

# Business For Sale | Buford Hwy NE, Doraville, GA

Nice 2 Meet U is a well-established restaurant offering a popular menu of Asian-inspired dishes. The business enjoys a prime location with high visibility and foot traffic in Doraville's vibrant Buford Highway corridor, known for its diverse dining scene. With a loyal customer base and a reputation for quality, this business presents a fantastic opportunity for an entrepreneur looking to take over a thriving establishment in a growing area.



5053-5095 Buford Hwy NE, Doraville, GA 30340



# SALES HIGHLIGHT

- Sublease space available from current tenant
- Lease rate does not include utilities, property expenses or building services
- Space is in Excellent Condition
- High-Volume Restaurant
- Turn-Key Hot Pot Restaurant
- Strong reputation in Doraville

High-Volume Restaurant hot pot restaurant for sale. Nice 2 Meet U Hot Pot has built a strong reputation in Doraville. Excellent locations with loyal customer base that ensures a steady flow of patrons. New Renovate in 2024. Lease is valid through 2026 with 5 year renewal option. Keep the concept or change at your preference.

# PROPERTY FACTS

  
**4,500 SF**  
Size

  
**RETAIL**  
Property Type

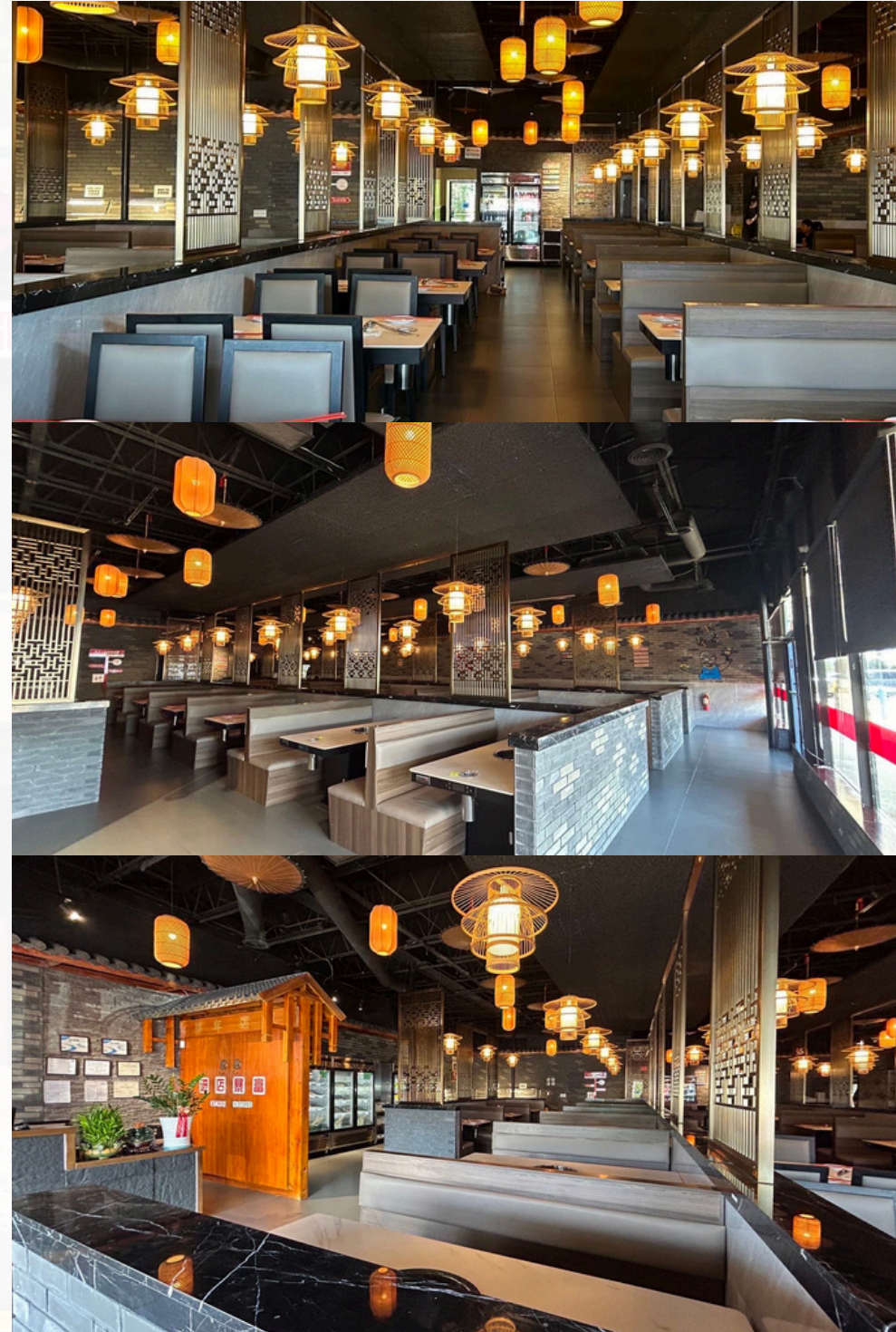
  
**TRIPLE NET (NNN)**  
Rent Type

  
**NOW**  
Availability

  
**1973**  
Year Built

  
**230**  
Parking Spaces

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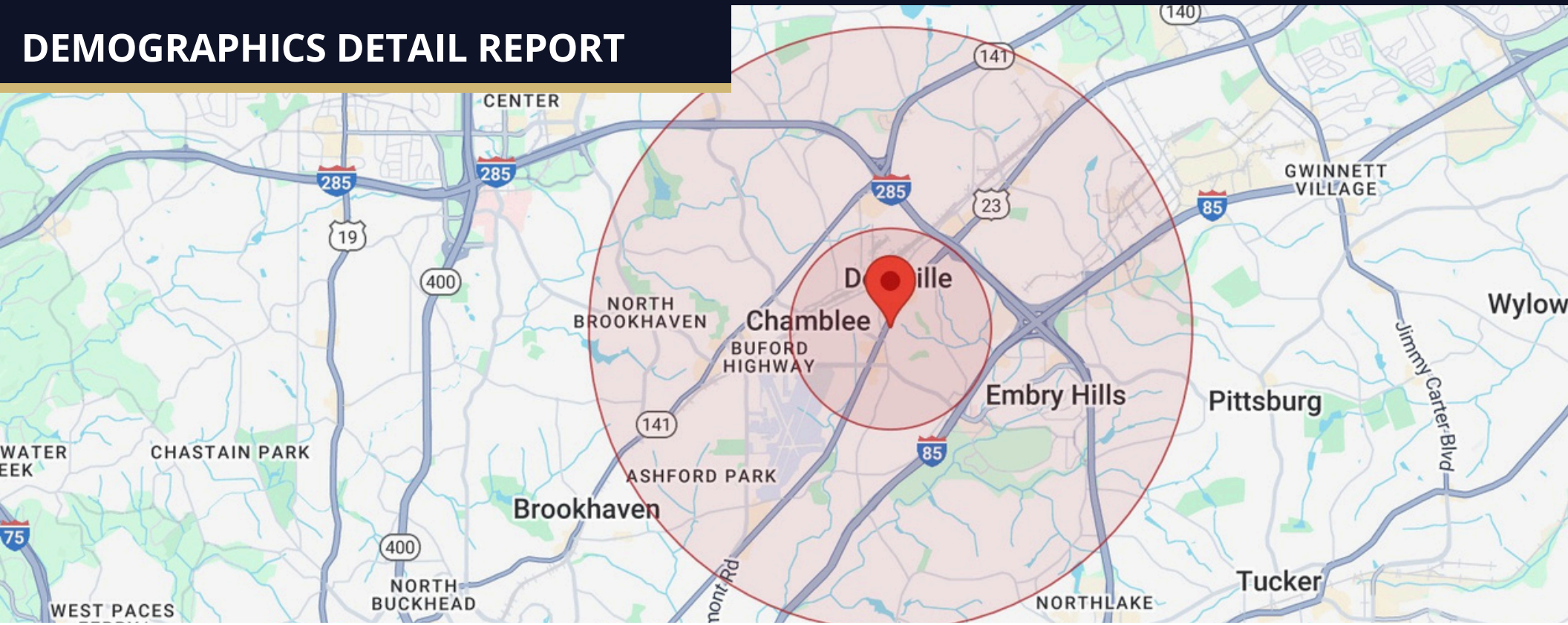


# RETAIL BRAND MAP



Situated along the highly trafficked Buford Highway corridor, 5053-5095 Buford Hwy NE is located in the heart of Doraville, GA, a thriving suburban city within the Atlanta metropolitan area. This prime commercial location benefits from excellent visibility and accessibility, positioned just minutes from major highways such as I-285 and I-85, making it ideal for businesses seeking regional connectivity. With easy access to public transportation and ample parking, 5053-5095 Buford Hwy NE is strategically positioned to attract both local and commuter traffic, making it an ideal location for a wide range of business ventures.

# DEMOGRAPHICS DETAIL REPORT



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	5,484	53,356	138,606	Median	\$34,578	\$50,888	\$57,547
Female	5,351	53,594	139,635	< \$15,000	385	5,291	11,687
Total Population	10,835	106,950	278,241	\$15,000-\$24,999	587	4,453	11,208
				\$25,000-\$34,999	461	4,706	11,553
				\$35,000-\$49,999	550	6,378	16,266
<b>Housing</b>				\$50,000-\$74,999	601	7,877	19,085
Total Units	3,025	46,313	125,790	\$75,000-\$99,999	224	4,926	12,202
Occupied	2,799	41,722	112,851	\$100,000-\$149,999	92	4,719	14,143
Owner Occupied	1,085	17,708	53,524	\$150,000-\$199,999	37	1,994	6,568
Renter Occupied	1,714	24,014	59,327	> \$200,000	48	2,168	9,476
Vacant	226	4,591	12,939				

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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**Julie Yang**

678-709-5810

JulieYang@MHCommercialBrokers.com

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