

For Lease – Freestanding Restaurant/Bar with Patio & Ample Parking

2845 Mountain Industrial Blvd, Tucker, GA 30084



Property Description

Excellent opportunity for an experienced restaurant or bar operator to lease a freestanding building on Mountain Industrial Blvd (24,400 VPD per GDOT). This property offers strong visibility, convenient access, and on-site parking for 59 vehicles (including 2 ADA spaces). Triple Net Lease (NNN) - Tenant responsible for taxes, insurance and maintenance of property.

Property Highlights

- Freestanding restaurant/bar building
- Outdoor patio and seating area
- Prominent signage on high-traffic corridor
- 59 parking spaces (2 ADA)
- Easy access to I-285 and surrounding commercial corridor

OFFERING SUMMARY

Lease Rate:	\$7,900/mo
Building Size:	5,210 SF
Lot Size	.73 AC
Parking	59 Spaces (2 ADA)
Zoning	C1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,298	28,177	88,837
Total Population	8,535	79,385	249,883
Average HH Income	\$87,321	\$94,430	\$88,372

DANNY GLUSMAN

BROKER

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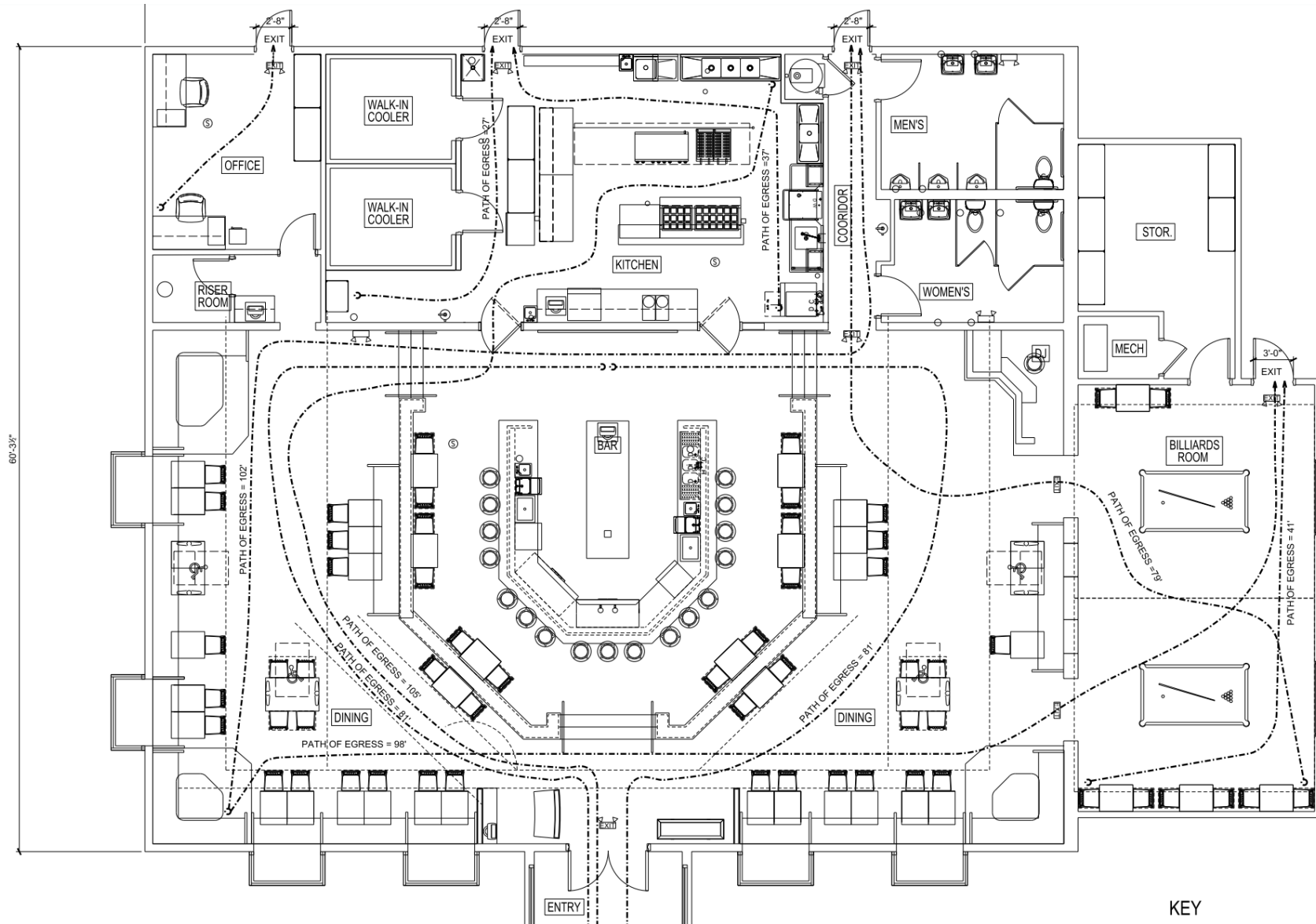
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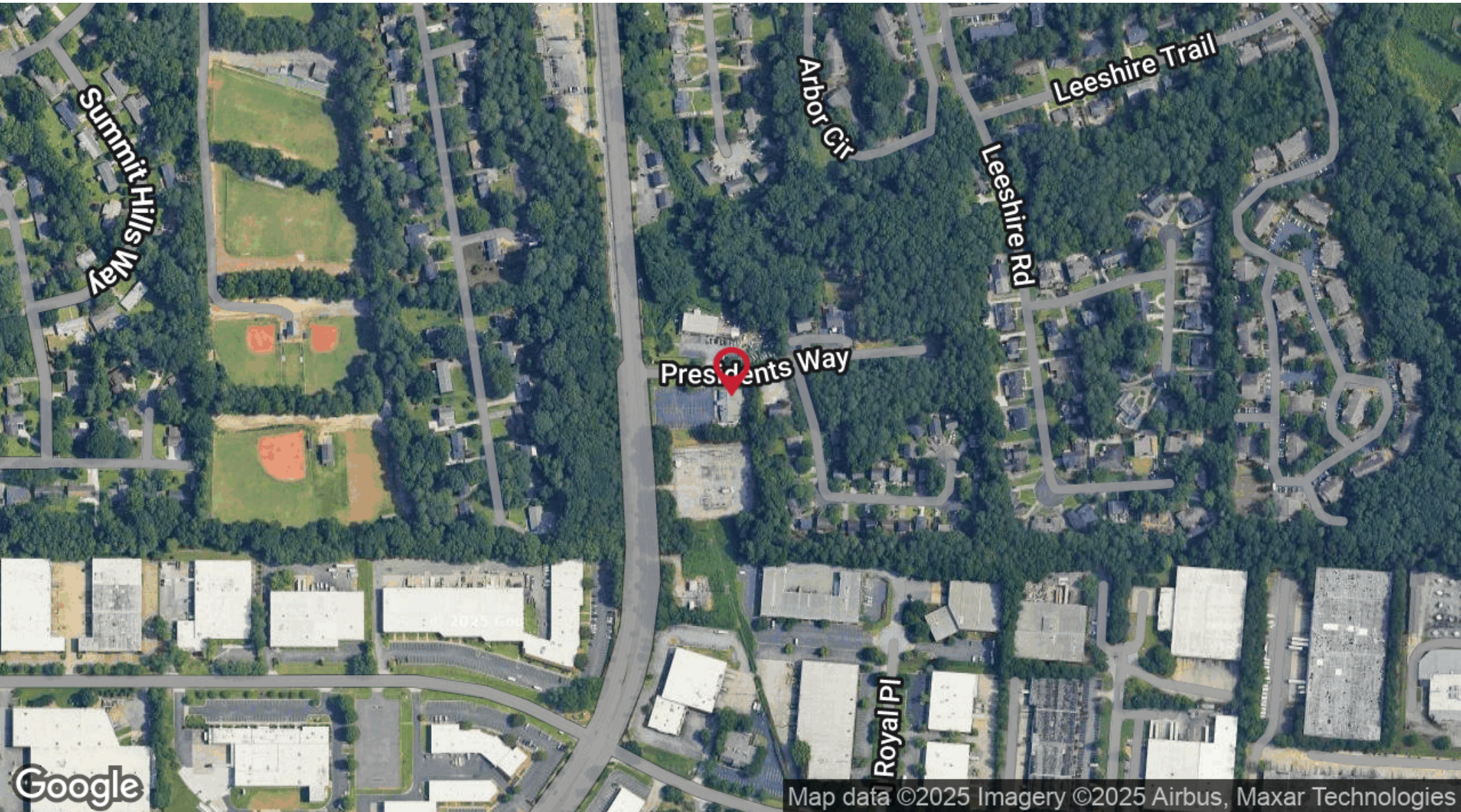
