry cleaning pick-up stations and coin operated laundromats: One space for each 300 square feet of floor area.
 - d. Retail establishments, including catering, delicatessen and bakeries, but not other uses as provided below: One space for each 300 square feet of floor area.
 - e. Sales and repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and watches, and the like: One space for each 300 square feet of floor area.

(Ord. No. 2005-32, § 1, 1-10-05)

EXHIBIT A

All that tract of land lying and being in Land Lot 50 of the 17th District of Fulton County, Georgia, being Lots 6 and 7 of the subdivision of W. E. Worley Property, as per plat recorded in Plat Book 23, Page 41, Fulton County Records, and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southeastern side of Cheshire Bridge Road (as said road is now located and same having an eighty foot right of way) with the southwestern side of Windemere Drive (formerly Oakland Circle) as same is now located (said Windemere Drive having a fifty foot right-of-way); thence running in a southwesterly direction along the southeastern side of Cheshire Bridge Road 123 feet to an iron pin; thence running in a southeasterly direction along the northeasterly line of Lot 8 of said subdivision 185.4 feet to the northwesterly side of a 10 foot alley; thence running in a northeasterly direction along the northwesterly side of said 10 foot alley 113 feet to an iron pin on the southwesterly side of Windemere Drive; thence running in a northwesterly direction along the southwesterly side of Windemere Drive 185 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING TRACT:

TO FIND THE TRUE POINT OF BEGINNING, Begin at an iron pin located at the intersection of the southeasterly right of way line of Cheshire Bridge Road (said road having an 80 foot right of way) and the southwesterly right of way line of Windemere Drive a/k/a Oakland Circle (said road having a 50 foot right of way); running thence South 68 degrees 47 minutes 25 seconds West along the southeasterly right of way line of Cheshire Bridge Road a distance of 68.00 feet to an iron pin and the TRUE POINT OF BEGINNING; from said true point of beginning, running thence South 22 degrees 37 minutes 40 seconds East 185.03 feet to an iron pin located on the northwesterly side of a 10 foot alley; running thence South 68 degrees 27 minutes 50 seconds West along the northwesterly side of said 10 foot alley, a distance of 49.77 feet to an iron pin located at the southeast corner of Lot 8 of the W. E. Worley Subdivision as per plat recorded at Plat Book 23, Page 41, in the Office of the Clerk of the Superior Court of Fulton County, Georgia, which plat is incorporated herein by this reference thereto; running thence North 24 degrees 14 minutes 25 seconds West along the easterly boundary line of Lot 8 a distance of 185.52 feet to an iron pin located on the southeasterly right of way line of Cheshire Bridge Road; running thence North 68 degrees 47 minutes 25 seconds East along the southeasterly right of way line of Cheshire Bridge Road a distance of 55.00 feet to an iron pin and the true point of beginning.

The above described property is shown on and delineated according to that certain plat of survey for Good Samaritan Hospital Foundation by Wikle Land Surveying, Ron R. Wikle, Jr., Georgia Registered Land Surveyor No. 2578, dated August 13, 1992.



Demographic and Income Profile

Alan Joel

1769 Cheshire Bridge Rd NE, ...

Latitude: 33.807955
 Longitude: -84.364372
 Radius: 1 Miles

Site Type: Ring

Summary	2000	2009	2014
Population	11,089	14,295	16,172
Households	5,221	6,489	7,331
Families	1,734	1,941	2,070
Average Household Size	2.12	2.20	2.21
Owner Occupied HUs	2,001	2,288	2,551
Renter Occupied HUs	3,220	4,201	4,780
Median Age	32.7	32.6	32.3

