

Freestanding Restaurant/Bar For Lease

2845 Mountain Industrial Blvd, Tucker, GA 30084



Property Description

Free standing Restaurant/Bar with patio and large parking lot available for Lease! Lease is triple net (NNN). Tenant responsible for Utilities, Taxes & Maintenance. Monthly Rent \$10,854. Monthly Real Estate Taxes \$863.50 (2023). Long-term lease is available with an option to renew.

Property Highlights

- Freestanding Restaurant/Bar
- Outdoor seating/patio
- Signage on High Traffic Mnt Ind Blvd 24,400 (GDOT)
- 59 parking spaces, including 2 ADA

OFFERING SUMMARY

Lease Rate:	\$10,854/mo
Building Size:	5,210 SF
Lot Size	.73 AC
Parking	59 Spaces (2 ADA)
Zoning	C1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,308	30,483	87,765
Total Population	7,753	79,531	230,846
Average HH Income	\$69,812	\$73,154	\$69,297

DANNY GLUSMAN

BROKER

404.465.3941

dglusman@widespreadgroup.com

WIDESPREAD
COMMERCIAL GROUP

widespreadgroup.com

2845 Mountain Industrial Blvd Retail Property For Lease

2845 Mountain Industrial Blvd, Tucker, GA 30084



DANNY GLUSMAN

BROKER

404.465.3941

dglusman@widespreadgroup.com

WIDESPREAD
COMMERCIAL GROUP

widespreadgroup.com

2845 Mountain Industrial Blvd Retail Property For Lease

2845 Mountain Industrial Blvd, Tucker, GA 30084



DANNY GLUSMAN

BROKER

404.465.3941

dglusman@widespreadgroup.com

WIDESPREAD
COMMERCIAL GROUP

widespreadgroup.com

2845 Mountain Industrial Blvd Retail Property For Lease

2845 Mountain Industrial Blvd, Tucker, GA 30084



DANNY GLUSMAN

BROKER

404.465.3941

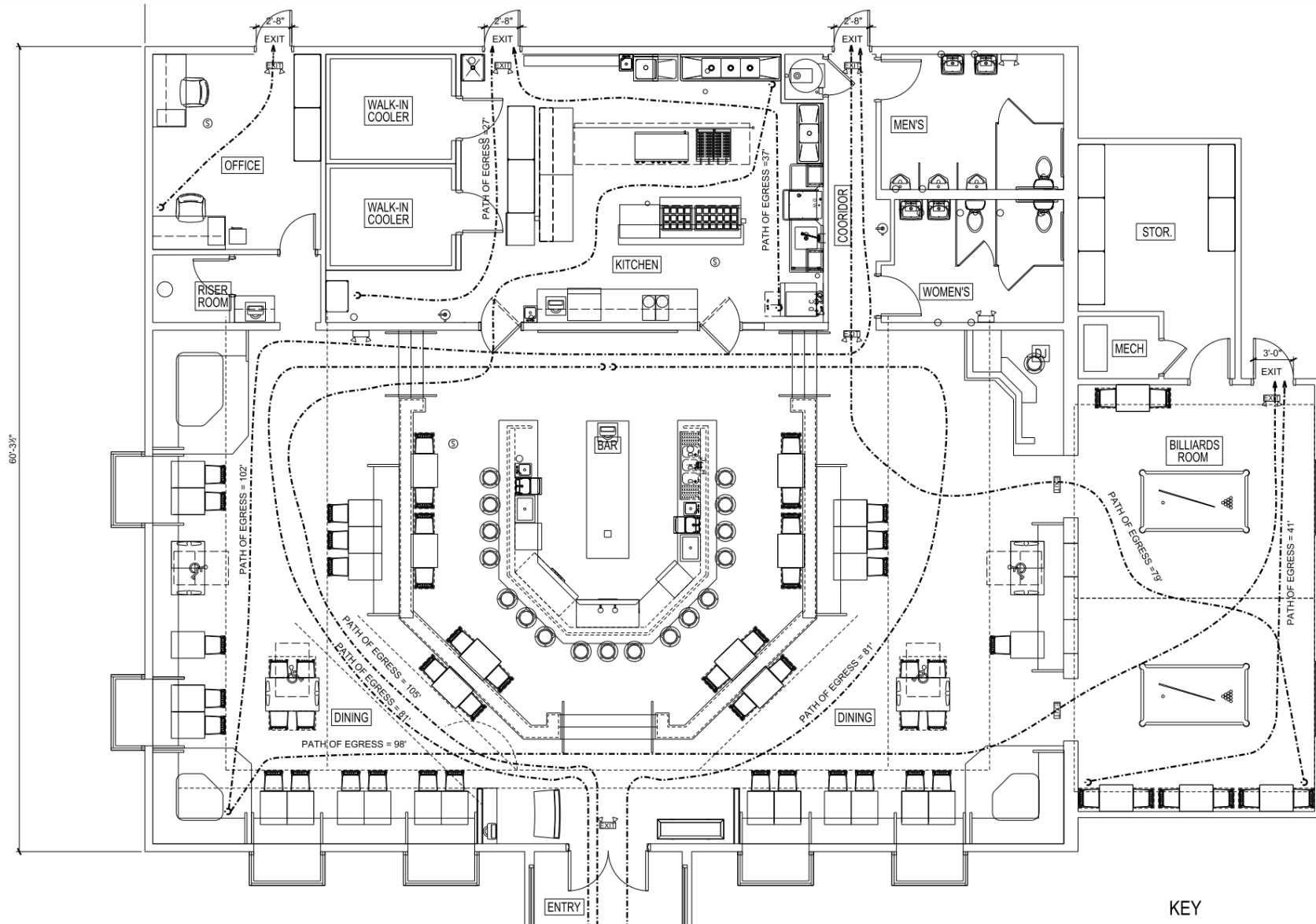
dglusman@widespreadgroup.com

WIDESPREAD
COMMERCIAL GROUP

widespreadgroup.com

2845 Mountain Industrial Blvd Retail Property For Lease

2845 Mountain Industrial Blvd, Tucker, GA 30084



DANNY GLUSMAN

BROKER

404.465.3941

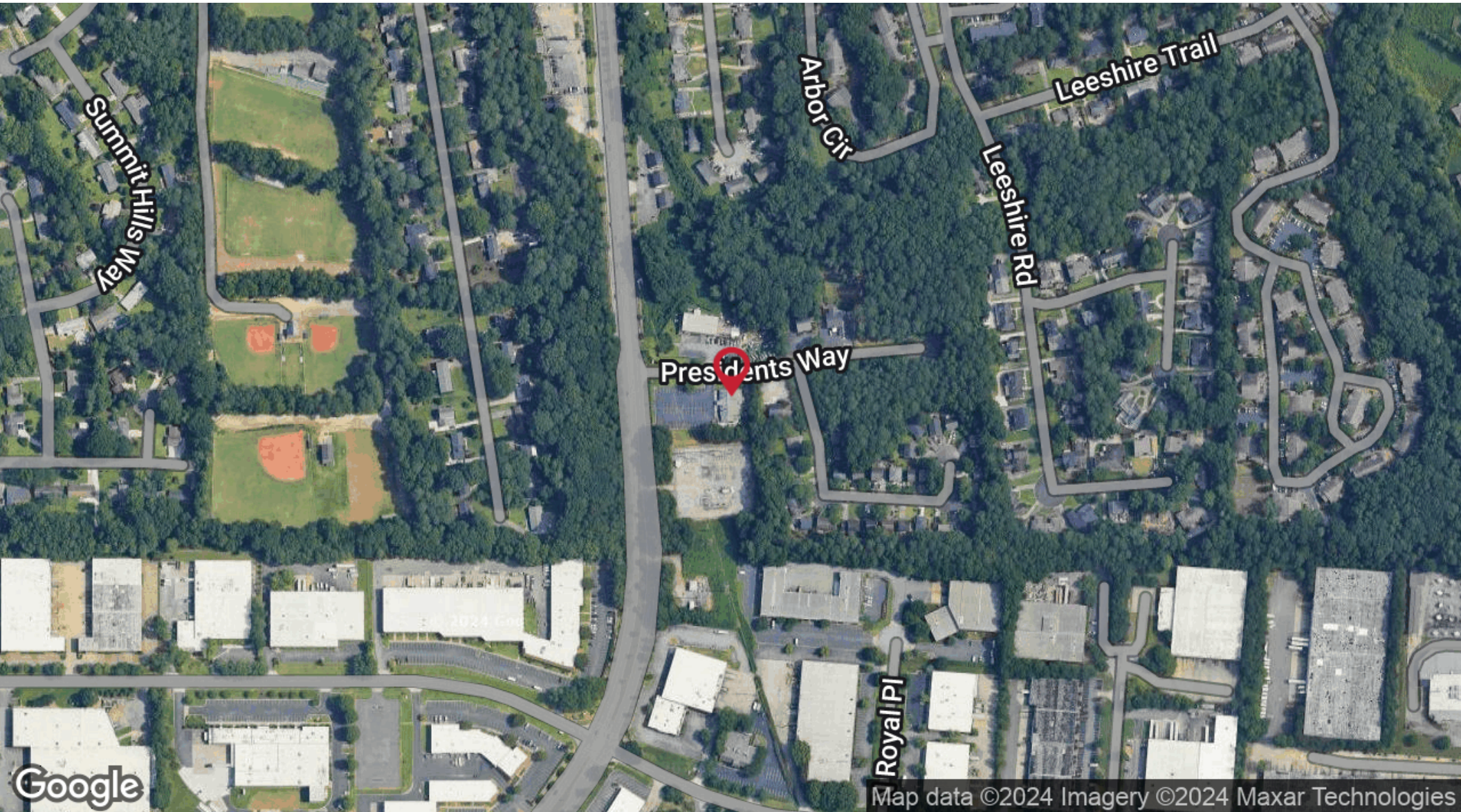
dglusman@widespreadgroup.com

