

RETAIL FOR SALE & LEASE

TURN-KEY FREESTANDING RESTAURANT BUILDING IN CORNELIA, GA

515 US HWY 441, Cornelia, GA 30531



Sale Price

\$2,150,000

Lease Rate

**\$130,000.00
PER YEAR**

PROPERTY HIGHLIGHTS

- Like-New Turn Key Restaurant w/ Drive Thru
- Quality Clean Kitchen, Storage Room & Large Open Areas
- Newer Equipment & All Improvements Included
- Sealed Roof, Maintained HVAC's, & Hard Surface Floor
- Functional Layout w/ Endless Opportunities | Recently Operated
- 40 Private Parking Stalls on ± 1.57 Acres w/ 2 Curb Cuts
- Superior Location w/ Limited Competition | Strategic Trade Area
- Located In The Primary Retail/Restaurant Corridor In The Area
- Excellent Location, Great Tenant Mix, High Traffic Flows
- $\pm 23,975$ People Living Within A Five Mile Radius Of The Property
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Optimal Visibility w/ $\pm 22,013$ Cars/Day & Daytime Population of $\pm 23,838$

OFFERING SUMMARY

Building Size:	3,052 SF
Lot Size:	1.57 Acres
Year Built:	2017
Zoning:	HI
Traffic Count:	$\pm 38,500$ CPD
APN:	082-053B
Cross Streets:	Hwy 441 & Cannon Bridge Rd
Parking:	13.10/1,000 SF

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PROPERTY DESCRIPTION

±3,052 SF recently occupied freestanding restaurant space located in Cornelia, GA. The site features a state-of-the-art, newly constructed building with modern amenities and design. The functional floor plan includes up-to-date formerly operational kitchen improvements including hood, range, oven, flat top, grill, several refrigerators and freezers, large open areas, separate kitchen and food preparation area, multiple restrooms, & more. The property offers high visibility and easy access with fully lit parking lot (13.1/1000 SF), excellent existing signage, & easy access to HWY-441 & 150 on/off ramps. The new-concept site consists of ±3,052 SF of building space on 1.57-AC parcel of land.

LOCATION DESCRIPTION

The property is located on Old Historic U.S. 441, just off US-441 S. U.S Highway 441 Business is the main thoroughfare that runs thru Cornelia that connects you to U.S Highway 441 that brings you to Atlanta, GA. The retail area has been continuously expanding, thus drawing strong retailers to the area and new development. The property is strategically located in a dense retail corridor benefiting from its proximity to major national and local tenants. Major national and local tenants in the area include: Bojangles, Domino's Pizza, Lowes, Waffle House, Starbucks, Papa Johns Pizza, Burger King, Subway, Walmart, Chick-fil-A, and many more! Old Historic U.S. 441 has ±22,013 vehicles per day. US-441 S brings an additional ±28,172 vehicles per day to the area.



