

Real Estate and Business sold together

4437 Cowan Rd, Tucker, GA 30084



Property Description

Widespread Commercial is pleased to present a fantastic opportunity to acquire this ±3,900 SF freestanding restaurant building with existing pizza business. Enzo's Pizza has been a Tucker staple for the past 17 years and has successfully operated from the current location for the past 8 years.

The property is well-located just off of busy Hugh Howell Road along with restaurants such as Zaxby's, Chipotle, Chick-fil-a and Longhorn Steakhouse. Situated on ±0.65-acres, this DT-2 zoned site provides the property provides ample surface parking and features a large outdoor patio. The offering includes a pizza business with a 17-year track record and all business assets including furniture, fixtures and equipment. This is a rare turnkey opportunity to continue operating the existing business or launch your own restaurant concept.

Property Highlights

- About 3,900 SF
- Located on the busy retail corridor Hugh Howell Rd, just north of the Industrial corridor
- Ideal opportunity for an owner/operator or an investor
- Restaurant can seat about 98 people
- Newly updated 1500 gallon grease trap installed
- New HVAC installed within the last 2 years
- 34 Parking Spaces

OFFERING SUMMARY

Sale Price:	\$1,190,000
Number of Units:	1

DANNY GLUSMAN

BROKER

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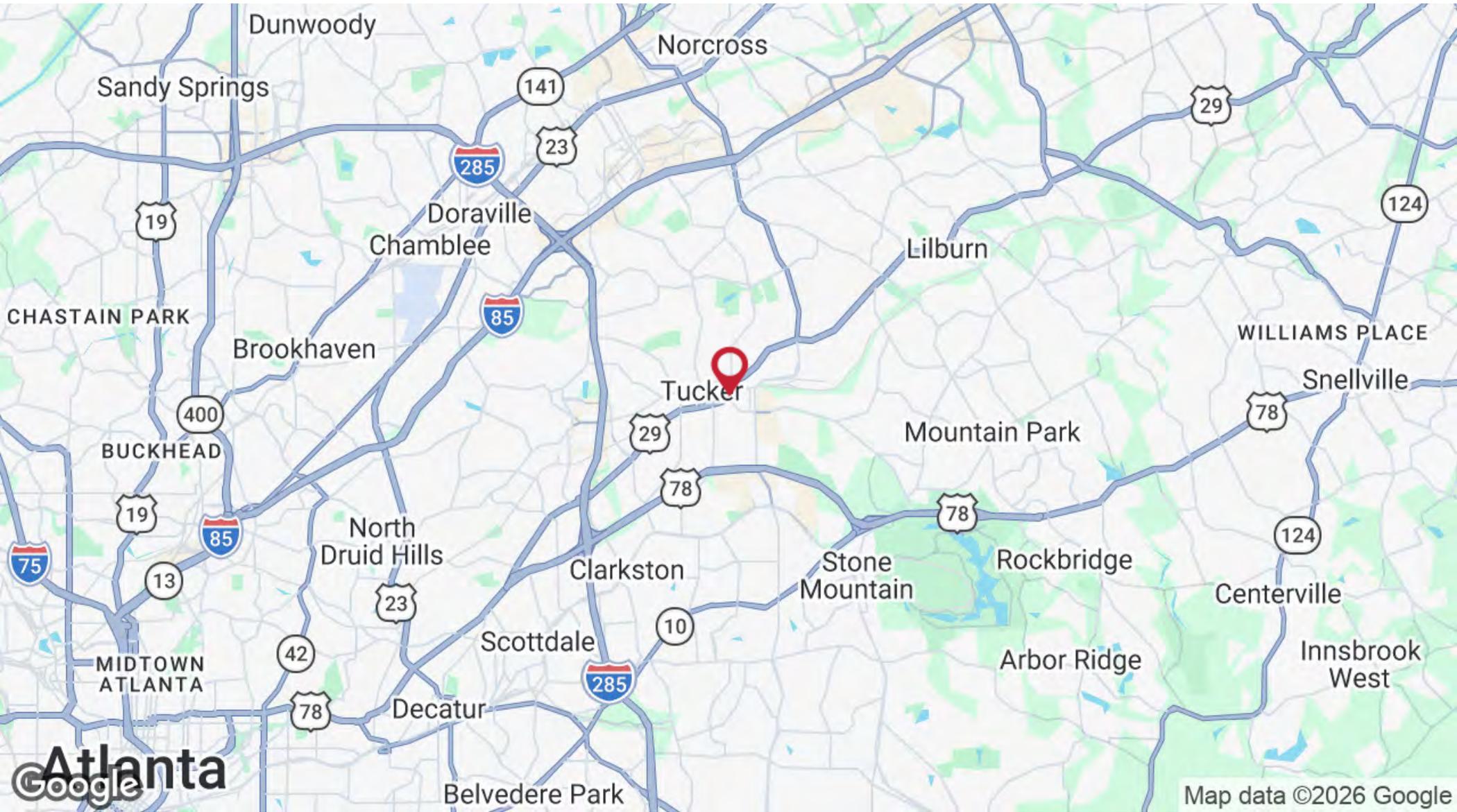
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4437 Cowan Rd Retail Property For Sale