Trends: 2009-2014 Annual Rate	Area	State	National
Population	2.5%	1.80%	0.91%
Households	2.47%	1.83%	0.94%
Families	1.3%	1.47%	0.74%
Owner HHs	2.2%	1.92%	1.19%
Median Household Income	0.78%	0.64%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	465	8.8%	379	5.8%	390	5.3%
\$15,000 - \$24,999	549	10.4%	304	4.7%	326	4.4%
\$25,000 - \$34,999	572	10.8%	431	6.6%	412	5.6%
\$35,000 - \$49,999	771	14.6%	916	14.1%	920	12.6%
\$50,000 - \$74,999	1,099	20.8%	1,212	18.7%	1,330	18.1%
\$75,000 - \$99,999	576	10.9%	1,225	18.9%	1,675	22.9%
\$100,000 - \$149,999	625	11.9%	1,129	17.4%	1,218	16.6%
\$150,000 - \$199,000	320	6.1%	355	5.5%	421	5.7%
\$200,000+	296	5.6%	537	8.3%	637	8.7%
Median Household Income	\$55,523		\$75,028		\$78,003	
Average Household Income	\$77,227		\$99,537		\$104,111	
Per Capita Income	\$37,738		\$45,821		\$47,879	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	493	4.4%	620	4.3%	701	4.3%
5 - 9	379	3.4%	463	3.2%	512	3.2%
10 - 14	291	2.6%	380	2.7%	411	2.5%
15 - 19	426	3.8%	619	4.3%	656	4.1%
20 - 24	1,320	11.9%	1,850	12.9%	2,187	13.5%
25 - 34	3,354	30.3%	4,005	28.0%	4,691	29.0%
35 - 44	2,191	19.8%	2,344	16.4%	2,314	14.3%
45 - 54	1,361	12.3%	1,882	13.2%	1,982	12.3%
55 - 64	540	4.9%	1,090	7.6%	1,333	8.2%
65 - 74	344	3.1%	492	3.4%	745	4.6%
75 - 84	280	2.5%	362	2.5%	411	2.5%
85+	107	1.0%	186	1.3%	227	1.4%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,544	68.0%	8,070	56.5%	8,358	51.7%
Black Alone	1,091	9.8%	2,046	14.3%	2,617	16.2%
American Indian Alone	38	0.3%	53	0.4%	58	0.4%
Asian Alone	363	3.3%	522	3.7%	626	3.9%
Pacific Islander Alone	3	0.0%	6	0.0%	7	0.0%
Some Other Race Alone	1,738	15.7%	3,111	21.8%	3,918	24.2%
Two or More Races	312	2.8%	487	3.4%	587	3.6%
Hispanic Origin (Any Race)	2,614	23.6%	4,456	31.2%	5,522	34.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile

Alan Joel

1769 Cheshire Bridge Rd NE, ...

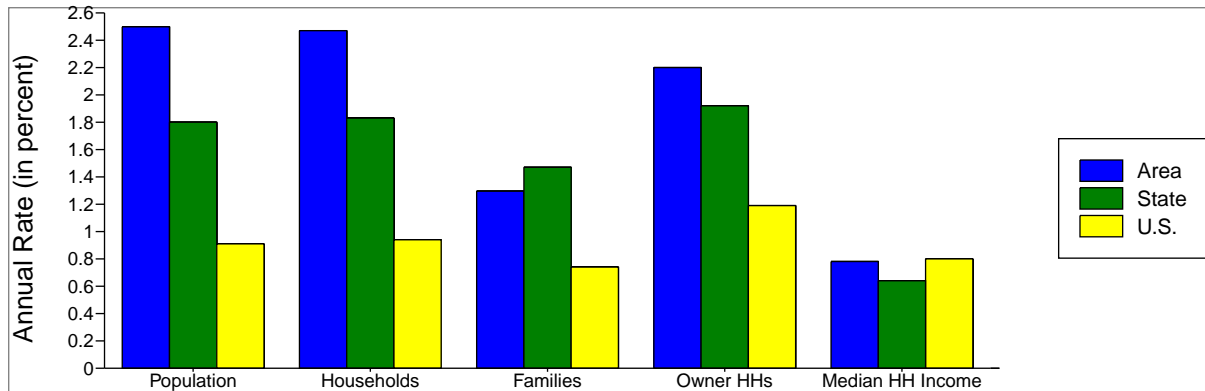
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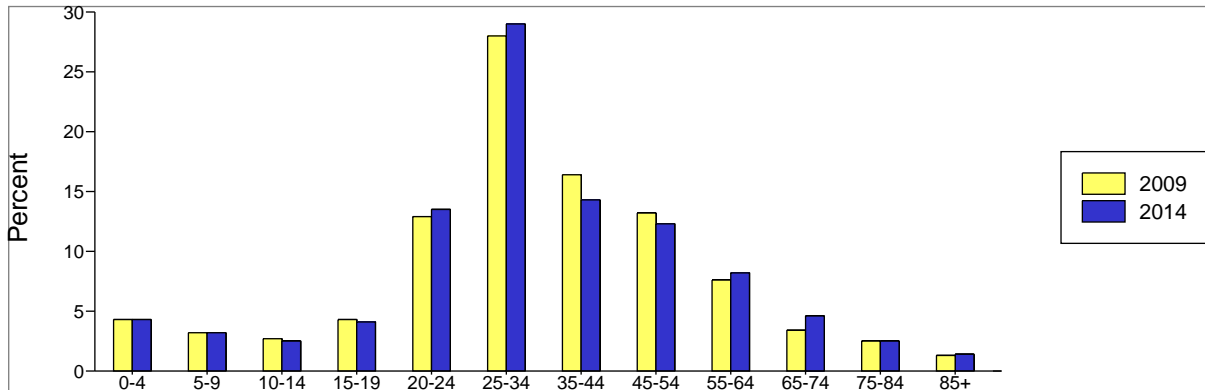
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Site Type: Ring

