



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



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

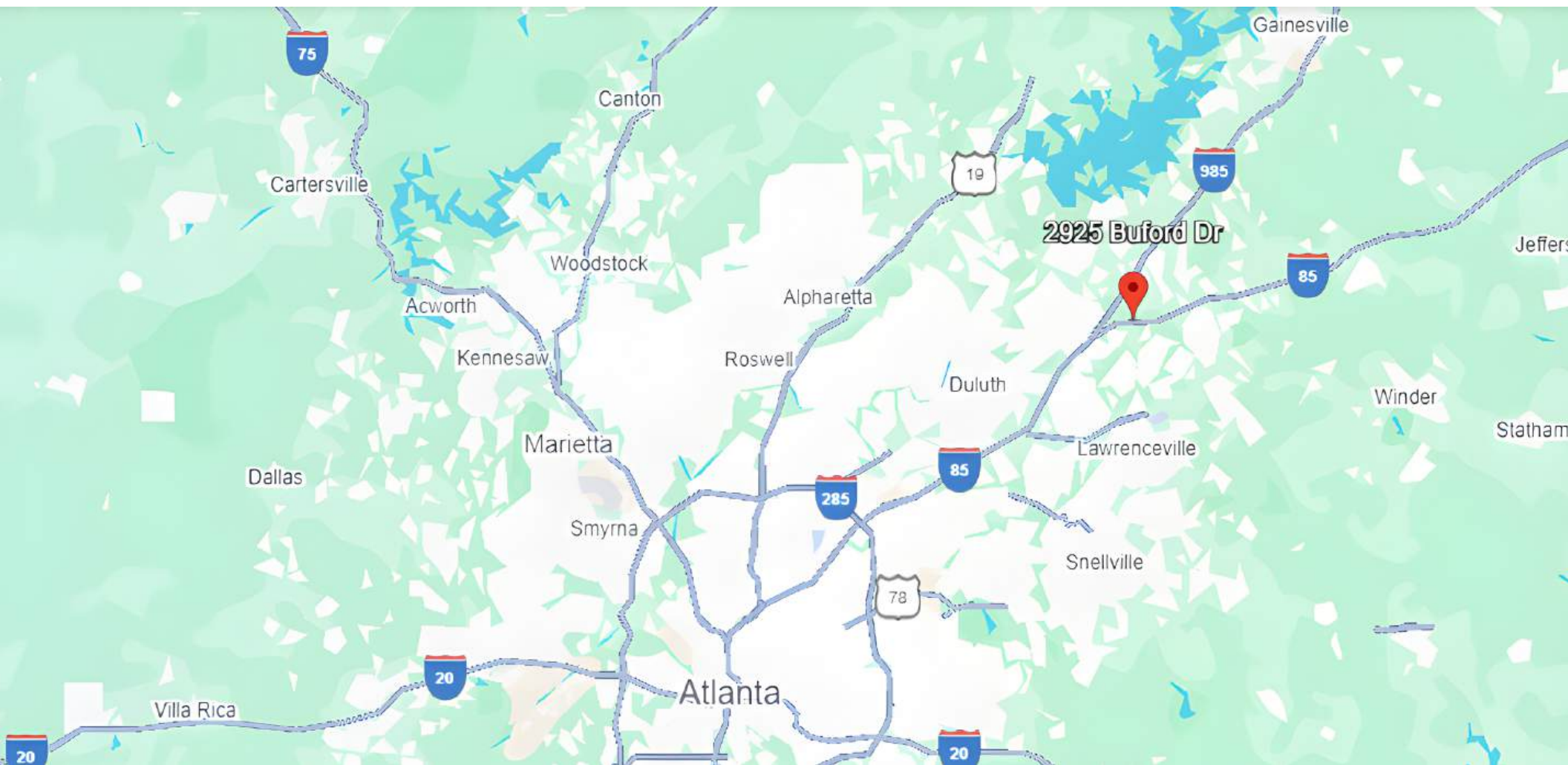


LOCATION OVERVIEW

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	3 MILES	5 MILES
11,264	61,561	17,376



MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$83,761	\$99,295	\$104,825



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,906	22,565	61,007

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RESTAURANT / CAFÉ BUSINESS FOR SALE

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