



# CANDLER

REAL ESTATE

1701 Browns Bridge Road | Gainesville, GA 30501  
Restaurant Building For Sale/Lease

LEE HEMMER, CCIM, SIOR

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**

# Restaurant Building For Sale/Lease

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## Property Highlights

- 2.2 Acres
- Recently renovated
- Kitchen appliances available
- Full wet bar
- Two walk in coolers and one walk in freezer
- Indoor/outdoor seating with garage door openings
- Ample parking space
- Located on heavily trafficked Brown bridge road: 26,300 vehicles per day
- Located 4 miles from I-985 off Exit 20

## Offering Summary

Sale Price:	\$3,950,000
Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	7,400 SF
Lot Size:	2.2 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,594	16,345	28,353
Total Population	9,489	47,913	81,115
Average HH Income	\$61,479	\$75,364	\$81,401

## Presented By:

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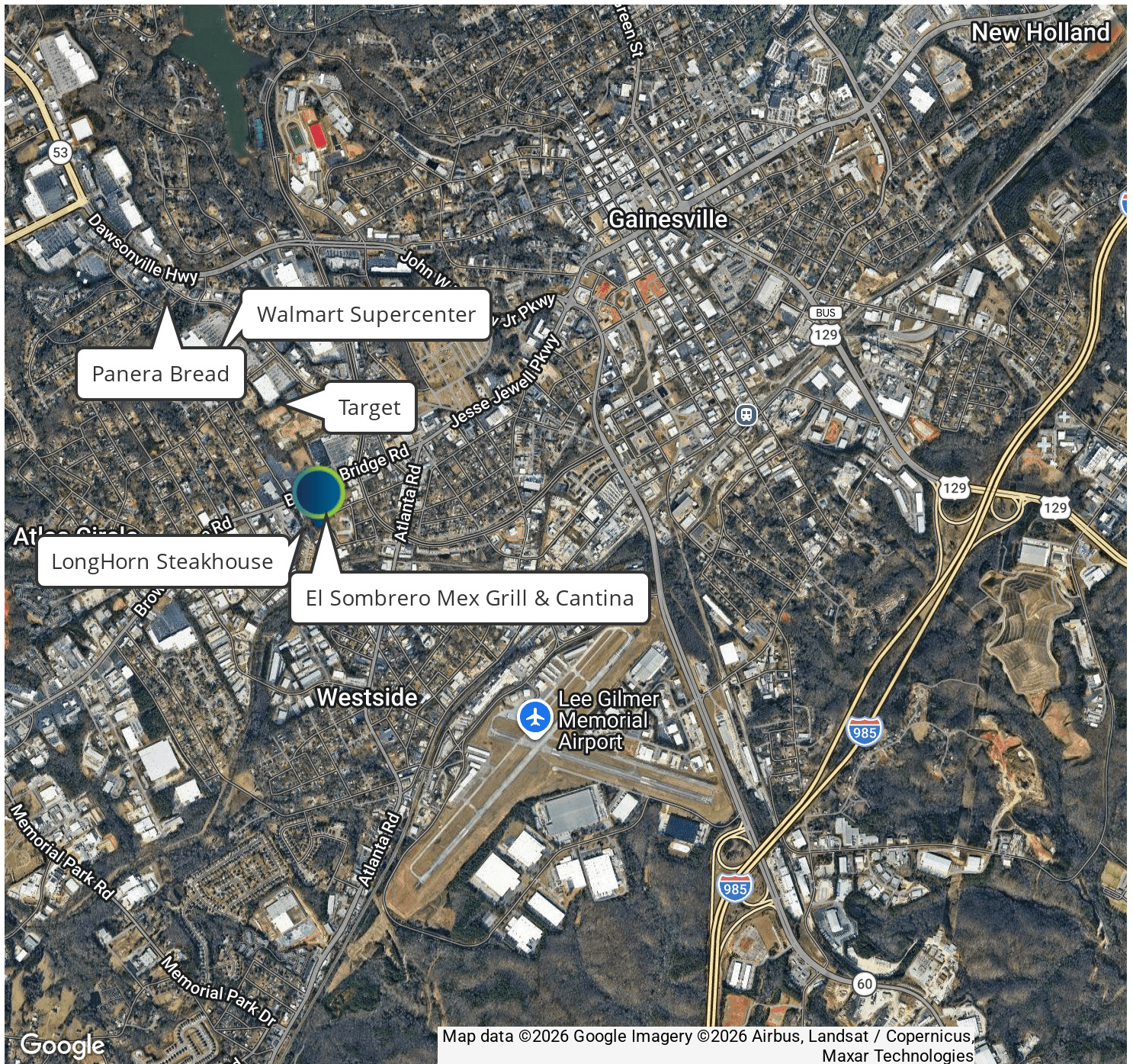
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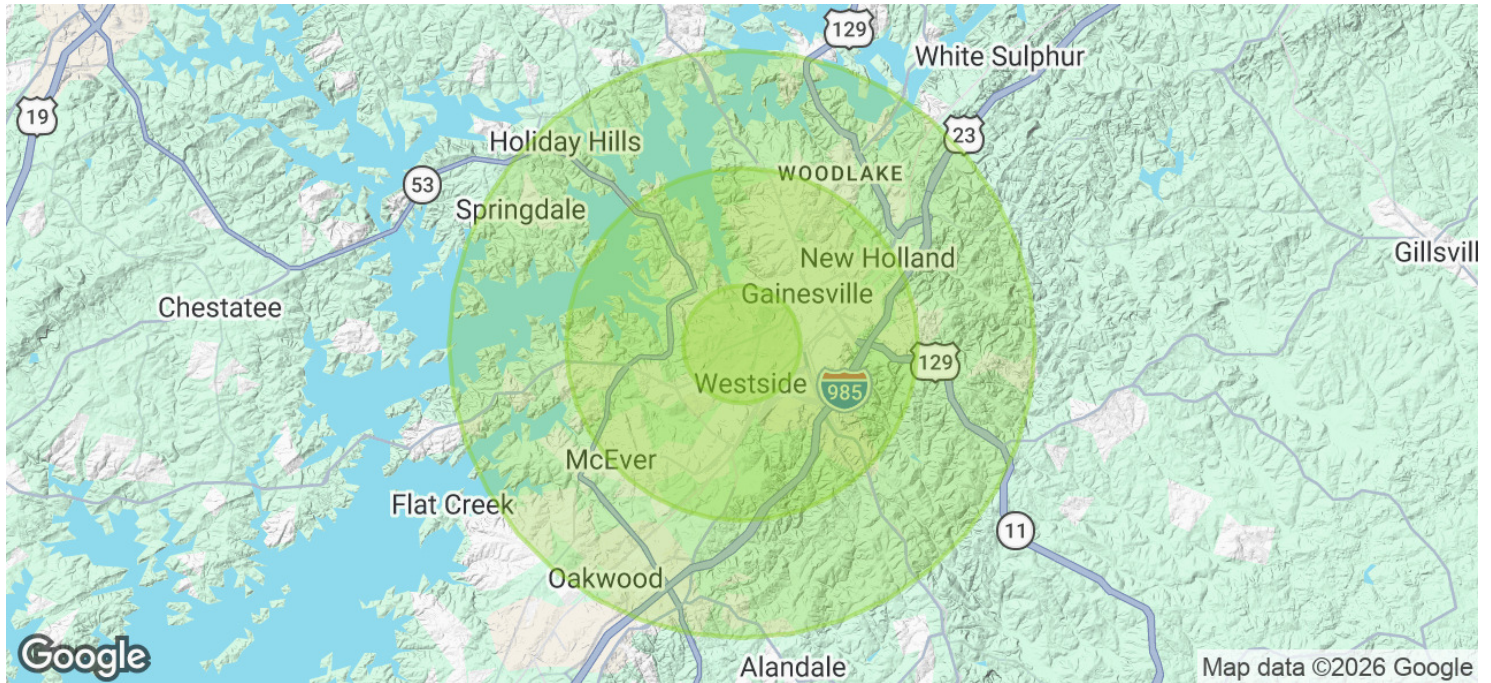
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,489	47,913	81,115
Average Age	31	36	37
Average Age (Male)	30	35	36
Average Age (Female)	31	37	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,594	16,345	28,353
# of Persons per HH	3.7	2.9	2.9
Average HH Income	\$61,479	\$75,364	\$81,401
Average House Value	\$228,010	\$339,948	\$375,101

Demographics data derived from AlphaMap

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