

# FOR SALE

## BUSINESS & REAL ESTATE

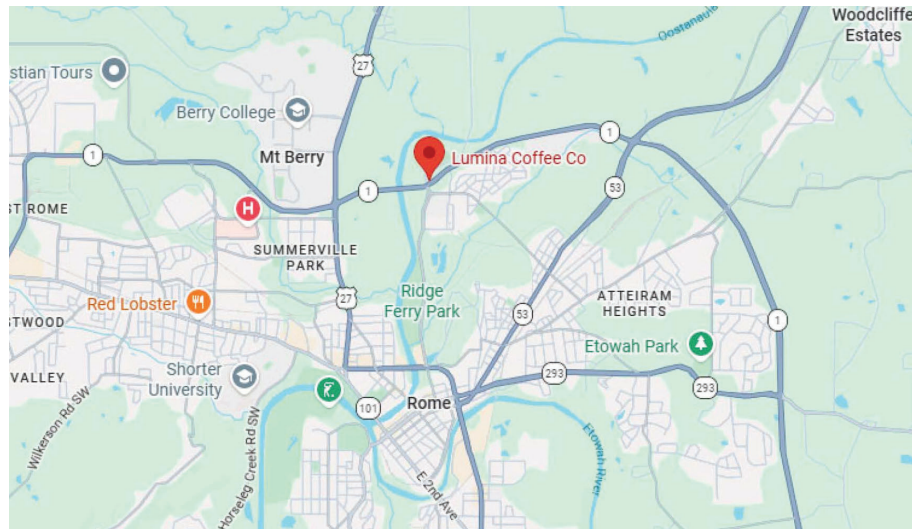


640 Braves Blvd NE  
Rome, GA 30161

**\$3,650,000**

### INVESTMENT HIGHLIGHTS

- High traffic location at a redlight intersection
- Double drive thru
- Strategically located with access to all major arteries and downtown Rome, GA
- Well established profitable ongoing business
- Quality construction
- Excellent opportunity to expand on an already successful business



# EXECUTIVE SUMMARY

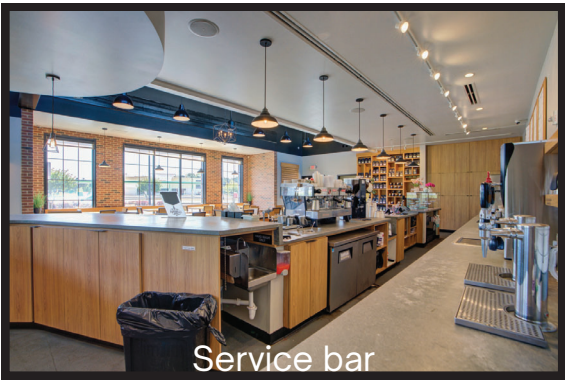
High-end, established, and profitable coffee shop/cafe ideally positioned along a high-traffic corridor just minutes from Advent Health Hospital, Atrium Health Hospital, Harbin Clinic, Berry College, Shorter College, and downtown Rome.

This 3,595 square foot, quality constructed freestanding facility was purpose-built for efficiency, scalability, and high-volume service. Key features include dual drive-thru lanes, 42 parking spaces, seating for 66 guests indoors and 34 outdoors. The interior is thoughtfully designed with a full service bar and multiple food preparation stations, allowing for streamline operations and flexibility in menu expansion.

The layout and workflow were developed by a season quick service industry executive, creating an efficient environment suitable for continued operation of the existing concept, brand expansion, or seamless conversion to a national franchise or new concept.

Strategically located at a signalized intersection along the Rome By-Pass and Armuchee Connector, the property benefits from exceptional visibility and accessibility. Traffic counts average approximately 25,700 vehicles per day on the By-Pass and 10,000 on the Connector, insuring consistant exposure.

Rome serves as a key regional hub in Northwest Georgia, located within approximatley one hour of Atlanta and Chattanooga, and two hours of Birmingham-continues to support steady economic growth driven by healthcare, education, and manufacturing sectors.



Service bar



Prep station



Drive-thru window



## PROPERTY FACTS

|                   |            |
|-------------------|------------|
| • Building size   | 3,595 SF   |
| • Year built      | 2019       |
| • Lot size        | 1.20 AC    |
| • Traffic count   | 25,700 VPD |
| • Indoor seating  | 66 people  |
| • Outdoor seating | 34 people  |
| • Parking         | 42 spaces  |



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