

LOCATION

Real Estate Partners, Inc.

Anil Vaswani • AV@LocationREP.com • 404-723-2645

PO Box 13585, Atlanta, GA 30324 • LocationREP.com • 404-875-9552

- Perfectly situated within 1/2 mile of I-20 and 2 miles of I-285 on the west side of Metro Atlanta, 10 miles from Downtown Atlanta, 9 miles from Hartsfield Jackson International Airport.

- Located within the Boulevard Improvement District (<https://boulevardcid.org/about/>), this property is part of one of Metro Atlanta's most robust economic engines.

- The District is the largest concentration of Industrial space along the US's Eastern Seaboard. Its 1000+ businesses employ over 28K people in fields like manufacturing, wholesale, transportation, warehousing, food and beverage with annual payrolls exceeding to \$2.4 billion.

- Recent developments in the surrounding area include UPS's recently completed \$400MM distribution center, Charlie Brown Airport's recently expanded runways to accommodate medium range cargo jets, and multiple infrastructure and development projects spearheaded by the newly formed City of South Fulton. Heavy daytime population with over 28k employees and over 1000 businesses in the Fulton Industrial Corridor District.

4346 FULTON INDUSTRIAL BLVD, ATLANTA GA 30336

Second Generation Restaurant For Lease

2764 SF on .73 acres with drive through opportunity and 40+ parking spaces

Over 43k Vehicles per day on Fulton Industrial Blvd.,

Over 180K vehicles per day on I-20

1/2 mile from I-20 and 2 miles from I-285

Grease Trap • Walk in Cooler / Freezer • Heavy Power Water Heater • HVAC • Pylon Signage • ADA Restrooms



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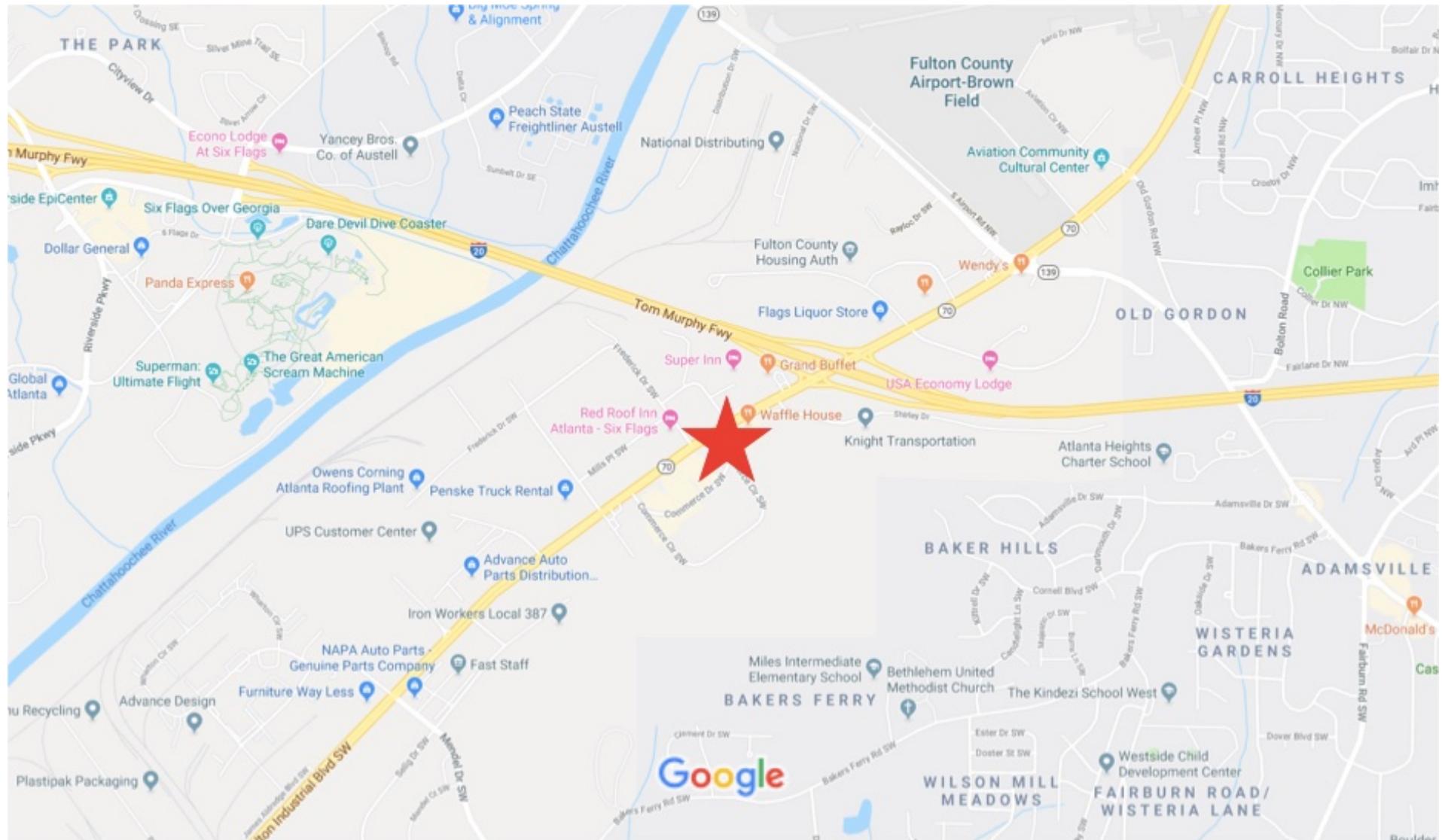


