



BUBBLE TEA BUSINESS ASSET FOR SALE!

This offering presents a rare opportunity to acquire a well-established and popular specialty boba tea business positioned in a high-growth retail corridor of Suwanee.

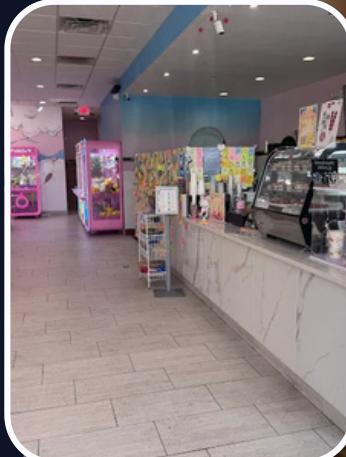
3630 PEACHTREE PKWY,
SUWANEE, GA 30024



SALES HIGHLIGHTS

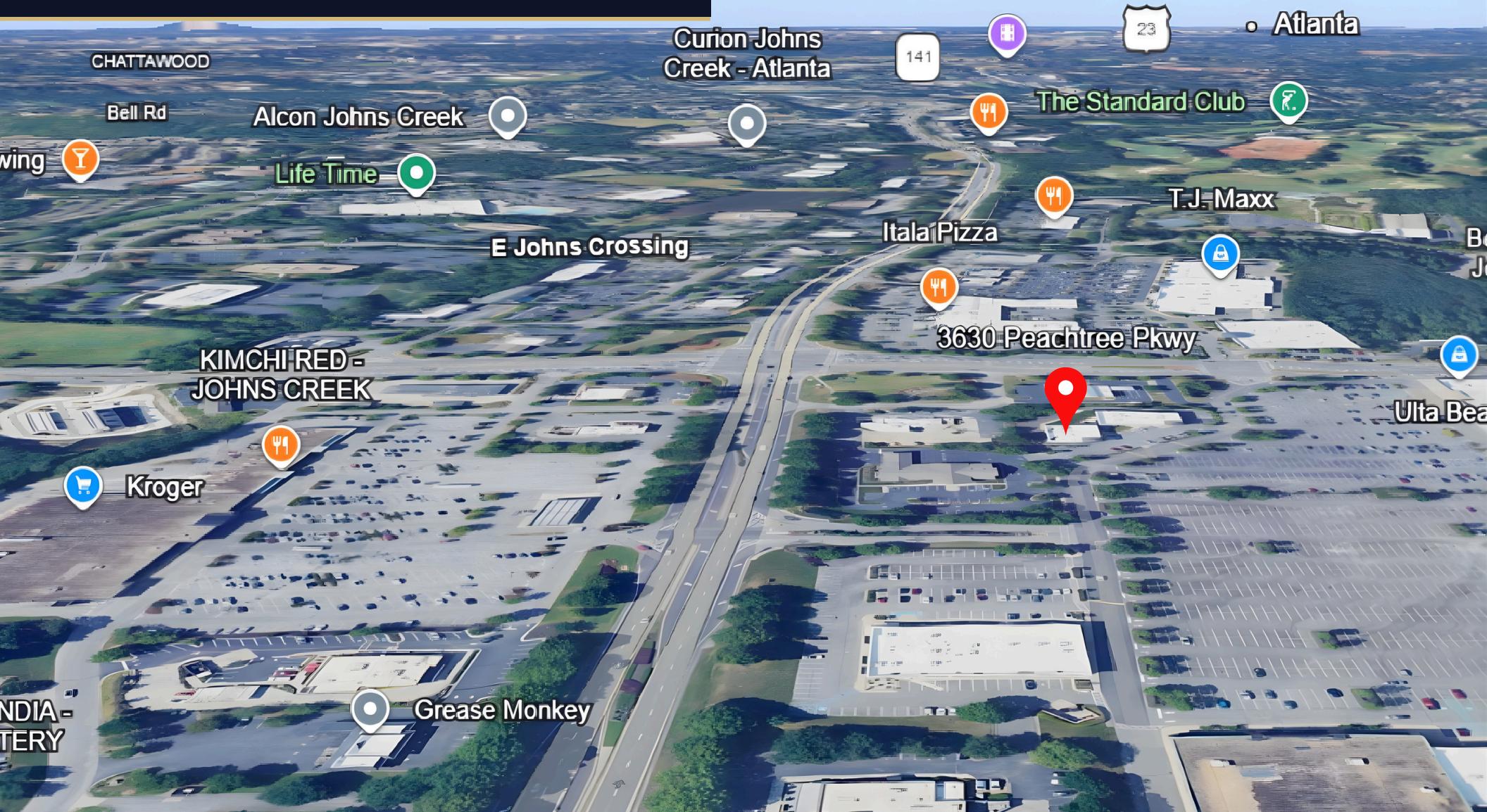
Total space available 2,100 SF. Offered at \$150,000.

