

Real Estate and Business sold together

4437 Cowan Rd, Tucker, GA 30084



Property Description

Widespread Commercial is pleased to present a fantastic opportunity to acquire this ±3,900 SF freestanding restaurant building with existing pizza business. Enzo's Pizza has been a Tucker staple for the past 17 years and has successfully operated from the current location for the past 8 years.

The property is well-located just off of busy Hugh Howell Road along with restaurants such as Zaxby's, Chipotle, Chick-fil-a and Longhorn Steakhouse. Situated on ±0.65-acres, this DT-2 zoned site provides the property provides ample surface parking and features a large outdoor patio. The offering includes a pizza business with a 17-year track record and all business assets including furniture, fixtures and equipment. This is a rare turnkey opportunity to continue operating the existing business or launch your own restaurant concept.

Property Highlights

- About 3,900 SF
- Located on the busy retail corridor Hugh Howell Rd, just north of the Industrial corridor
- Ideal opportunity for an owner/operator or an investor
- Restaurant can seat about 98 people
- Newly updated 1500 gallon grease trap installed
- New HVAC installed within the last 2 years
- 34 Parking Spaces

OFFERING SUMMARY

Sale Price:	\$1,525,000
Number of Units:	1

DANNY GLUSMAN

BROKER

404.465.3941

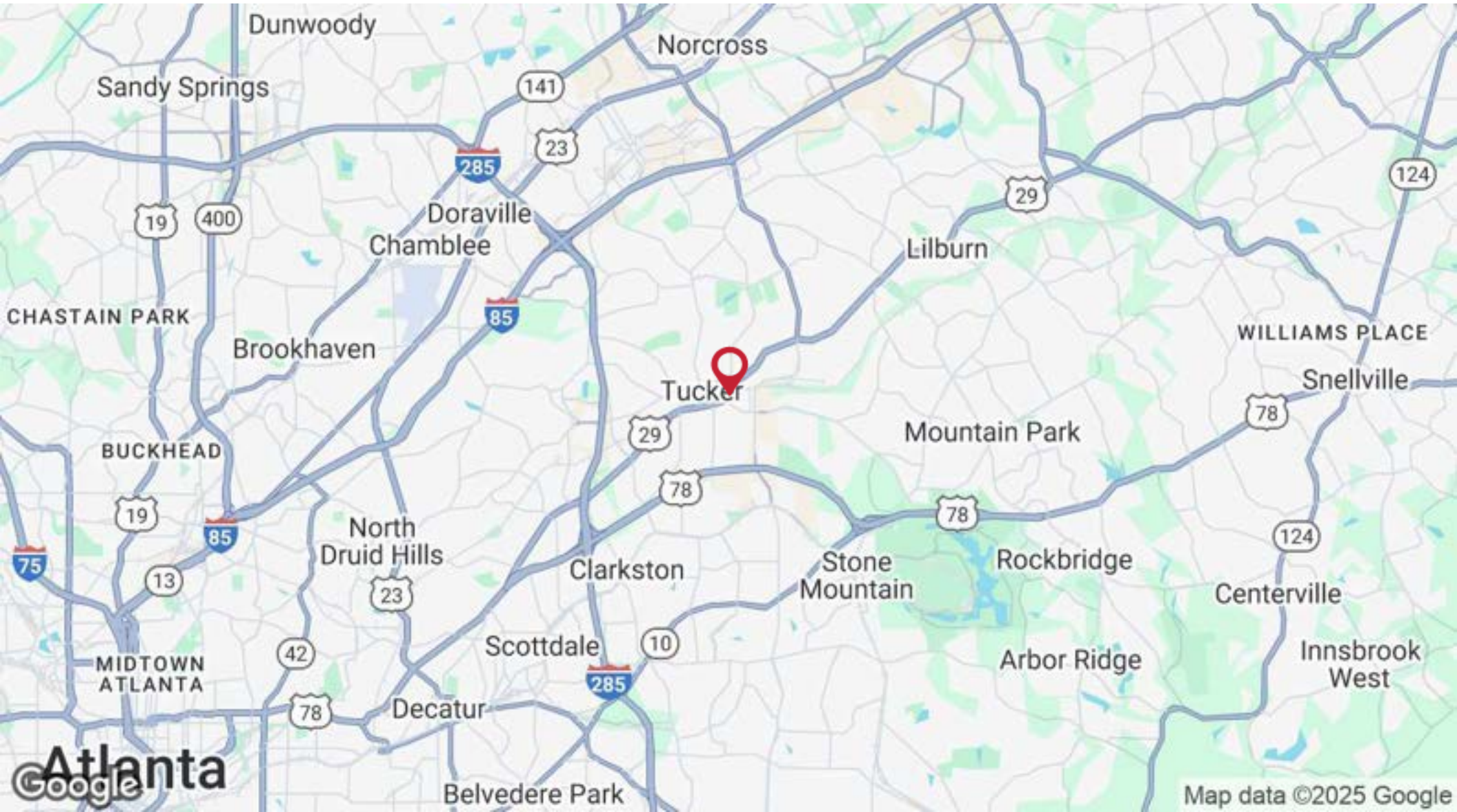
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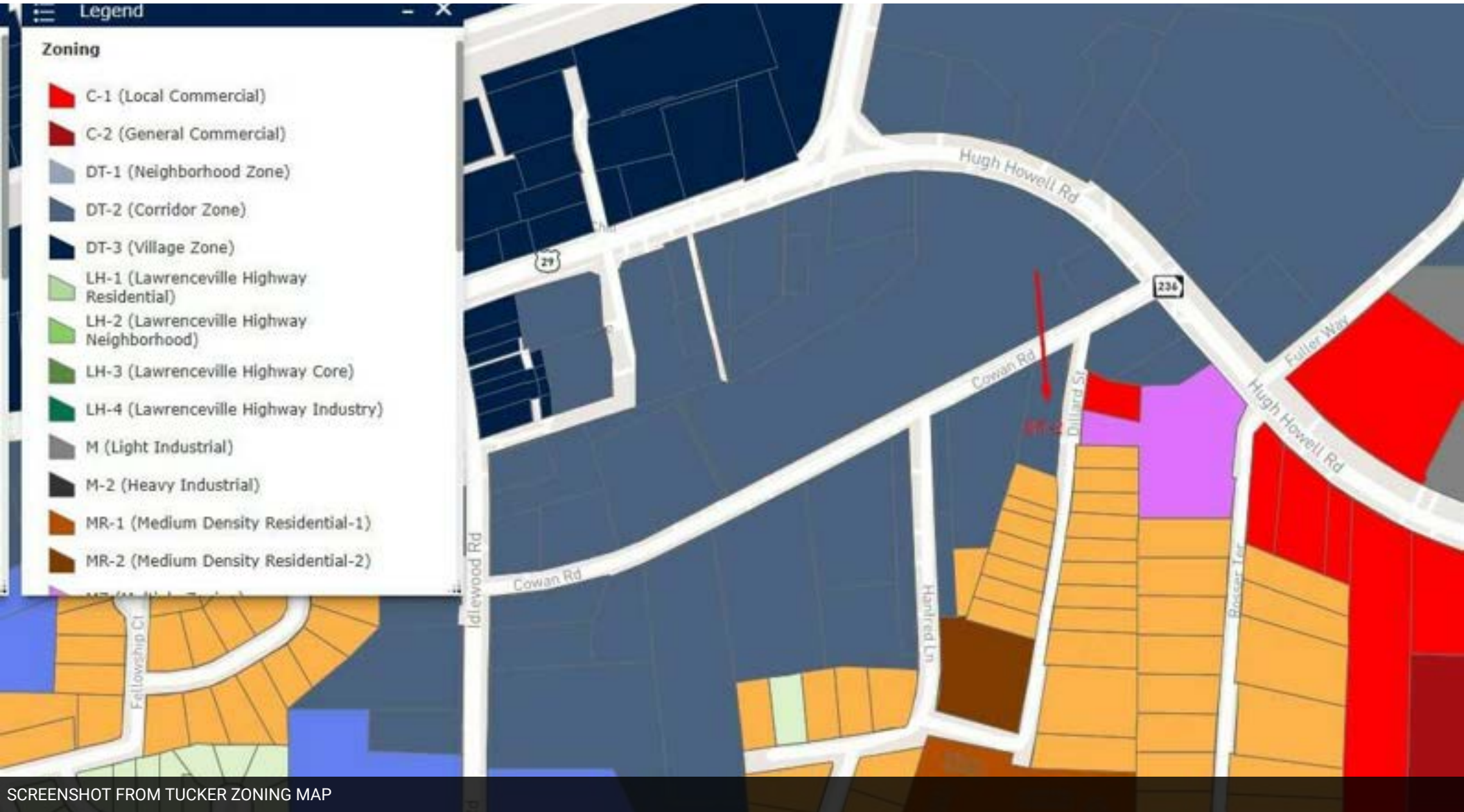
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SCREENSHOT FROM TUCKER ZONING MAP