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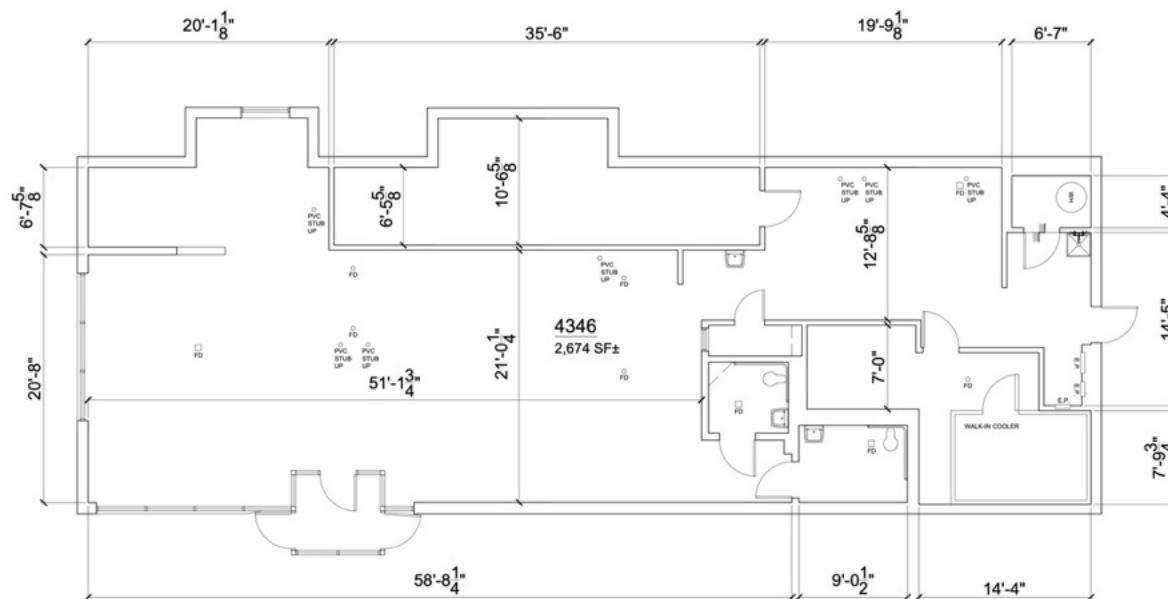
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AS BUILT / DELIVERY PLAN



1 FLOOR PLAN - AS-BUILT

A20 SCALE: 1/4" = 1'

