

# 2nd Generation Fast Food - Conley GA

1380 Cedar Grove Rd, Conley, GA 30288



## VIDEO

### Property Description

1380 Cedar Grove Rd, a 3,058 sf 2nd generation restaurant in Conley, GA. This vacant building, constructed in 2000 and zoned M, presents an excellent opportunity for owner or restaurant investors. Previously operated as a Wendy's franchise, the property offers a turnkey solution for owner/operators. With its prime location in the Industrial corridor of Moreland and I-285, this space is primed for a successful a fast food or quick serve establishment.

Traffic count on Moreland is 28,200 VPD (just north of intersection of Cedar Grove Rd). The bridge on Cedar Grove Rd is under construction, but projected to reopen Spring 2025, traffic count is estimated 11,000 VPD

### OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$920,000 |
| Lot Size:      | 34,928 SF |
| Building Size: | 3,058 SF  |

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|                     |                                      |
|---------------------|--------------------------------------|
| Building Name       | 2nd Generation Fast Food - Conley GA |
| Property Type       | Retail                               |
| Property Subtype    | Restaurant                           |
| APN                 | 15 018 03 006                        |
| Building Size       | 3,058 SF                             |
| Lot Size            | 34,928 SF                            |
| Building Class      | A                                    |
| Year Built          | 2000                                 |
| Number of Floors    | 1                                    |
| Number of Buildings | 1                                    |



- - High-quality construction and well-maintained building
- - In-ground grease trap already in place
- - Spacious parking lot in excellent condition
- - Prime location in a high-traffic corridor
- - Existing drive-through facility for added convenience
- - The building is 'move in' ready for next restaurant.
- - No deed restrictions in place
- - located in unincorporated Dekalb County

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# 2nd Generation Fast Food - Conley GA Retail Property For Sale

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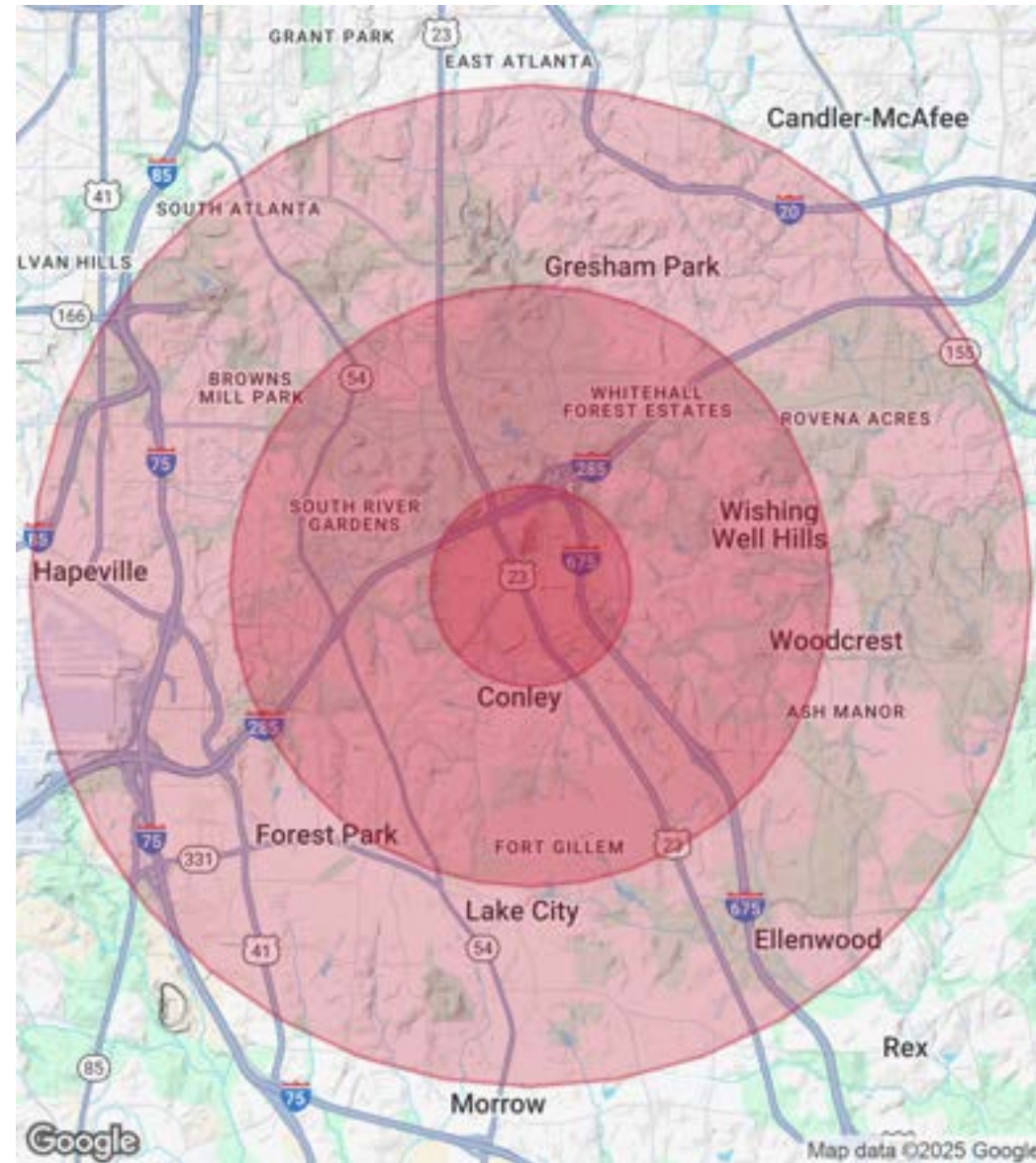
## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,990  | 38,967  | 142,514 |
| Average Age          | 39     | 37      | 38      |
| Average Age (Male)   | 37     | 36      | 36      |
| Average Age (Female) | 40     | 38      | 39      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 707       | 13,218    | 51,581    |
| # of Persons per HH | 2.8       | 2.9       | 2.8       |
| Average HH Income   | \$79,547  | \$78,066  | \$76,999  |
| Average House Value | \$348,734 | \$255,869 | \$278,532 |

Demographics data derived from AlphaMap



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