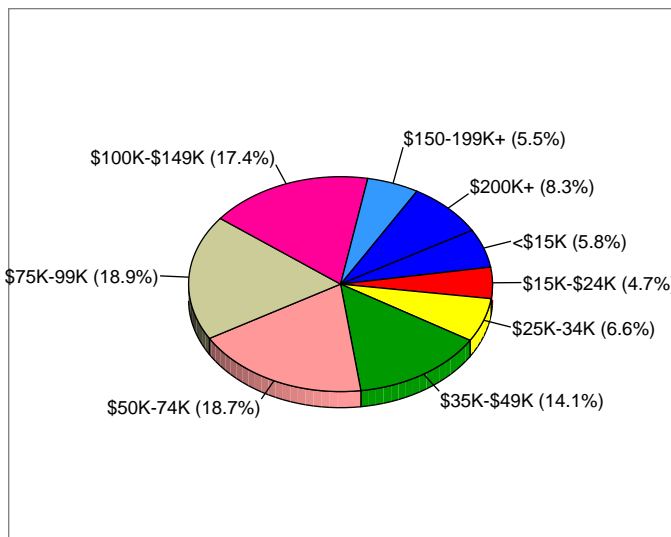
Trends 2009-2014



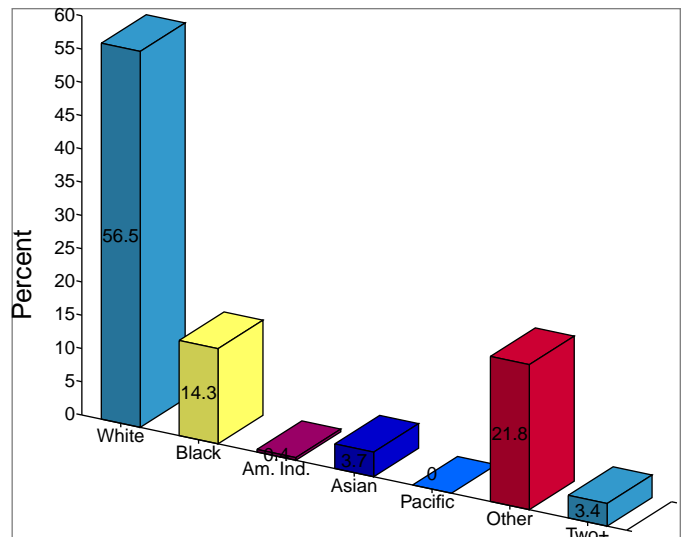
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 31.2%



Demographic and Income Profile

Alan Joel

1769 Cheshire Bridge Rd NE, ...

Latitude: 33.807955
 Longitude: -84.364372
 Radius: 2 Miles

Site Type: Ring

Summary	2000	2009	2014
Population	56,904	65,567	71,413
Households	30,882	35,231	38,347
Families	9,530	9,750	10,005
Average Household Size	1.80	1.82	1.83
Owner Occupied HUs	13,504	14,504	15,549
Renter Occupied HUs	17,378	20,727	22,798
Median Age	34.1	34.8	34.6

