



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

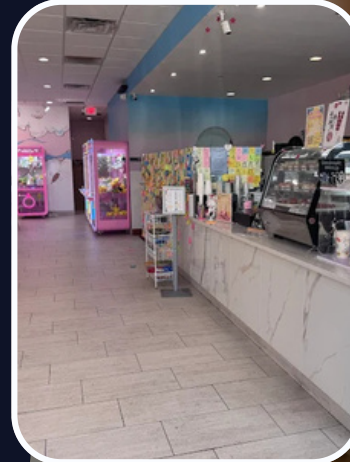


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SALES HIGHLIGHTS

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

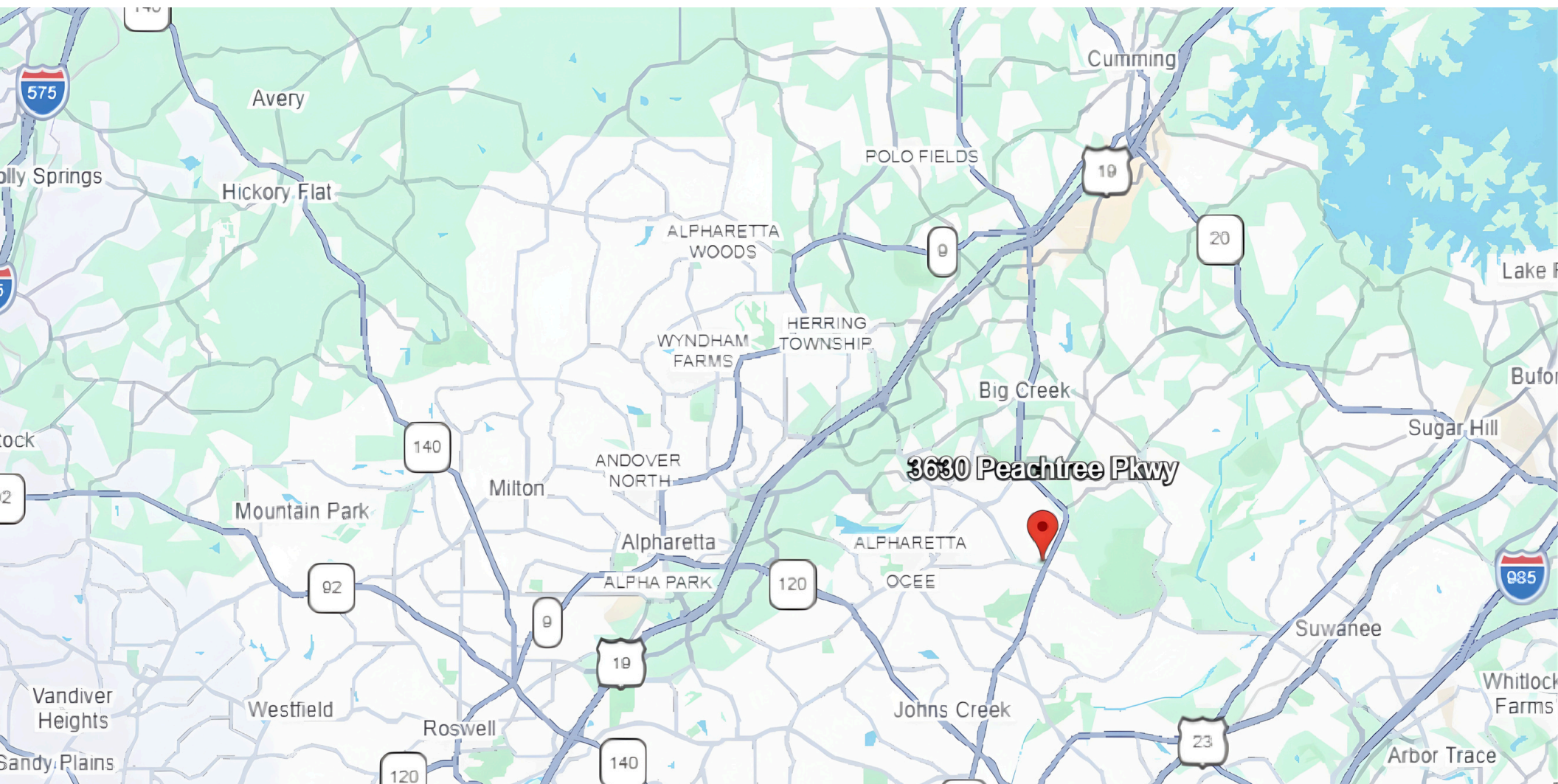


LOCATION OVERVIEW



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 |

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.



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