

**NORTH PARK
WELLNESS CENTER**
FAYETTEVILLE - ATLANTA SUBMARKET
MOVE-IN READY SUITES | ±900 SF - ±1,535 SF

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive broker to arrange the sale or lease of the Subject Property.

This brochure 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 or tenant 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 brochure, 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 brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord 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/Landlord shall have no legal commitment or obligation to any purchaser/tenant reviewing this brochure or making an offer on the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord reserves the right to move forward with an acceptable offer prior to any call for offers deadline.

This brochure may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this brochure, the party in possession hereof agrees (i) to return it if requested and (ii) that this brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this brochure 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 brochure in its entirety and all documents, disks and other information provided in connection therewith.

MICHAEL BULL, CCIM
Commercial Real Estate Advisor
Michael@BullRealty.com
404-876-1640 x101

AUSTIN BULL
V.P. The Office Group
Austin@BullRealty.com
404-876-1640 x175

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	2
NORTH PARK WELLNESS CENTER	5
PROPERTY INFORMATION	6
FLOOR PLANS	7
PHOTOS	10
AERIALS	11
IN THE AREA	13
FAYETTEVILLE, GA	15
ATLANTA AT A GLANCE	16
BROKER PROFILE	20
ABOUT BULL REALTY	21

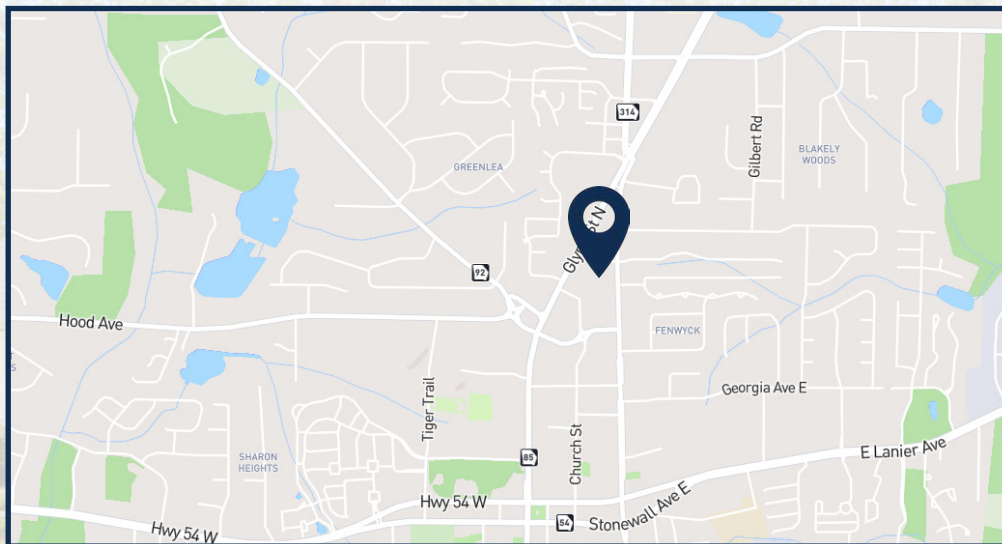
PROPERTY OVERVIEW

NORTH PARK WELLNESS CENTER

Excellent location for wellness-oriented businesses in the popular city of Fayetteville just south of the Atlanta Airport. Move-in ready suites available from ± 900 to $\pm 1,535$ SF. Great synergy with a strong mix of wellness tenants including Primary Care, Pediatrics, Dentistry, Physical Therapy, and Specialty Practices.

Located minutes from Piedmont Fayette Hospital and surrounded by thriving residential neighborhoods, the property benefits from high patient demand, excellent visibility, and convenient access to Highway 54 and GA-85. Fayetteville continues to grow as a healthcare hub, supported by an expanding population, top-rated schools, and strong household incomes. Enjoy proximity to a wide range of dining and retail options at the Pavilion and Fayetteville's revitalized Town Square, making this an ideal location for both patients and providers.

This property delivers a professional, patient-friendly environment—all at competitive lease rates.