Trends: 2009-2014 Annual Rate	Area	State	National
Population	1.72%	1.80%	0.91%
Households	1.71%	1.83%	0.94%
Families	0.52%	1.47%	0.74%
Owner HHs	1.4%	1.92%	1.19%
Median Household Income	0.9%	0.64%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3,060	9.9%	2,387	6.8%	2,313	6.0%
\$15,000 - \$24,999	2,672	8.6%	1,728	4.9%	1,773	4.6%
\$25,000 - \$34,999	3,322	10.7%	2,016	5.7%	1,864	4.9%
\$35,000 - \$49,999	4,258	13.7%	4,440	12.6%	4,255	11.1%
\$50,000 - \$74,999	5,817	18.8%	6,387	18.1%	6,790	17.7%
\$75,000 - \$99,999	3,387	10.9%	5,595	15.9%	7,321	19.1%
\$100,000 - \$149,999	4,212	13.6%	6,498	18.4%	6,787	17.7%
\$150,000 - \$199,000	1,720	5.6%	2,362	6.7%	2,661	6.9%
\$200,000+	2,533	8.2%	3,820	10.8%	4,583	12.0%
Median Household Income	\$57,892		\$77,198		\$80,739	
Average Household Income	\$87,449		\$112,573		\$120,128	
Per Capita Income	\$47,830		\$60,205		\$64,167	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,236	3.9%	2,581	3.9%	2,799	3.9%
5 - 9	1,482	2.6%	1,701	2.6%	1,849	2.6%
10 - 14	1,369	2.4%	1,585	2.4%	1,710	2.4%
15 - 19	1,486	2.6%	1,894	2.9%	1,982	2.8%
20 - 24	5,471	9.6%	6,403	9.8%	7,152	10.0%
25 - 34	17,878	31.4%	18,939	28.9%	20,979	29.4%
35 - 44	10,747	18.9%	10,983	16.8%	10,904	15.3%
45 - 54	7,428	13.1%	9,254	14.1%	9,543	13.4%
55 - 64	3,707	6.5%	5,914	9.0%	6,847	9.6%
65 - 74	2,143	3.8%	2,738	4.2%	3,786	5.3%
75 - 84	1,953	3.4%	2,160	3.3%	2,309	3.2%
85+	1,005	1.8%	1,412	2.2%	1,552	2.2%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	46,149	81.1%	46,311	70.6%	46,697	65.4%
Black Alone	4,954	8.7%	9,428	14.4%	12,242	17.1%
American Indian Alone	114	0.2%	163	0.2%	190	0.3%
Asian Alone	1,742	3.1%	2,623	4.0%	3,241	4.5%
Pacific Islander Alone	14	0.0%	23	0.0%	28	0.0%
Some Other Race Alone	2,906	5.1%	5,355	8.2%	6,926	9.7%
Two or More Races	1,025	1.8%	1,665	2.5%	2,090	2.9%
Hispanic Origin (Any Race)	5,288	9.3%	9,337	14.2%	11,997	16.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile

Alan Joel

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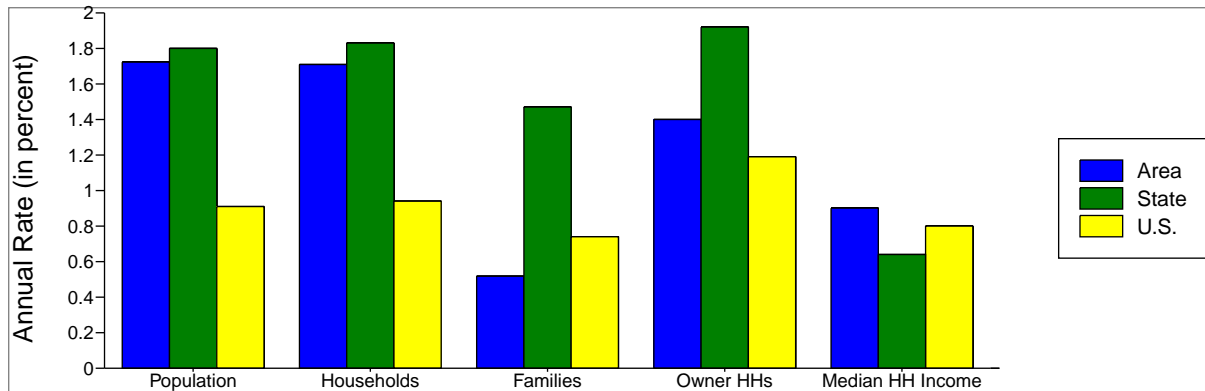
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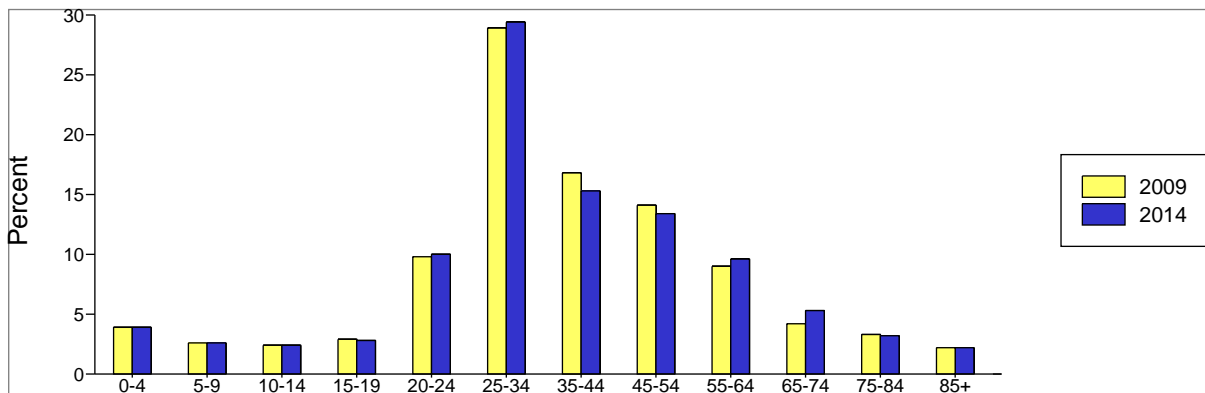
Radius: 2 Miles

