



# BUBBLE TEA BUSINESS FOR SALE | 1,600 SF

Don't miss this rare opportunity! A fully outfitted, recently upgraded bubble tea business is available—perfect for anyone wanting a profitable beverage operation without the hassle of starting from scratch.

2925 BUFORD DR, BUFORD, GA 30519

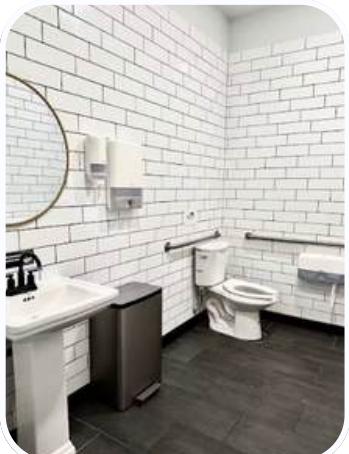


MH COMMERCIAL BROKERS

## SALES HIGHLIGHTS

Total space available 1,600 SF. Offered at \$150,000. Rent is \$7,000/month all-in. 7 years left on the lease plus renewal options. Continue the thriving concept or transform it into your own unique brand.

- ✓ Sublease space available from current tenant
- ✓ Grease trap 1,000 gallon
- ✓ Fully equipped with a loyal existing clientele
- ✓ Fully Built-Out as a Restaurant or Café Space
- ✓ Located in-line with other retail
- ✓ Lease rate does not include utilities, property expenses or building services

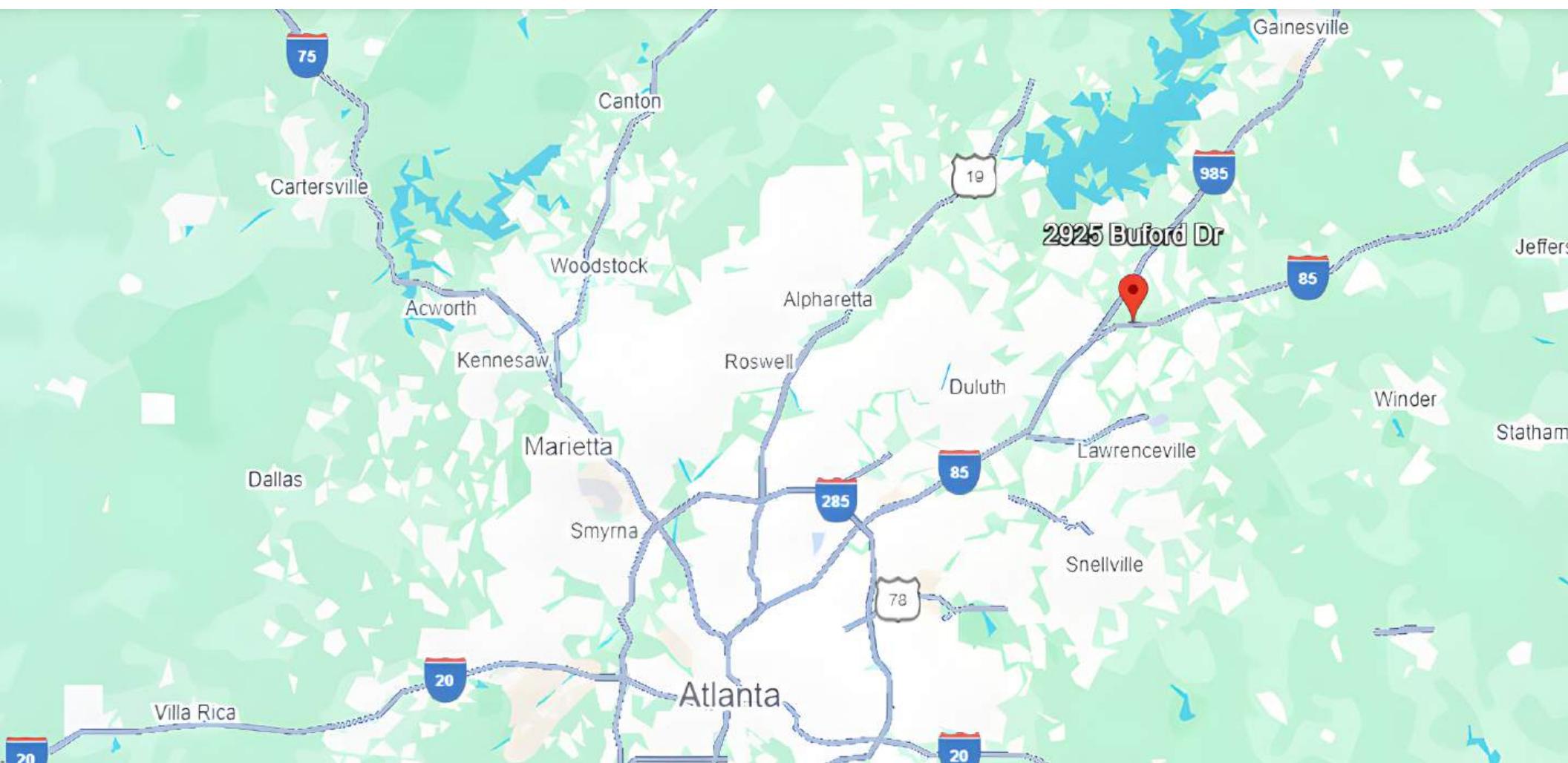


## LOCATION OVERVIEW



Located within The Exchange at Gwinnett, this site is anchored by **Sprouts Farmers Market** and sits in a premier retail and entertainment corridor near the Mall of Georgia, surrounded by strong national retailers with convenient access to I-85.

# DEMOGRAPHICS



## TOTAL POPULATION

1 MILE

**11,264**

3 MILES

**61,561**

5 MILES

**17,376**

## MEDIAN HH INCOME

1 MILE

**\$83,761**

3 MILES

**\$99,295**

5 MILES

**\$104,825**

## HOUSEHOLDS

1 MILE

**4,906**

3 MILES

**22,565**

5 MILES

**61,007**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





# RESTAURANT / CAFÉ BUSINESS FOR SALE

2925 Buford Dr, Buford, GA 30519

Julie Yang, CCIM

678-709-5810

[JulieYang@MHCommercialBrokers.com](mailto:JulieYang@MHCommercialBrokers.com)

Ashley Wen

678-599-8207

[AshleyWen@MHcommercialBrokers.com](mailto:AshleyWen@MHcommercialBrokers.com)