Address

98-128 North Park Drive
Fayetteville, GA 30214

Available Suites

Suite 106: ± 900 SF
Suite 110: $\pm 1,032$ SF
Suite 112: $\pm 1,535$ SF

Lease Rate

\$14/SF/YR Base rent
+ \$4.75/SF/YR CAM

PROPERTY INFORMATION

BUILDING

ADDRESS	98-128 North Park Dr, Fayetteville, GA 30214
COUNTY	Fayette
BUILDING SIZE	±24,487 SF
YEAR BUILT	1978
NUMBER OF FLOORS	1
CENTER NAME	North Park Wellness Center

SITE

ZONING	C-2
SITE SIZE	±3.33 Acres
PARCEL ID	05-30-03-020
PARKING SPACES	±65 Spaces = 2.68:1,000 Ratio

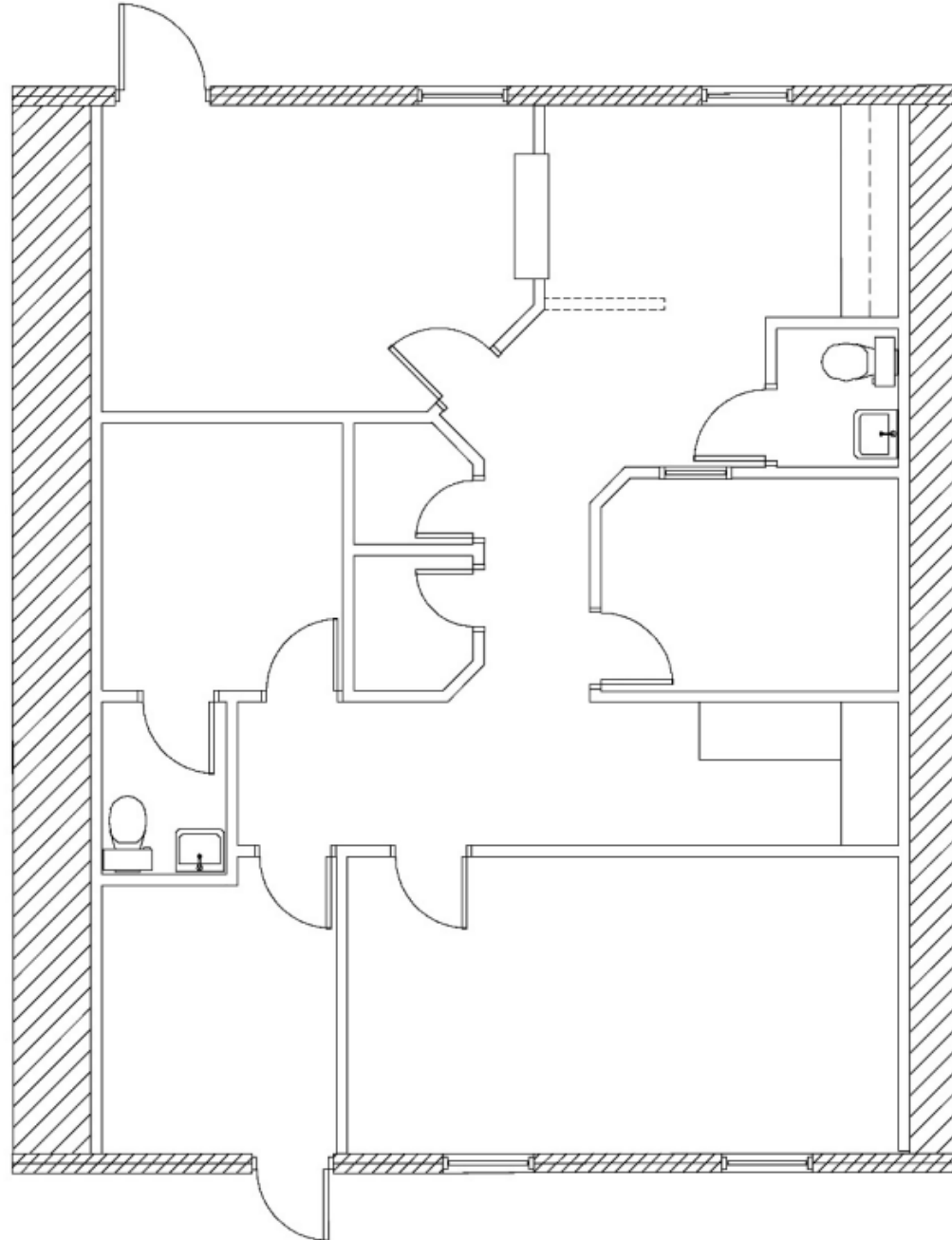