Site Type: Ring

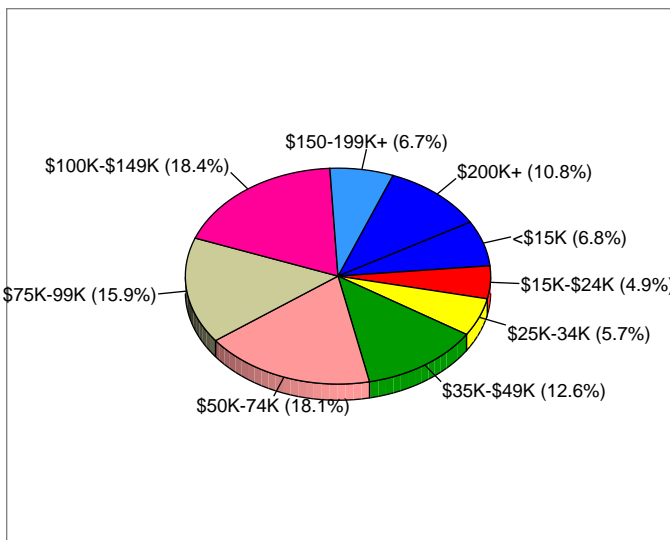
Trends 2009-2014



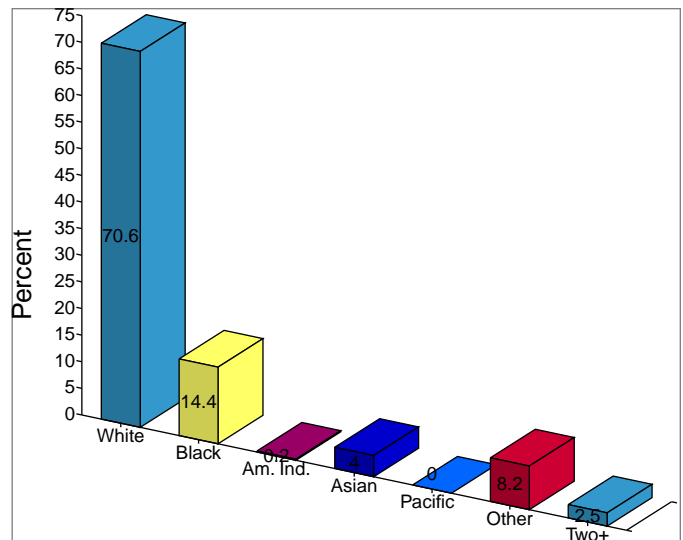
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 14.2%



Demographic and Income Profile

Alan Joel

1769 Cheshire Bridge Rd NE, ...

Latitude: 33.807955
 Longitude: -84.364372
 Radius: 3 Miles

Site Type: Ring

Summary	2000	2009	2014
Population	125,058	152,183	167,125
Households	62,998	76,936	85,082
Families	18,789	20,589	21,412
Average Household Size	1.81	1.82	1.82
Owner Occupied HUs	24,814	28,684	31,069
Renter Occupied HUs	38,184	48,252	54,012
Median Age	32.2	33.2	33.2

