

# 2nd Generation Restaurant For Lease | 3,150 SF

840 Gordon Street, Jefferson GA 30549



FOR MORE INFORMATION CONTACT:

**Julie Yang**

✉ [JulieYang@MHCommercialBrokers.com](mailto:JulieYang@MHCommercialBrokers.com)

☎ 678-709-5810

# PROPERTY FACTS



**3,150 SF**  
Available



**SECOND GENERATION  
RESTAURANT**  
Property Type



**2.25 AC**  
Lot Size



**1 STORY**  
Building Height



**2006**  
Year Built

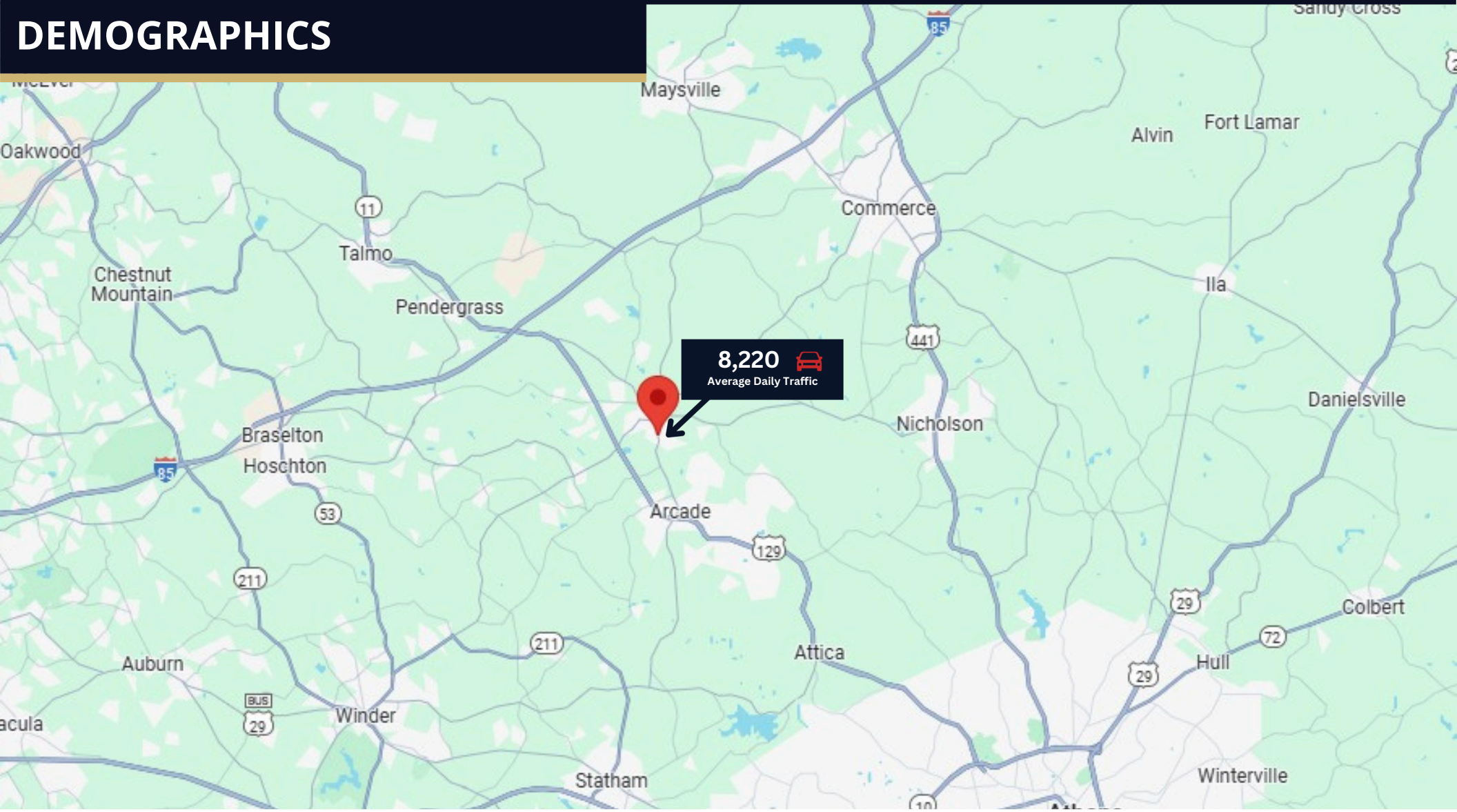
# KEY HIGHLIGHTS


- **Fully Built-Out as a Restaurant or Café Space:** Second generation restaurant offers a turnkey opportunity, saving you both time and money on build-out.
- **High-Traffic Area:** Benefit from steady local and commuter traffic, ensuring consistent exposure for your business.
- **Growing Community:** Jefferson is experiencing significant growth, with expanding residential developments and a vibrant local economy.
- **Ample Parking:** Convenient parking for your customers, ensuring easy access to the venue.
- **Nearby Amenities:** Close to schools, retail hubs, and residential neighborhoods, providing a built-in customer base.

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# DEMOGRAPHICS



**8,220**   
Average Daily Traffic

 TOTAL POPULATION		
1 MILE	3 MILES	5 MILES
<b>3,728</b>	<b>17,005</b>	<b>26,760</b>

 MEDIAN HH INCOME		
1 MILE	3 MILES	5 MILES
<b>\$62,803</b>	<b>\$41,264</b>	<b>\$42,646</b>

 TOTAL HOUSEHOLDS		
1 MILE	3 MILES	5 MILES
<b>1,291</b>	<b>5,681</b>	<b>8,900</b>

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