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Turnkey Pizza Restaurant for Sale – Tucker, Georgia

Business Overview

Enzo's is an established, full-service pizza restaurant generating approximately \$913,000 in annual sales. The business operates from a ±4,000 SF freestanding building with ample on-site parking and supports dine-in, takeout, and delivery operations. The restaurant is offered as a turnkey opportunity with a fully equipped commercial kitchen and pizza production line in place.

Investment Highlights

- Approximately \$913,000 in annual sales
- ±4,000 SF freestanding building with ample parking
- Fully equipped commercial kitchen and pizza production line
- Turnkey operation with immediate continuation
- Upside through enhancement of outdoor patio
- Flexible opportunity for continued operation or rebranding

Location & Market – Tucker, Georgia

Located in the growing Tucker submarket of metro Atlanta, the area benefits from strong demographics, rising household incomes, and highly regarded public and private schools. Ongoing reinvestment and redevelopment continue to support long-term dining demand and visibility for well-located restaurant concepts.

Ideal Buyer Profile

This opportunity is well suited for an owner-operator, a multi-unit restaurant group seeking an additional performing location, or a restaurateur looking to introduce a new concept using existing pizza-focused infrastructure.

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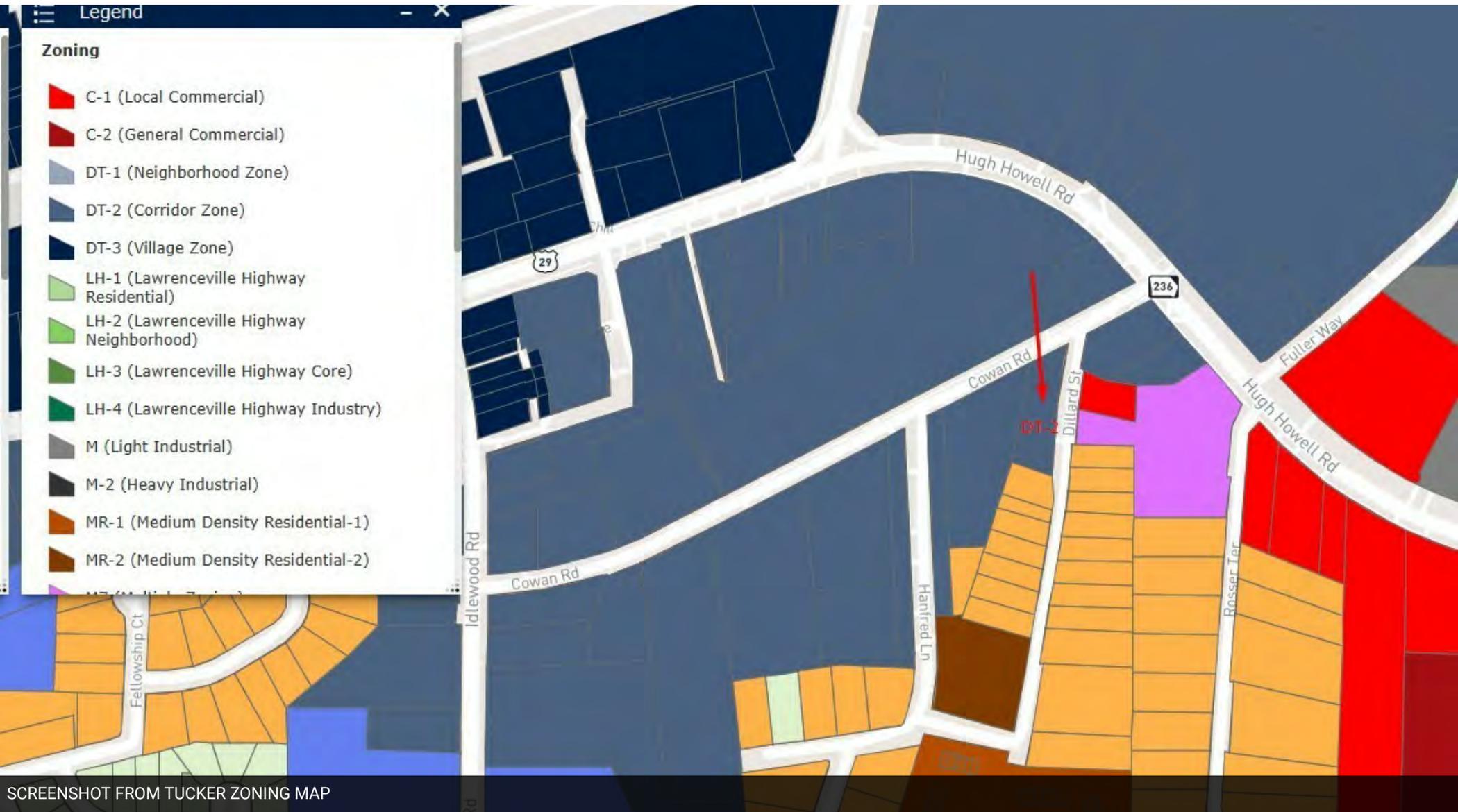
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SCREENSHOT FROM TUCKER ZONING MAP