Trends: 2009-2014 Annual Rate	Area	State	National
Population	1.89%	1.80%	0.91%
Households	2.03%	1.83%	0.94%
Families	0.79%	1.47%	0.74%
Owner HHs	1.61%	1.92%	1.19%
Median Household Income	1.32%	0.64%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	8,264	13.1%	6,955	9.0%	6,905	8.1%
\$15,000 - \$24,999	6,010	9.5%	4,943	6.4%	5,162	6.1%
\$25,000 - \$34,999	6,956	11.0%	4,951	6.4%	4,665	5.5%
\$35,000 - \$49,999	8,800	14.0%	9,512	12.4%	9,239	10.9%
\$50,000 - \$74,999	11,543	18.3%	13,831	18.0%	15,100	17.7%
\$75,000 - \$99,999	6,460	10.3%	11,718	15.2%	15,913	18.7%
\$100,000 - \$149,999	7,310	11.6%	13,226	17.2%	13,940	16.4%
\$150,000 - \$199,000	2,934	4.7%	4,349	5.7%	5,013	5.9%
\$200,000+	4,690	7.4%	7,448	9.7%	9,142	10.7%
Median Household Income	\$52,437		\$71,796		\$76,650	
Average Household Income	\$81,108		\$105,246		\$112,848	
Per Capita Income	\$41,917		\$54,531		\$58,805	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,682	3.7%	5,686	3.7%	6,256	3.7%
5 - 9	3,364	2.7%	3,914	2.6%	4,317	2.6%
10 - 14	2,884	2.3%	3,589	2.4%	3,894	2.3%
15 - 19	6,586	5.3%	7,947	5.2%	8,023	4.8%
20 - 24	16,537	13.2%	19,278	12.7%	21,326	12.8%
25 - 34	37,980	30.4%	42,253	27.8%	46,946	28.1%
35 - 44	20,588	16.5%	23,560	15.5%	23,661	14.2%
45 - 54	13,824	11.1%	18,667	12.3%	20,042	12.0%
55 - 64	7,258	5.8%	12,511	8.2%	14,750	8.8%
65 - 74	4,580	3.7%	6,078	4.0%	8,516	5.1%
75 - 84	4,320	3.5%	5,095	3.3%	5,439	3.3%
85+	2,456	2.0%	3,604	2.4%	3,956	2.4%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	96,718	77.3%	102,477	67.3%	103,928	62.2%
Black Alone	14,710	11.8%	26,851	17.6%	34,135	20.4%
American Indian Alone	241	0.2%	356	0.2%	422	0.3%
Asian Alone	6,052	4.8%	9,269	6.1%	11,267	6.7%
Pacific Islander Alone	54	0.0%	94	0.1%	121	0.1%
Some Other Race Alone	5,055	4.0%	9,440	6.2%	12,582	7.5%
Two or More Races	2,228	1.8%	3,697	2.4%	4,669	2.8%
Hispanic Origin (Any Race)	10,466	8.4%	18,651	12.3%	24,411	14.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile