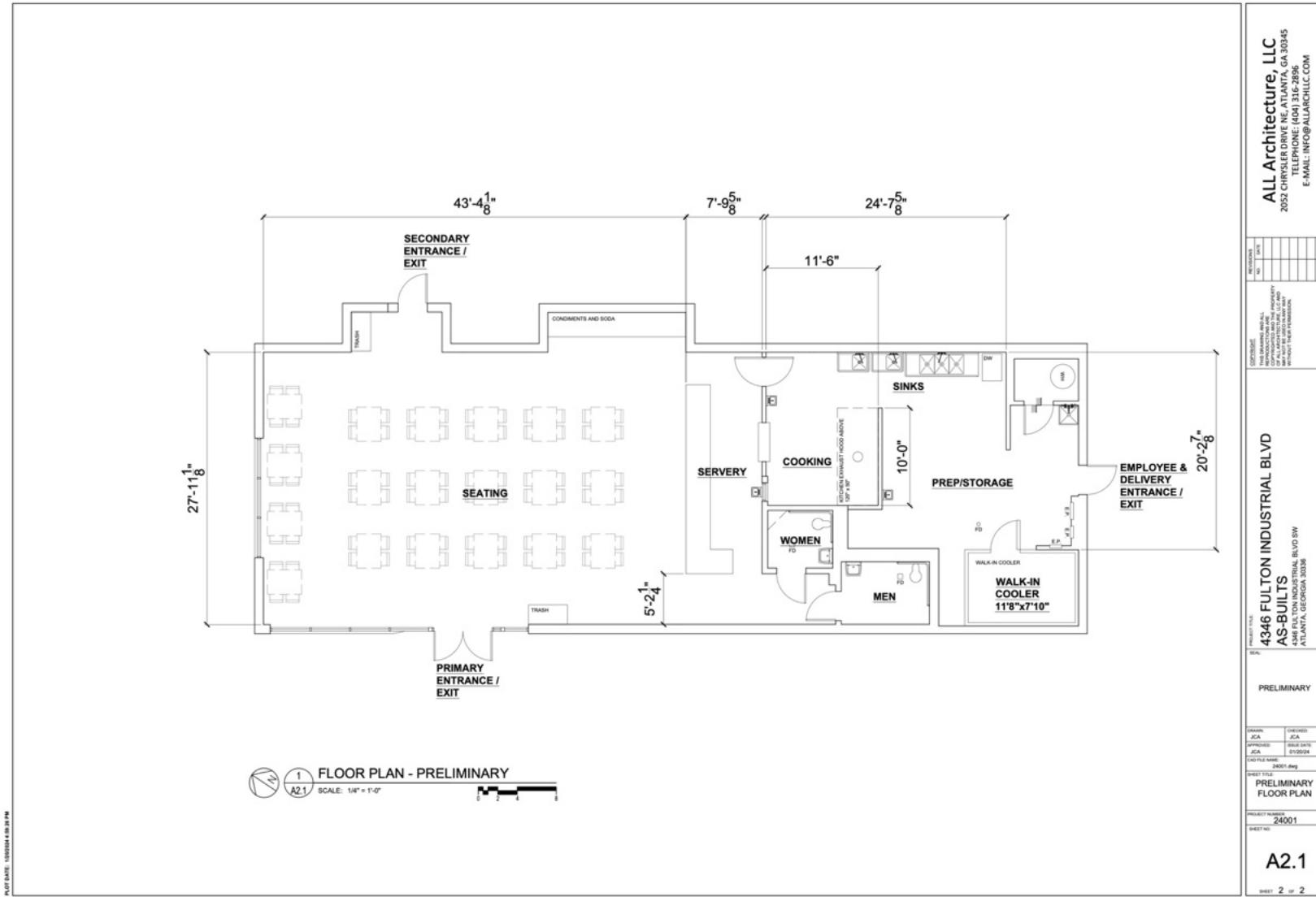
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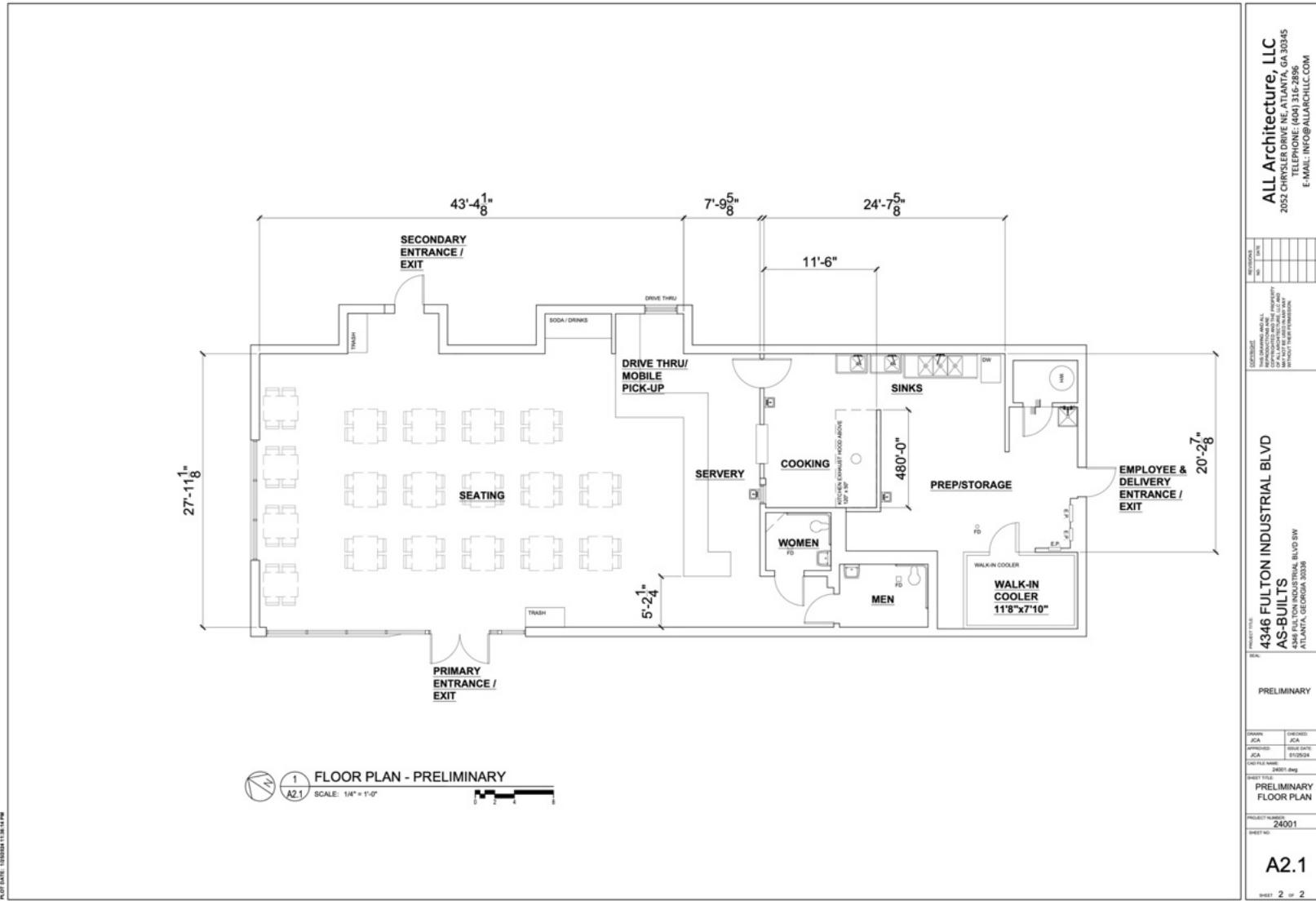
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SAMPLE LAYOUT – 76 SEATS



SAMPLE LAYOUT – 72 SEATS & DRIVE THROUGH



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION & DUE DILIGENCE.