WIDESPREAD
COMMERCIAL GROUP

widespreadgroup.com

2845 Mountain Industrial Blvd Retail Property For Lease

2845 Mountain Industrial Blvd, Tucker, GA 30084



DANNY GLUSMAN

BROKER

404.465.3941

dglusman@widespreadgroup.com

WIDESPREAD
COMMERCIAL GROUP

widespreadgroup.com

2845 Mountain Industrial Blvd Retail Property For Lease

2845 Mountain Industrial Blvd, Tucker, GA 30084



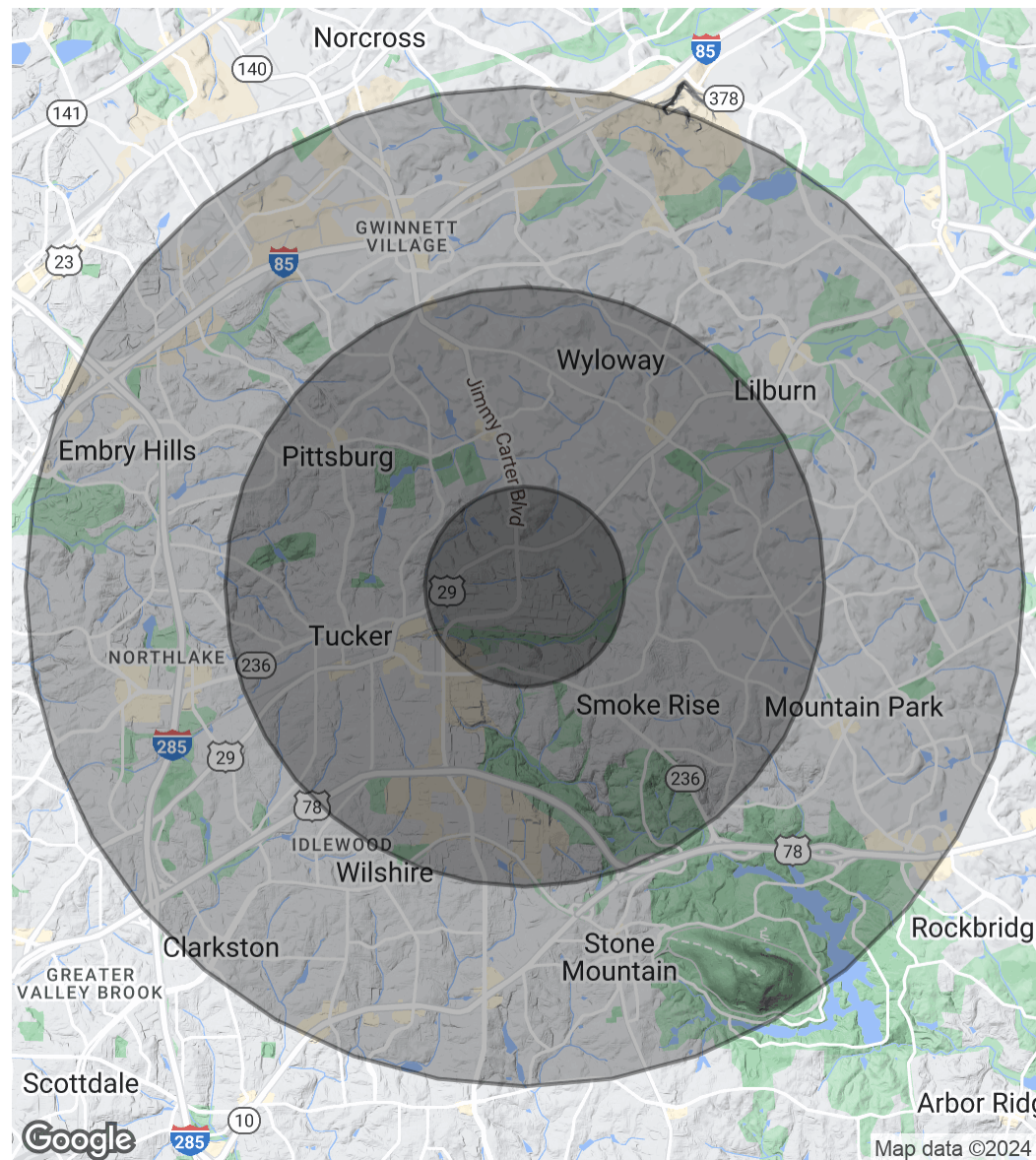
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,753	79,531	230,846
Average Age	37.4	37.2	35.9
Average Age (Male)	35.9	35.1	34.5
Average Age (Female)	38.2	39.6	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,308	30,483	87,765
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$69,812	\$73,154	\$69,297
Average House Value	\$138,271	\$180,770	\$172,705

2020 American Community Survey (ACS)



DANNY GLUSMAN

BROKER

404.465.3941

dglusman@widespreadgroup.com

WIDESPREAD
COMMERCIAL GROUP

widespreadgroup.com