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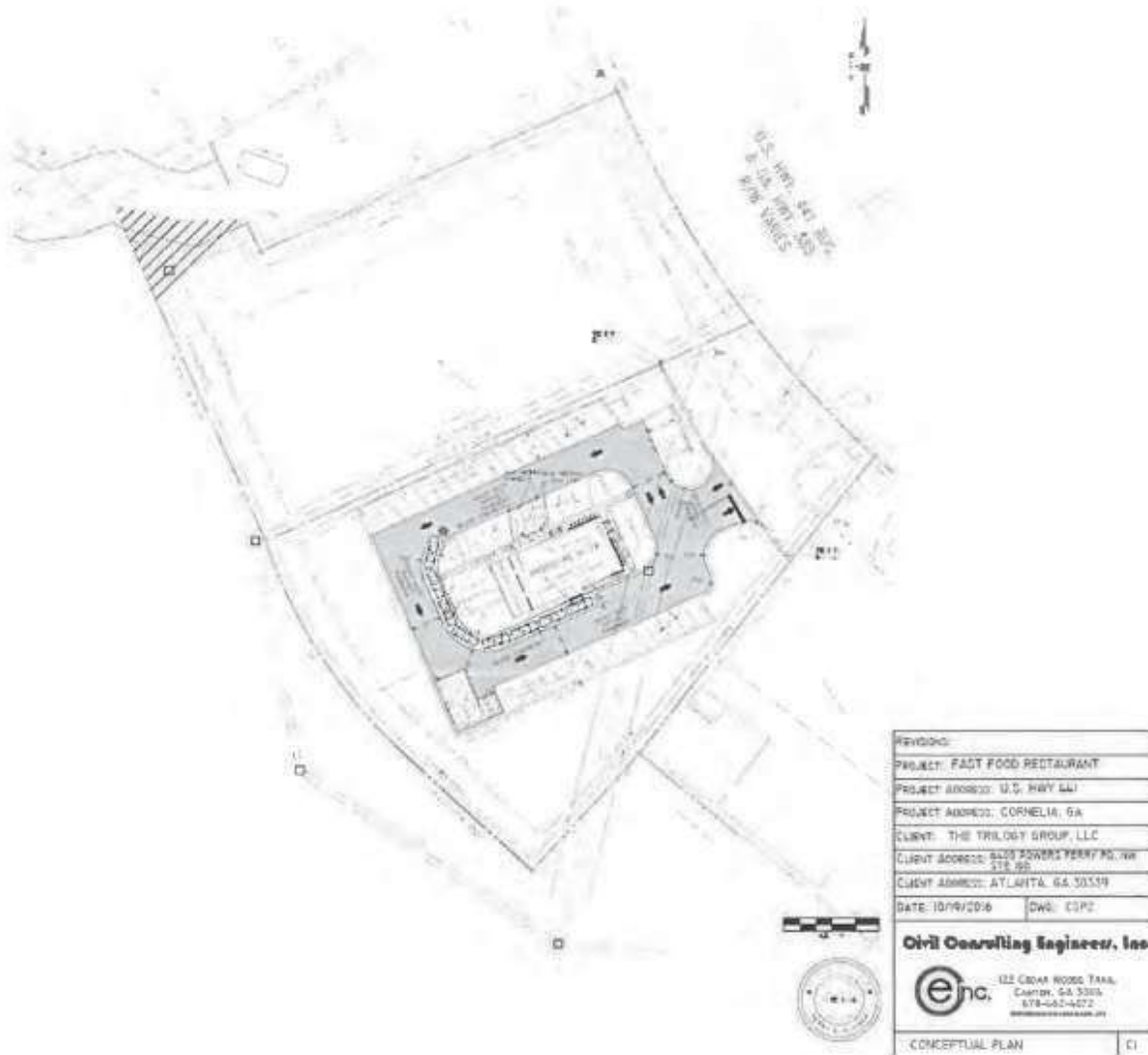
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PROPERTY SITE PLAN



