

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.



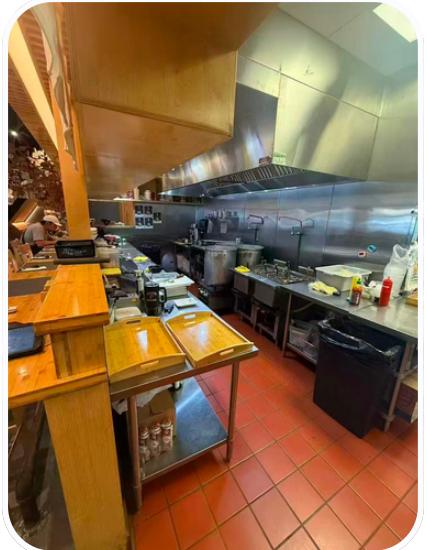
BUSINESS FOR SALE

6623 ROSWELL RD NE, SANDY SPRINGS, GA 30328

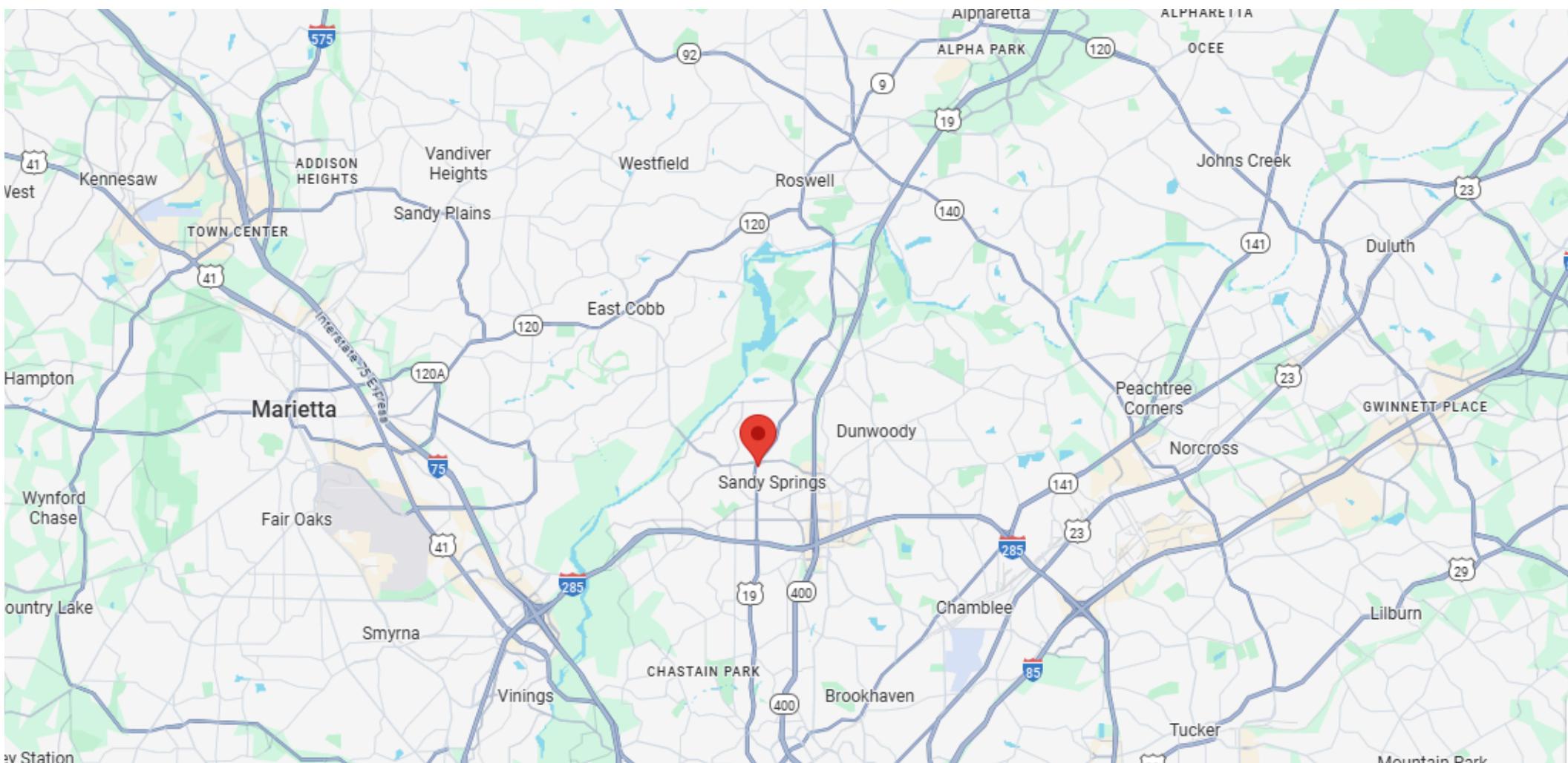


SALES HIGHLIGHTS

- **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

14,136

3 MILES

98,922

5 MILES

221,602

MEDIAN HH INCOME

1 MILE

\$113,239

3 MILES

\$113,159

5 MILES

\$121,351

HOUSEHOLDS

1 MILE

7,490

3 MILES

49,576

5 MILES

104,756

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6623 Roswell Rd NE, Sandy Springs, GA 30328

Julie Yang, CCIM

678-709-5810

JulieYang@MHCommercialBrokers.com

Ben Lin

646-525-9686

BenLin@MHCommercialBrokers.com