Alan Joel

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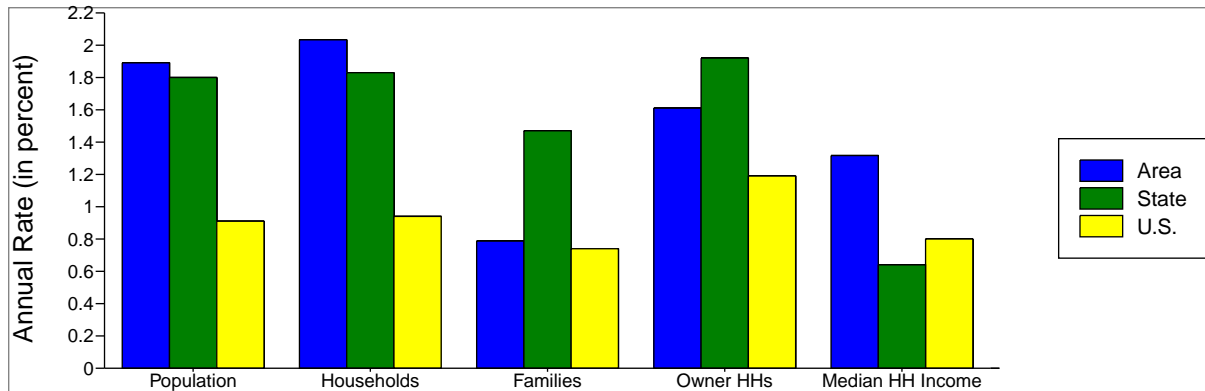
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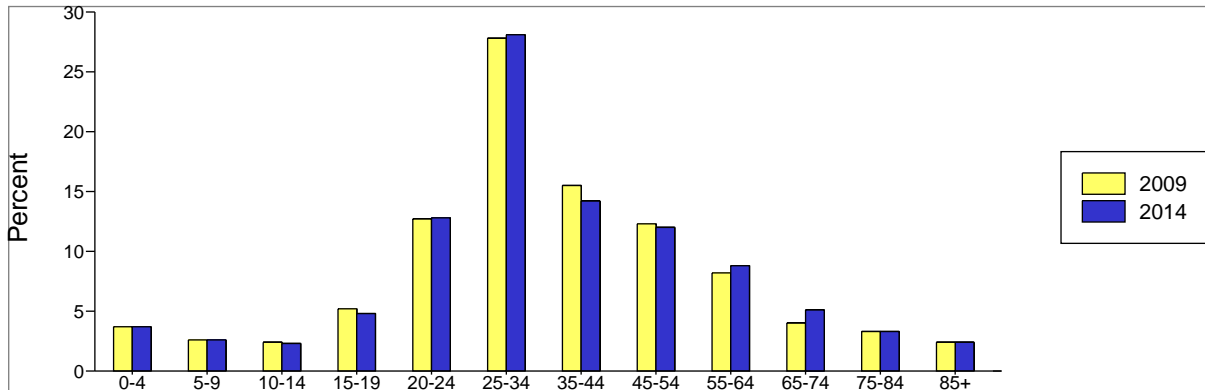
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Site Type: Ring

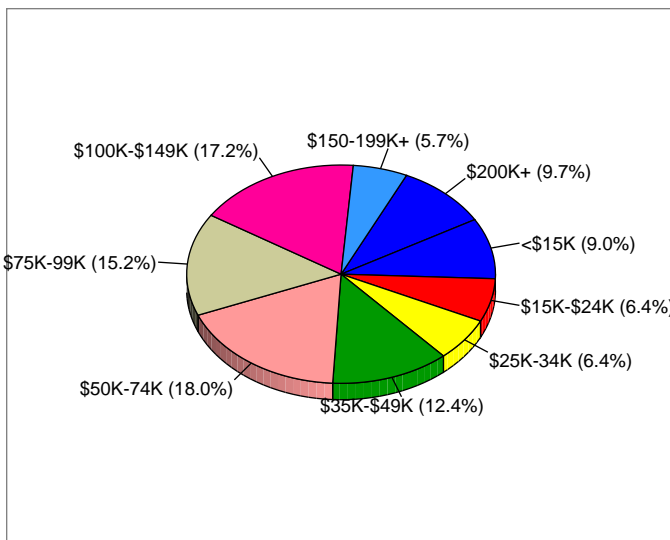
Trends 2009-2014



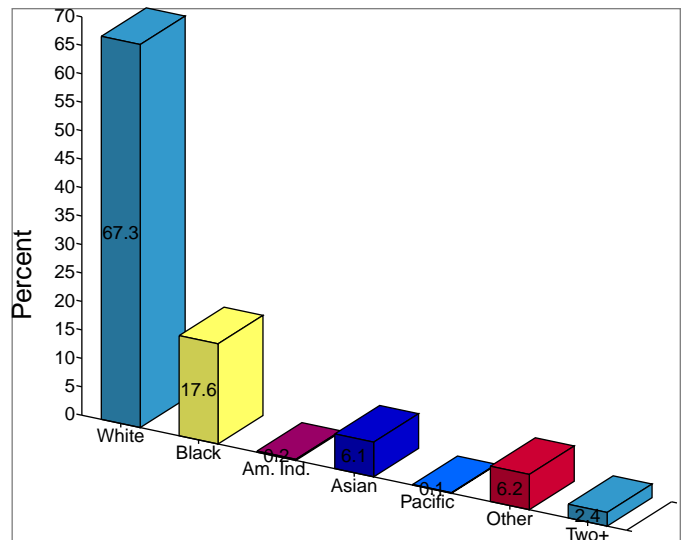
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 12.3%