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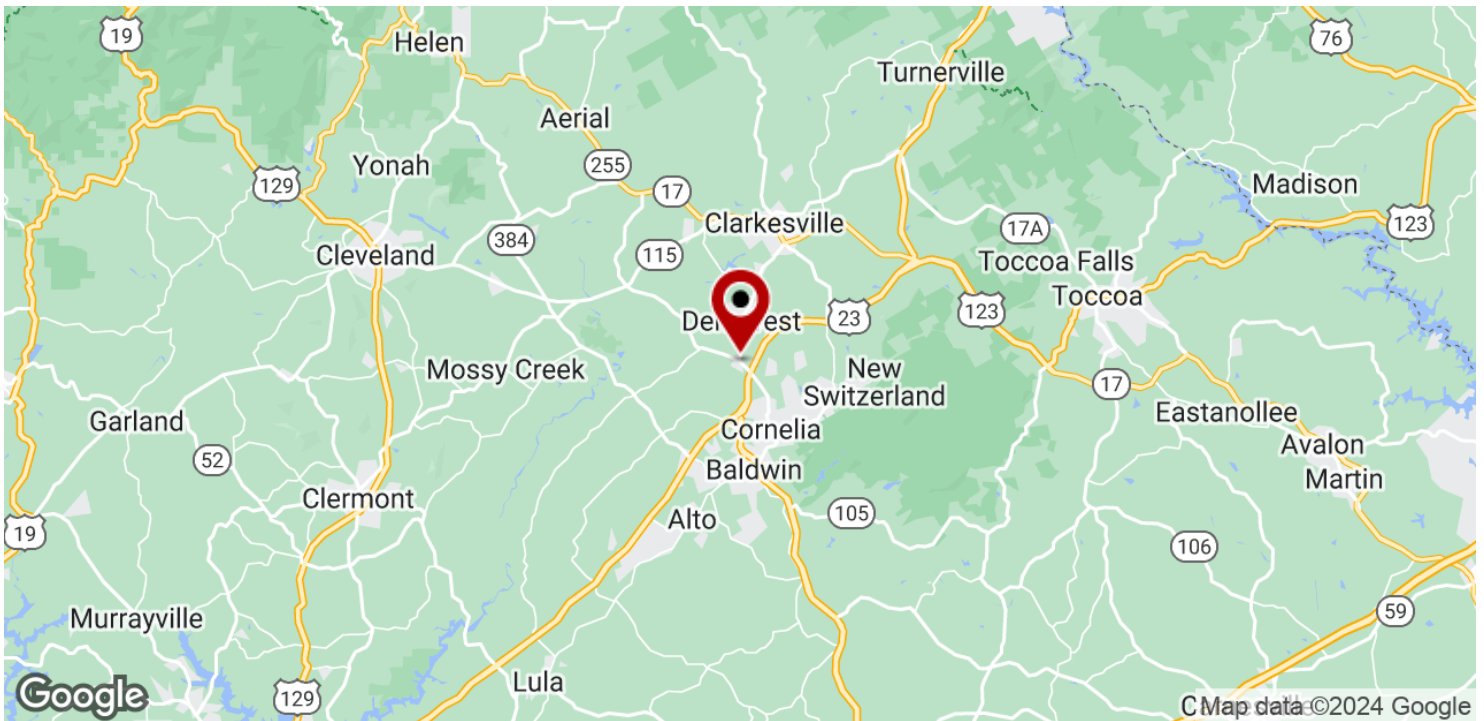
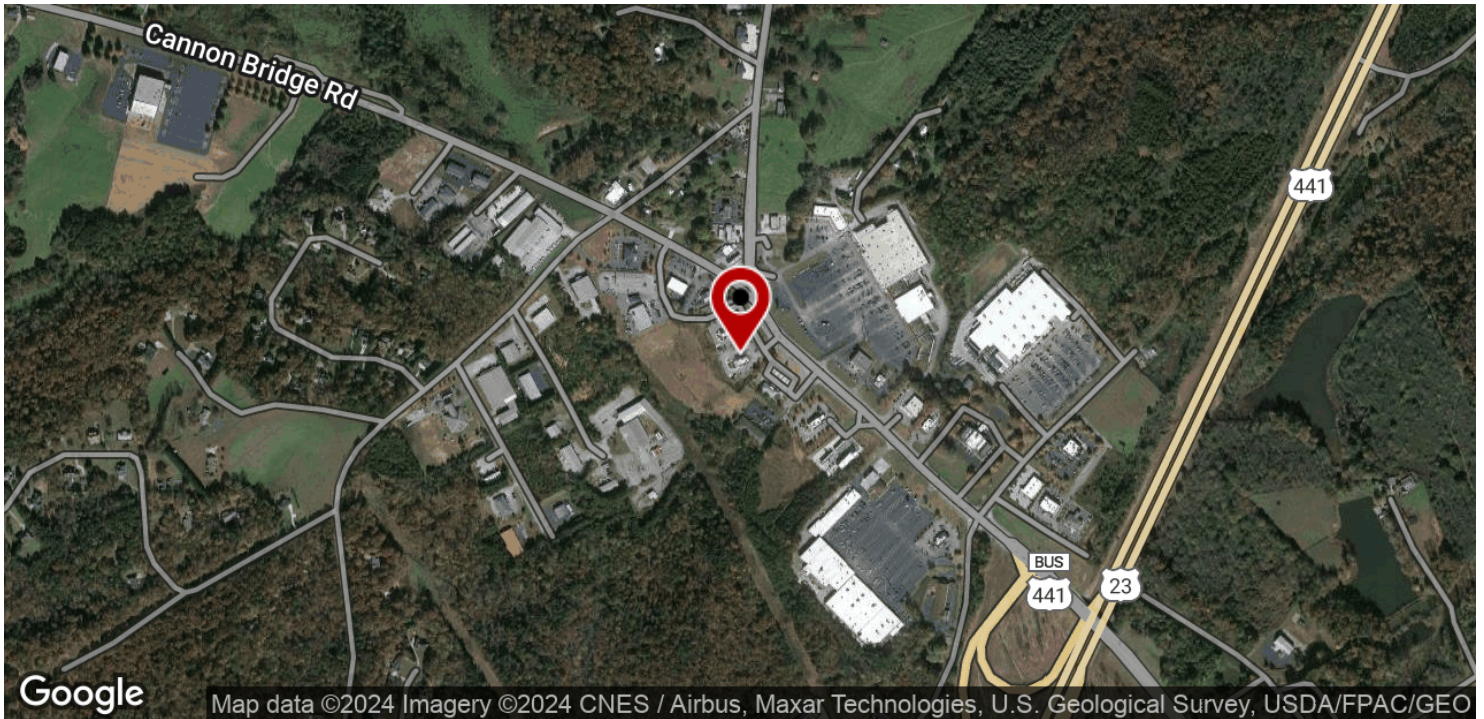
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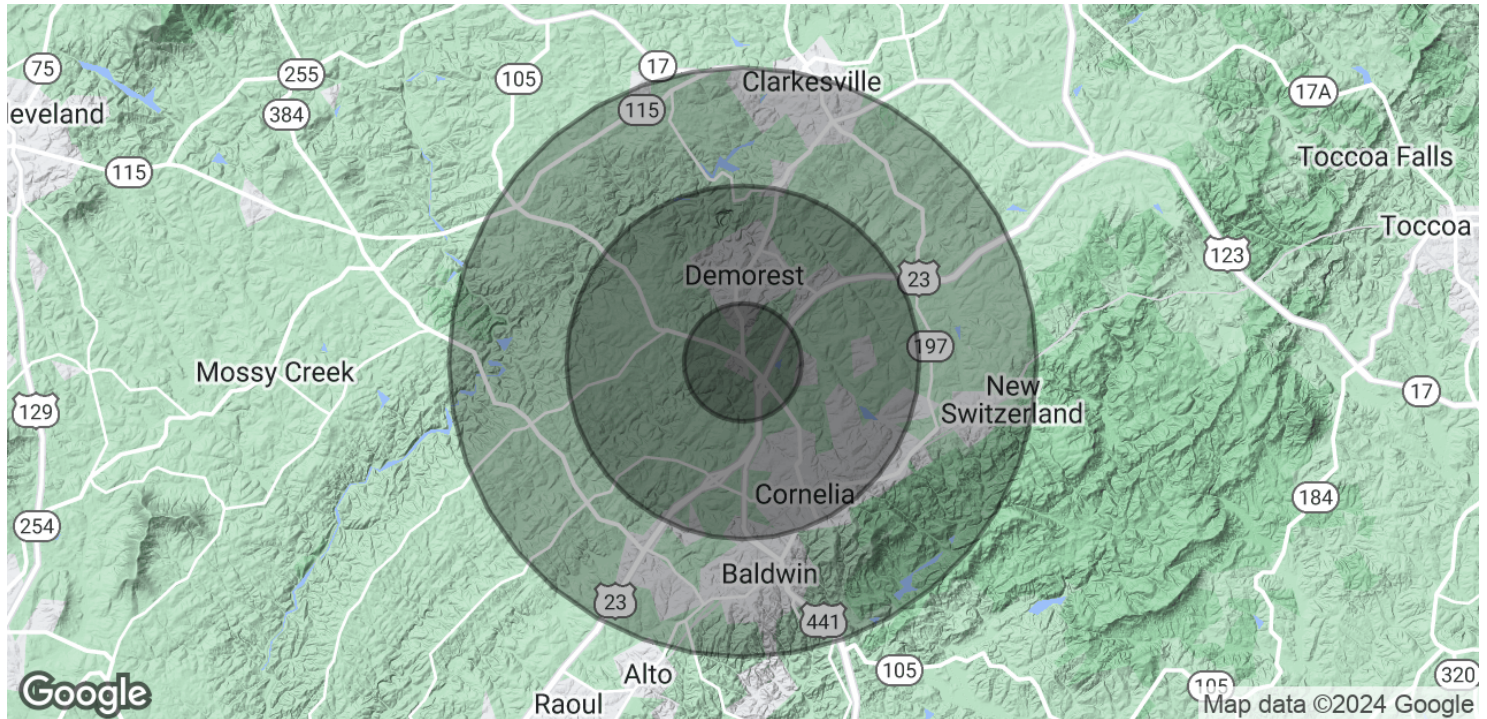
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,793	11,893	23,838
Average Age	31.9	37.7	37.6
Average Age (Male)	31.7	36.3	36.4
Average Age (Female)	32.3	38.2	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	638	4,703	9,527
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$64,631	\$55,721	\$54,073
Average House Value	\$138,164	\$140,822	\$147,520
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	11.9%	21.7%	22.3%

* Demographic data derived from 2020 ACS - US Census

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