FLOOR PLAN - SUITE 106 *(Coming Soon)*

±900 SF

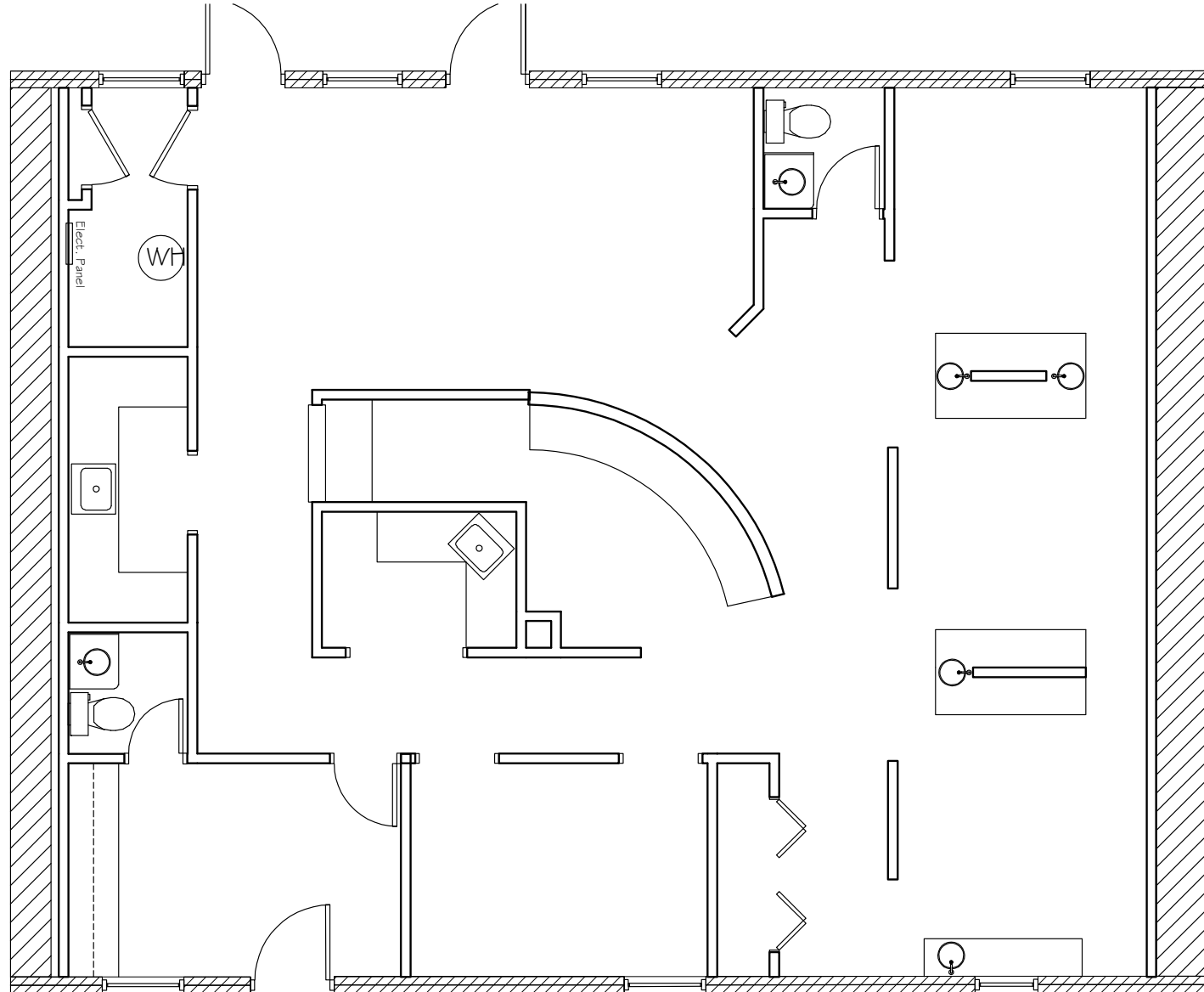
FLOOR PLAN - SUITE 110

±1,032 SF



FLOOR PLAN - SUITE 112

±1,535 SF



A wide-angle photograph of the University of North Carolina at Charlotte's main building. The building is a long, single-story structure with a dark grey roof and light-colored walls. A large, mature green tree stands in the center of a paved courtyard, surrounded by a low stone wall. A paved walkway leads from the foreground towards the building entrance. The sky is blue with scattered white clouds.



