

# Business For Sale | Kyuramen x Tbaar | 3,600 SF

Turnkey restaurant opportunity in the heart of Sandy Springs! Kyuramen x Tbaar is a modern Asian fusion restaurant combining the authentic flavors of Japanese ramen with the refreshing taste of handcrafted teas, smoothies, and specialty drinks. The restaurant offers a warm, contemporary dining atmosphere where guests can enjoy rich, flavorful ramen bowls alongside Tbaar's signature beverages. Conveniently situated in the heart of Sandy Springs, it has become a popular spot for both casual dining and gatherings with family and friends. The space is fully built-out with all kitchen equipment in place, allowing a new owner to continue the successful concept or easily convert to a different restaurant idea.



BUSINESS FOR SALE

6623 ROSWELL RD NE, SANDY SPRINGS, GA 30328

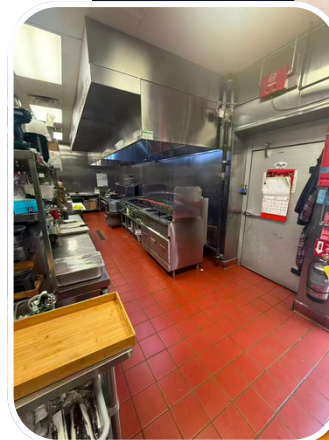
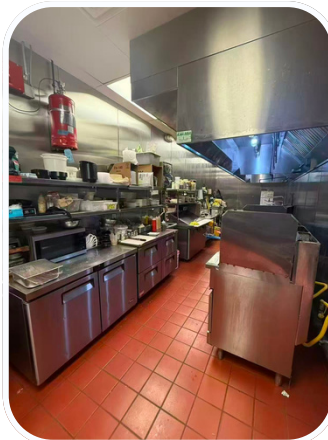
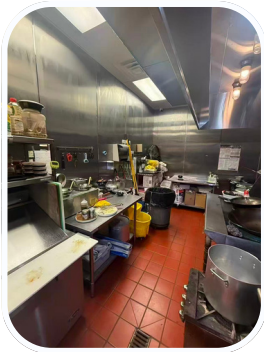




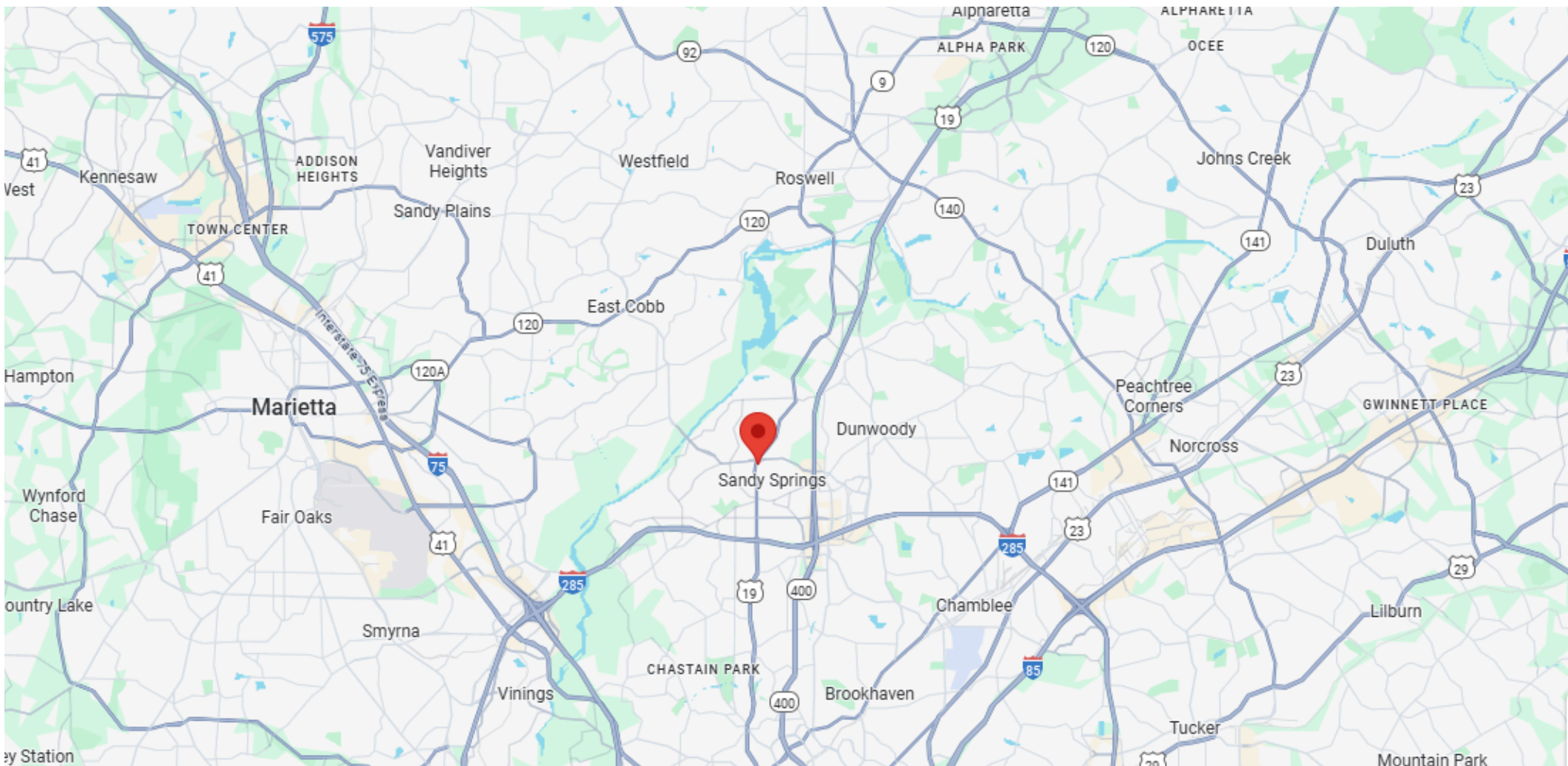
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## SALES HIGHLIGHTS

- **Asking sell price:** \$450,000
- **SF of Space:** 3,600 SF
- **Rent:** \$14,000 All in
- **Lease Agreement:** 8 years reminding + 5 years renewal option
- **Current list of the Furniture, Fixtures & Equipment with estimated present worth of each item:** No
- **Reason for Selling:** Current owner don't have time to operate the business.
- **Profit & Loss Statement of the years:** No
- **Employees:** No
- **Balance sheet for the year:** Monthly gross income: \$100,000.  
Net profit: \$20K to 24K
- **Total seats:** Confirming



# DEMOGRAPHICS



## TOTAL POPULATION

1 MILE	3 MILES	5 MILES
14,136	98,922	221,602



## MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$113,239	\$113,159	\$121,351



## HOUSEHOLDS

1 MILE	3 MILES	5 MILES
7,490	49,576	104,756

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# BUSINESS FOR SALE | KYURAMEN X TBAAR

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