- ✓ Exterior grease trap
- ✓ Kitchen has hood
- ✓ 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



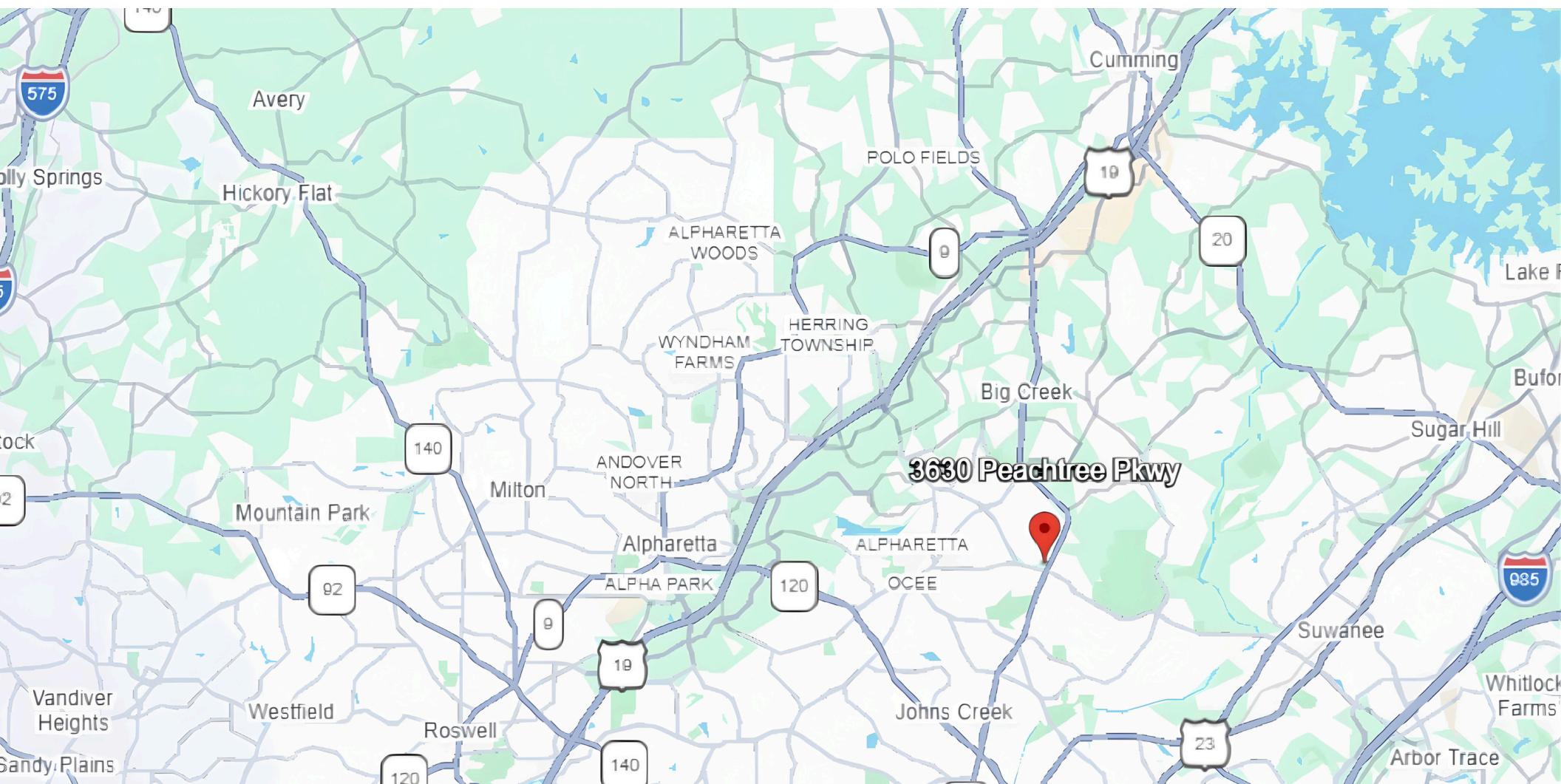
LOCATION OVERVIEW

Regal Medlock Crossing



3630 Peachtree Pkwy is situated along a prime stretch of Peachtree Parkway (GA-141) in Suwanee, offering excellent visibility and access within a dense, high-income residential trade area. The site is surrounded by strong retail, dining, and service-oriented businesses, driving steady daily traffic and repeat customers. Its proximity to Johns Creek, Sugar Hill, and major roadways makes this location ideal for a high-performing beverage or quick-service concept.

DEMOGRAPHICS



TOTAL POPULATION

1 MILE	3 MILES	5 MILES
4,705	74,673	186,767

MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$171,813	\$178,775	\$165,675

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,655	25,967	67,011

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