AERIALS



AERIALS



IN THE AREA - RETAIL



IN THE AREA - MEDICAL



FAYETTEVILLE, GA



Fayetteville, Georgia, founded in 1823, has grown from a small crossroads into a thriving city known for its balance of historic charm and modern economic growth. With about 19,000 residents and a median household income of over \$82,000, the city is home to Trilith Studios, one of the state's largest film and television campuses, and has plans for one of the world's largest data centers. Its economy is anchored by industries such as healthcare, retail, transportation, and professional services, while new projects aim to strengthen housing, retail, and tourism.

The city is pursuing a five-year economic plan, "Re-Imagining Fayetteville," which emphasizes sports tourism, creative services, technology, and hospitality. Recent investments include revitalizing downtown spaces like Travis Alley, creating micro-apartments to address housing needs, and awarding over \$1.2 million in development grants. These initiatives reflect Fayetteville's transformation into a regional hub for business, culture, and innovation while maintaining its small-town character.

DEMOGRAPHICS	1-Mile	5-Mile	10-Mile
Population	6,106	75,846	381,432
Households	2,561	28,699	147,703
Avg. Household Income	\$95,551	\$113,597	\$102,517
Total Annual Healthcare Spending	\$14,514,588	\$216,456,366	\$956,587,122
Population 50+	41%	39.2%	33.9%
Visited Doctor/12 Months	4,0561	47,266	220,891

Source: Esri 2025

ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**16 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN
THE U.S. 2024**

**- U.S. CENSUS BUREAU
POPULATION DIVISION**

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2025

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS

KING & SPALDING



Mercedes-Benz



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

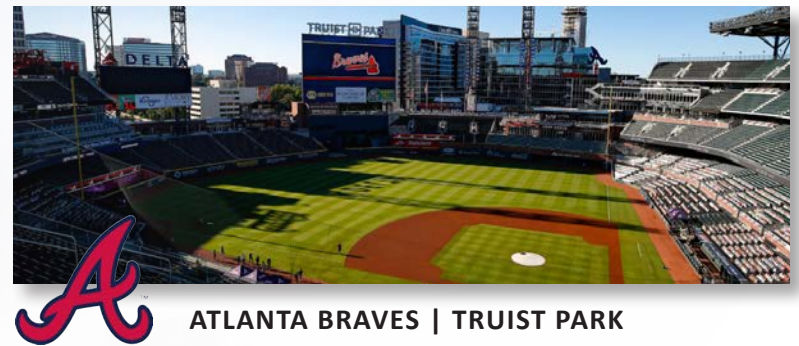
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

CONTACT INFORMATION

BROKER PROFILE



MICHAEL BULL, CCIM
Commercial Real Estate Advisor
Michael@BullRealty.com
404-876-1640 x 101

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is also the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at www.CommercialAgentSuccess.com.

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association.

Michael lives in Atlanta and has a home on Lake Lanier. He enjoys music, stand-up comedy, motorcycles, and high-performance boating.



AUSTIN BULL
V.P. The Office Group
Austin@BullRealty.com
404-876-1640 x 175

Austin Bull specializes in the acquisition and disposition of office properties in the Southeast U.S. He helps clients maximize value through strategic sales and targeted marketing, leveraging a deep understanding of market trends and buyer behavior. Austin utilizes Bull Realty's cutting-edge marketing platforms, extensive national buyer databases, and research-driven strategies to deliver exceptional results.

He works alongside Michael Bull, CCIM—an industry veteran with over \$8 billion in transactions and 35 years of experience—providing clients with unmatched insight, execution, and offering credibility.

Austin holds a degree in Business Administration from the University of North Georgia. Outside of work, he enjoys motorcycles and road course racing.

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 27 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com/>



28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES