



Taken October 2025

Mabel's
RESTAURANT

110 S MAIN ST | PINE MOUNTAIN, GA 31822

CHARMING FREESTANDING RESTAURANT
WITH A COZY, COVERED OUTDOOR PATIO

Exclusively Listed By

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Introduction

Retail Investment Group is pleased to offer for sale this **Mabel's** freestanding restaurant in **Pine Mountain, Georgia**.

This opportunity features a **NNN lease** (landlord pays the property taxes).

Built in 1996, this **±3,100-square-foot** building sits on a **±0.65 acre** lot.

Mabel's RESTAURANT

PINE MOUNTAIN, GA

\$550,000
PRICE

7.69%
CAP

\$42,300
NOI

**Landlord pays the property taxes. Gross rent is \$48,000 minus 2025 property taxes of \$5,700.*

±3,100 SF
BUILDING SIZE

±0.65 AC
LAND SIZE

1996
YEAR BUILT

Executive Summary

ADDRESS	110 S Main St Pine Mountain, GA 31822
LEASE TYPE	NNN*
LEASE EXPIRATION	July 14, 2030
LESSEE	Mabel's Restaurant
OPTIONS	(2) 5 Year Options
INCREASES	10% During the Options
PARKING	±23 Spaces
PARCEL	056B136
ZONING	C-3
ROFR	No

Property Highlights

- Good foot traffic location in downtown Pine Mountain
- Corner lot with excellent visibility from Main Ave and Hwy 27
- Charming Southern casual dining in a standalone restaurant setting with a cozy covered outdoor patio
- Dedicated parking with ±23 spaces
- Signalized intersection situated at the southwest corner of Main Street and Commerce Avenue
- Approximately 4 minutes drive (±2.8 miles) from Callaway Resort & Gardens with over 750,000 annual visitors



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480.429.4580 | retail1031.com



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SUPER VALU

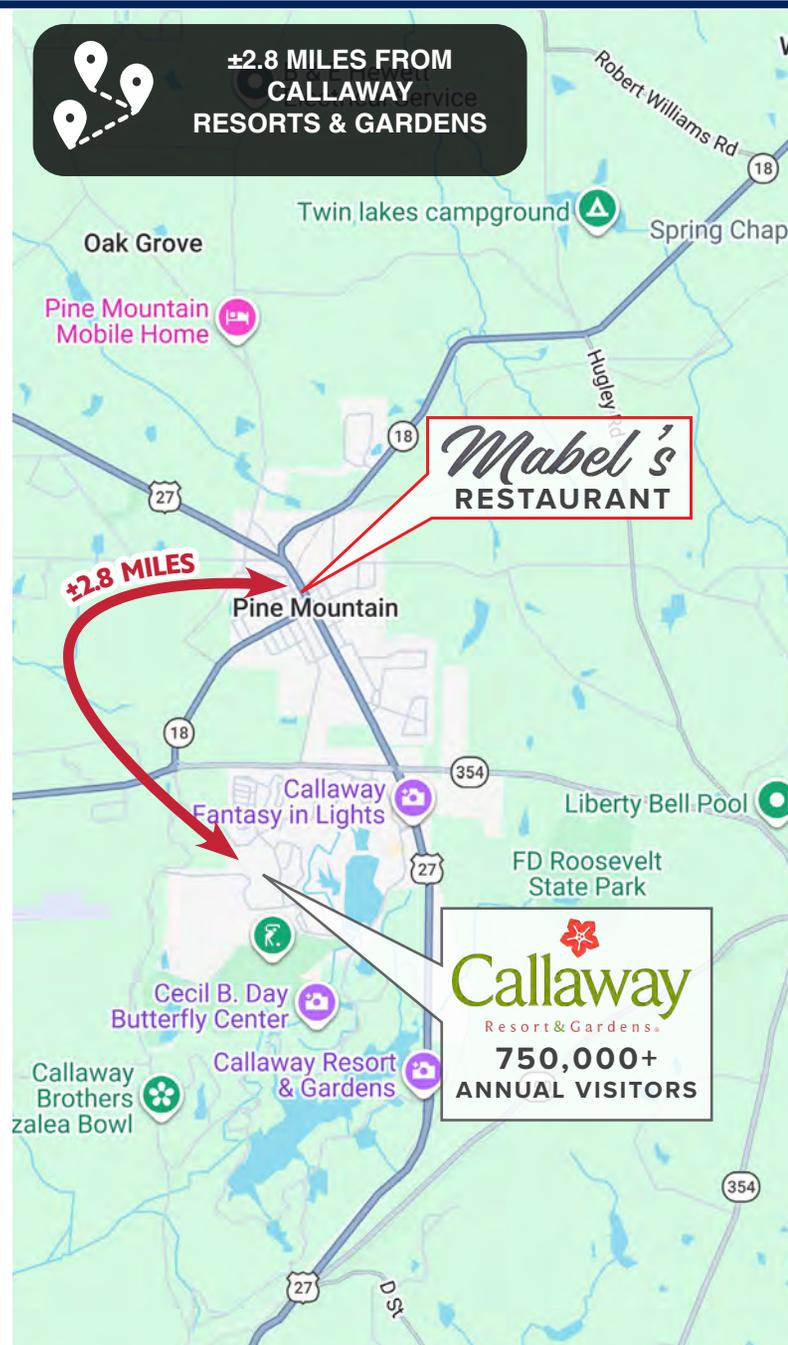
Mabel's
RESTAURANT

N Commerce Ave

Parcel Line is Approximate - Buyer to Verify







About Mabel's

A charming Southern casual dining gem nestled in Pine Mountain, Georgia. Mabel's is serving up homemade favorites with a little creative flair. Think biscuits, sweet tea, and all the cozy vibes!

GOOGLE REVIEWS



±4.3 OUT OF 5
W/±52 REVIEWS

Actual Review:



"We absolutely loved Mabel's. The restaurant itself is so cute and quaint. You can tell the amount of love and detail that went into it. The service was incredible, along with the food."



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Location

Pine Mountain, at the northern base of the Pine Mountain Range, is located in northeastern Harris County, with a small portion extending north into the southwestern corner of Meriwether County. Atlanta, with an estimated population of +5.2M (as of 2025), is 78 miles to the northeast.

Callaway Resort & Gardens

Callaway Resort & Gardens is a 2,500-acre, year-round nature retreat in Pine Mountain, Georgia, established in 1952 to connect people with nature. It features the expansive Cecil B. Day Butterfly Center, 40-acre Azalea Bowl, miles of walking/bike trails, Robin Lake Beach, and championship golf courses. It offers four seasons of adventure, relaxation, and fun in Mother Nature's breathtaking landscape. Callaway Resort & Gardens is the ultimate place for adults, families or groups to stay for the perfect Georgia getaway.



Located less than 3 miles from Mabel's, Callaway Gardens draws more than 750,000 visitors each year!

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Confidentiality Disclaimer

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



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