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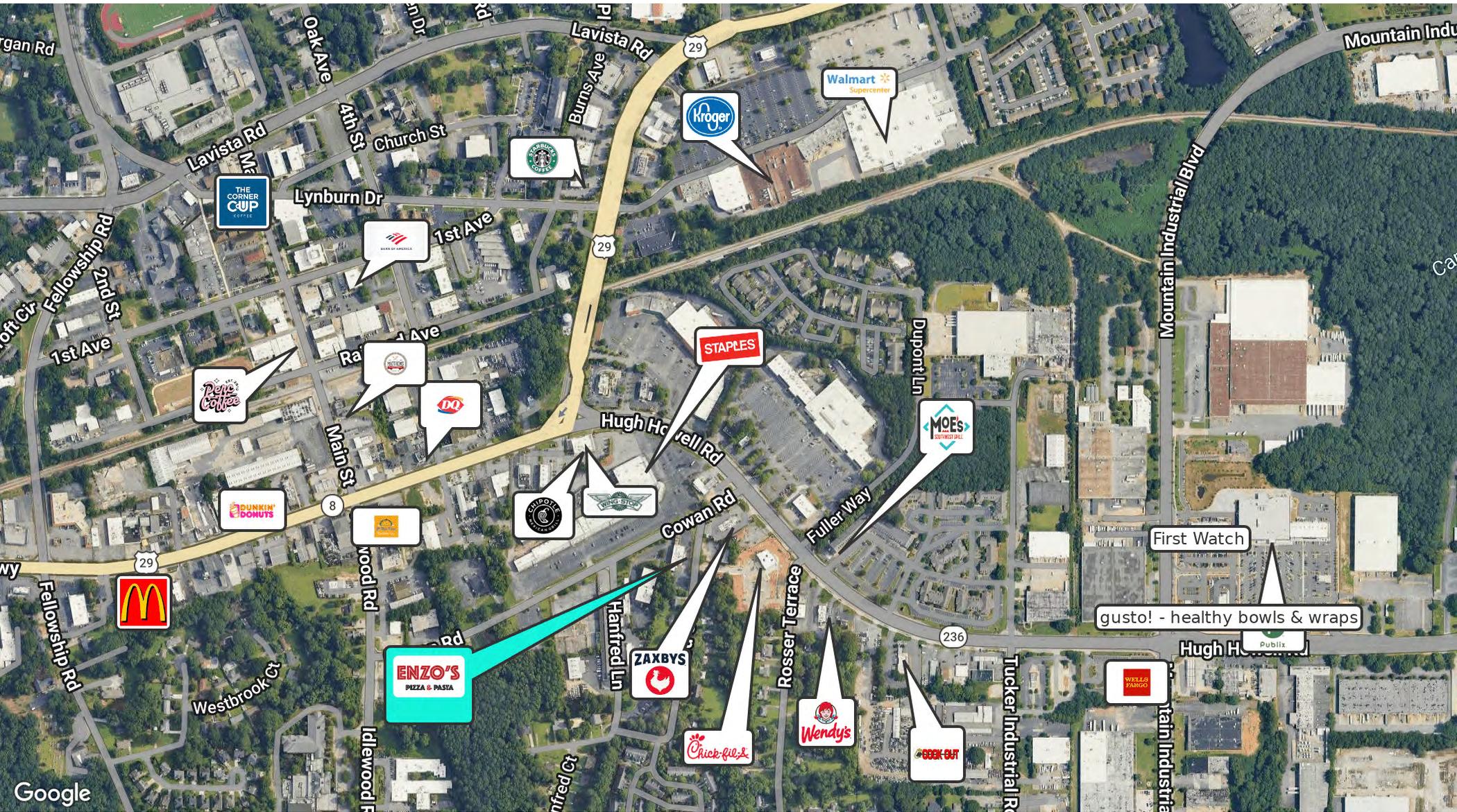
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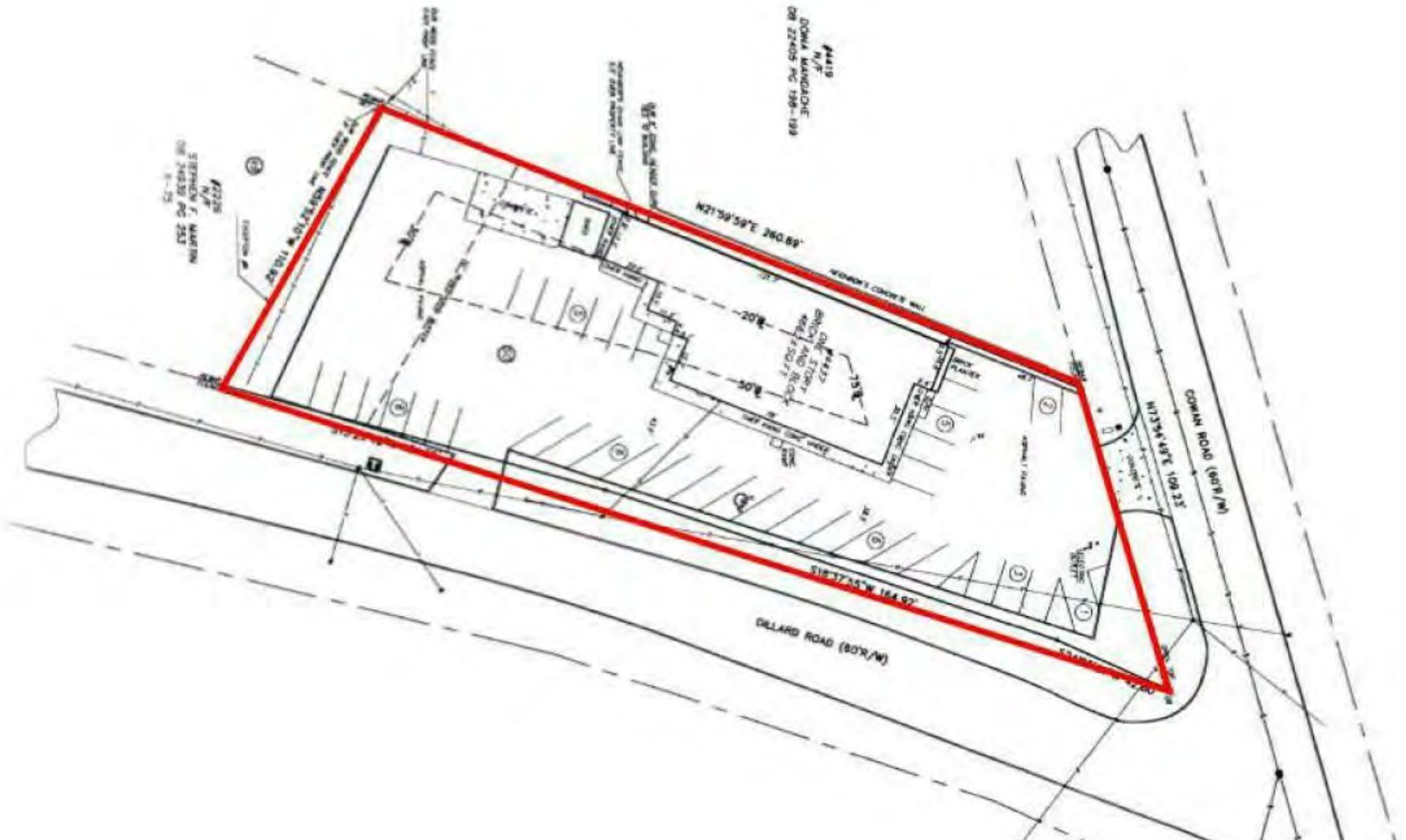
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