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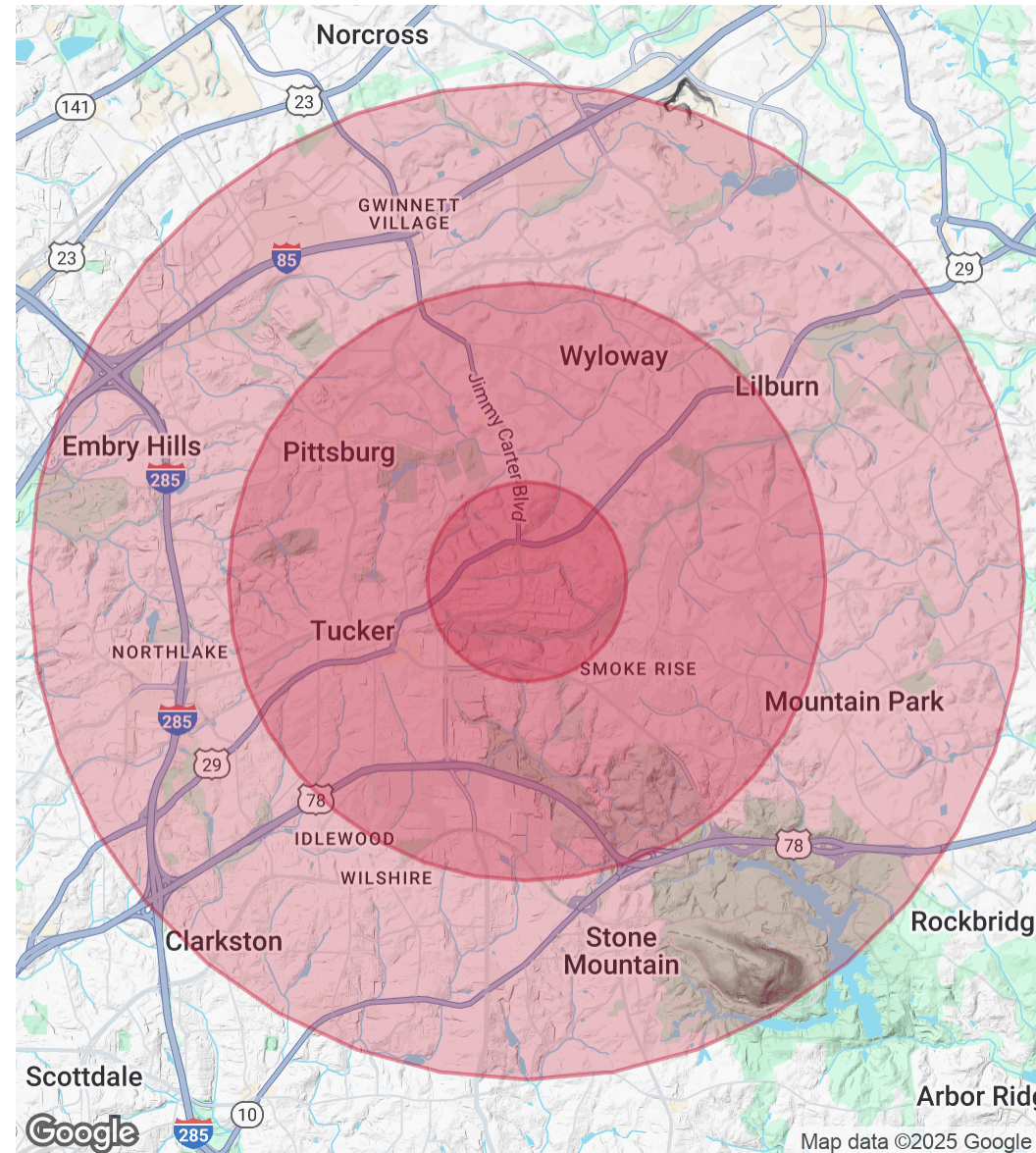
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,535	79,385	249,883
Average Age	37	39	37
Average Age (Male)	36	38	36
Average Age (Female)	37	39	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,298	28,177	88,837
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$87,321	\$94,430	\$88,372
Average House Value	\$328,464	\$373,348	\$353,230

Demographics data derived from AlphaMap



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