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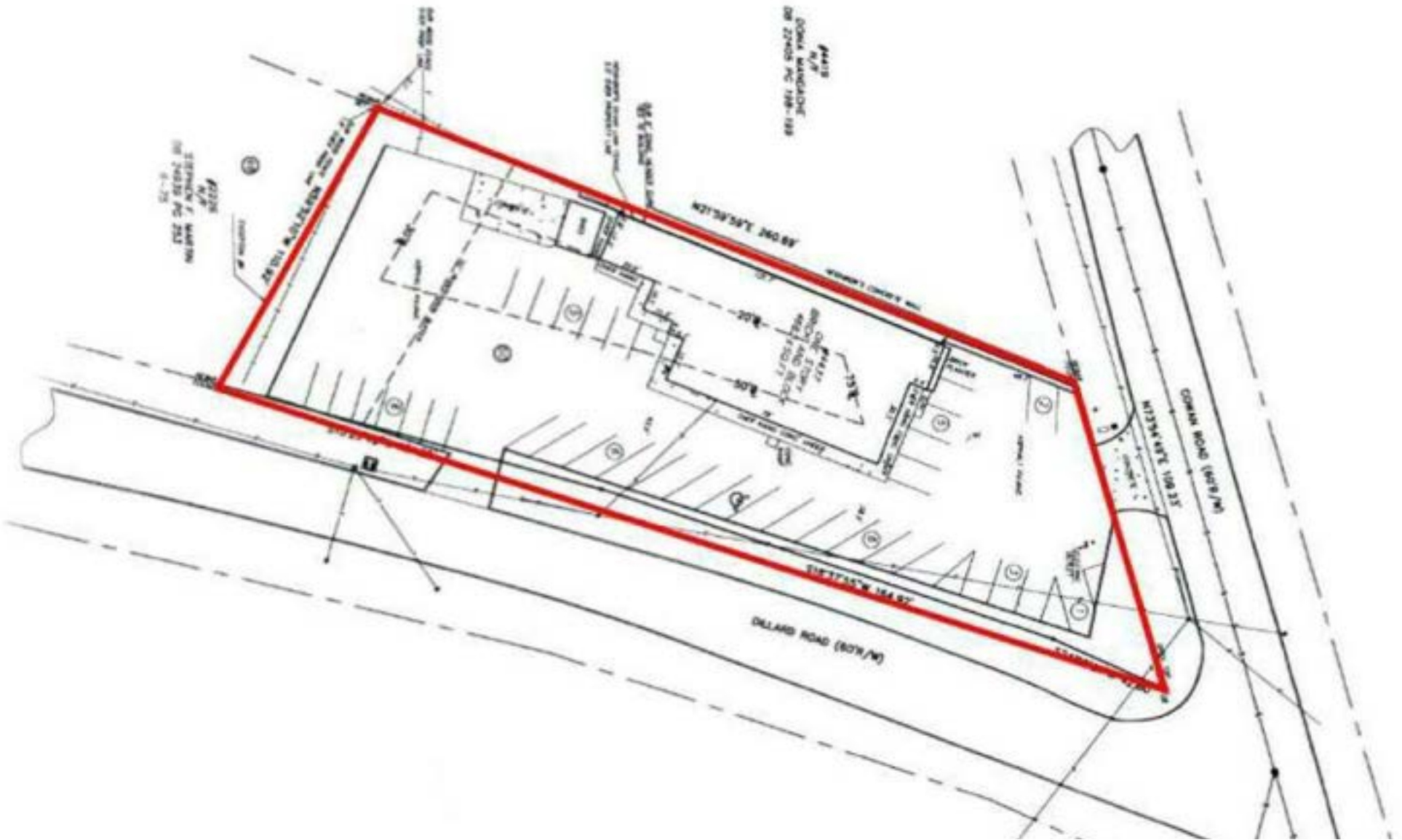
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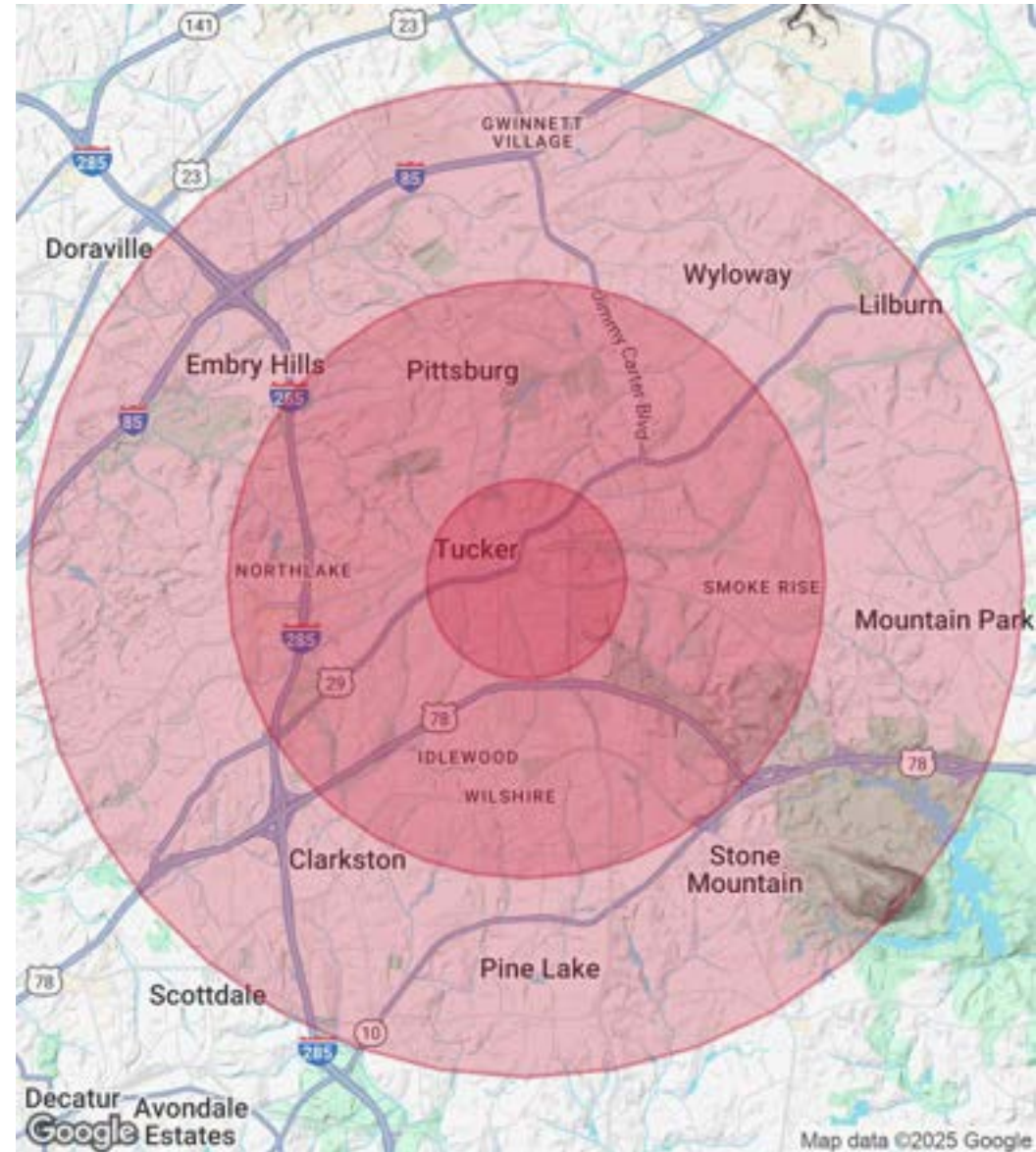
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,087	89,059	258,862
Average Age	41	38	37
Average Age (Male)	39	37	36
Average Age (Female)	43	39	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,386	33,815	95,929
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$107,760	\$98,191	\$94,684
Average House Value	\$459,904	\$391,836	\$374,147

Demographics data derived from AlphaMap



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