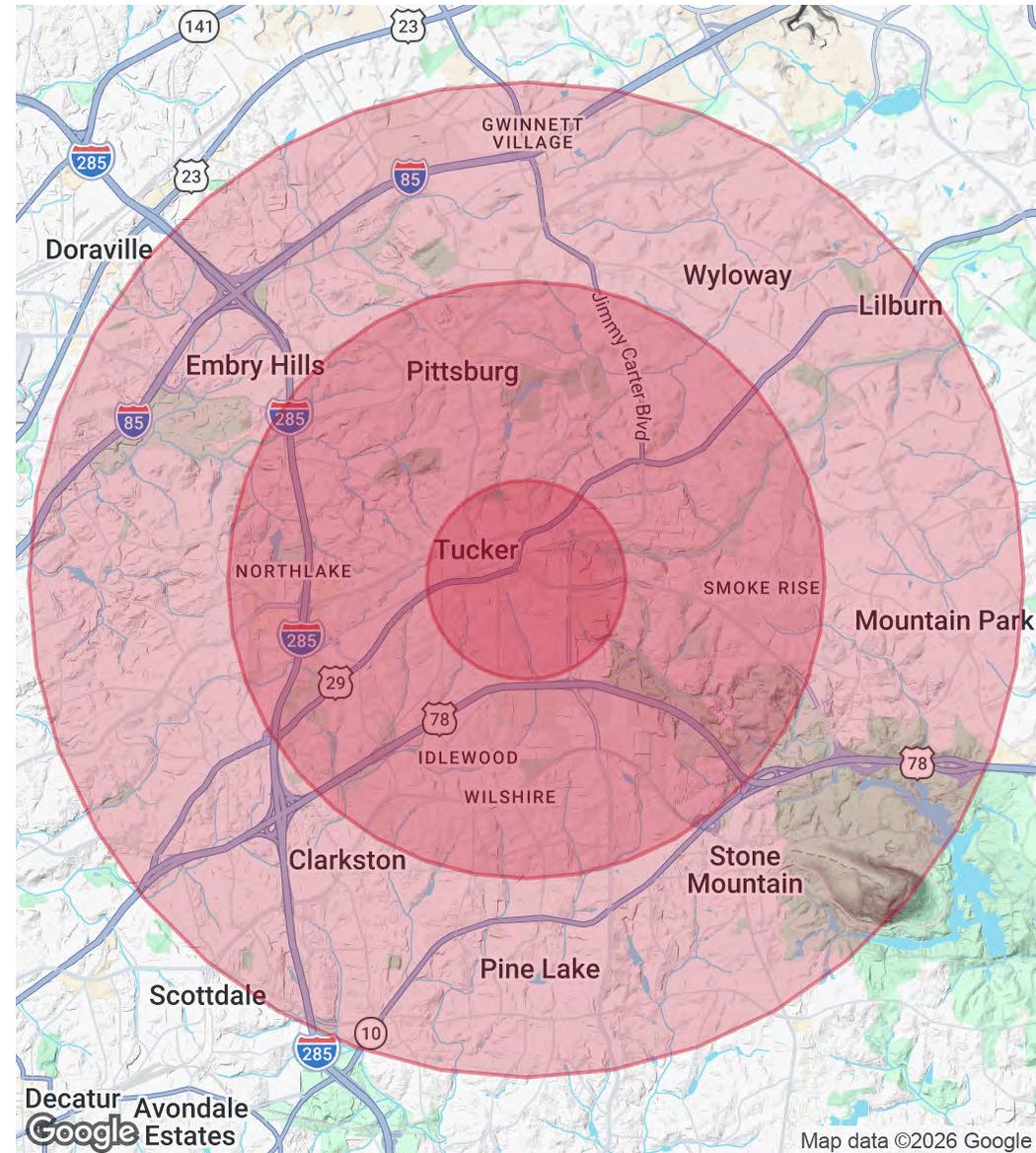
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,087	89,059	258,862
Average Age	41	38	37
Average Age (Male)	39	37	36
Average Age (Female)	43	39	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,386	33,815	95,929
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$107,760	\$98,191	\$94,684
Average House Value	\$459,904	\$391,836	\$374,147

Demographics data derived from AlphaMap



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