

# OLD SOUTH BAR-B-Q



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Price  
**\$595,000**





**601 Burbank Cir, Smyrna, GA 30080**

### Investment Overview

**Turnkey restaurant and real estate investment featuring Old South Bar-B-Q, a well-established business with 60 years of continuous operation. Sale includes commercial building, fully operational restaurant, FF&E, and trained employees, providing immediate cash flow and a seamless ownership transition. The business generates approximately \$650,000 in annual revenue and benefits from strong brand recognition and a loyal customer base. Ideal for owner-operators or investors seeking a stabilized, income-producing asset in the Atlanta market. This is a rare opportunity to acquire a fully operational, profitable restaurant with an established brand, trained staff, and commercial real estate in a prime Atlanta-area location.**





## Property Highlights

- Address: 601 Burbank Cir, Smyrna, GA 30080
- Land Area: 18,730 SF / 0.43 AC
- Building FAR: 0.10
- Zoning: LC (Local Commercial
- Asset Type: Restaurant / Owner-User / Investment
- Improvements: Standalone restaurant building
- Sale Includes:
- Commercial real estate
- Old South Bar-B-Q business
- FF&E (Furniture, Fixtures & Equipment)
- Existing trained employees
- Strong historical performance with loyal clientele
- Established brand recognition and operational continuity

Old South Barbecue® is a family owned and operated restaurant established in 1968 by the late Helen and Jim Llewellyn. Their daughter, Joy, is continuing her parents tradition of serving Smyrna and the surrounding communities their delicious barbecue.

Joy has worked in the restaurant since she was 13 years old. She is the only one of Helen and Jim's 6 children who has made her living working in the family business. Now she and her husband, Paul Banks, work together to continue to carry on her parents legacy.

When Old South opened, there were only a handful of restaurants in Smyrna. We have seen a tremendous

growth to our "hometown" over the years. Now there are practically four restaurants on every corner! We realize there are a lot "newer and fancier" places to choose from to satisfy your taste for BBQ, so we want you to know that we appreciate your choosing to dine with us today!

We have built our business by consistently offering great food and friendly service to our customers, whether you are a long-time customer or this is your first visit with us. We want to you to feel comfortable and "at home" while you eat a meal that has been prepared and served to you by people who care about your satisfaction with your meal. It is important to us. Our hope is that you have the pleasure of dining with us for many years to come. Thank you for coming in today.

Just a few facts about Old South:

- Old South BBQ is the OLDEST restaurant in the city of Smyrna.
- The tables and booths were built by Jim Llewellyn in 1968.
- Many of our employees have been working here for 15, 20, 30 and 40 years.
- The photos on the walls were taken and made into collages by Joy Llewellyn in 1998 and 2003 to commemorate our 30th and 35th year in business.
- All of Old South's logos and wood lettering were created and designed by Jim Llewellyn.
- When Joy is here, there's a good chance you will get a Big Hug!

If you like our food, PLEASE TELL ALL OF YOUR FAMILY, FRIENDS AND CO-WORKERS... If not, kindly whisper it to us.



## 📍 Location Overview

- Located in Smyrna, Georgia, a thriving submarket within the Atlanta MSA, the property benefits from high visibility, strong demographics, and convenient access to major transportation corridors.
- Minutes from I-285 and I-75
- Close proximity to downtown Smyrna, residential neighborhoods, and retail hubs
- Dense surrounding population with consistent local traffic
- Growing market with ongoing commercial and residential development
- Well-positioned for continued long-term demand and visibility