

**TURNKEY
RESTAURANT
BUSINESS ASSETS**

FOR SALE



**2,800 SF
ALPHARETTA, GA**

**5192 MCGINNIS FERRY RD,
ALPHARETTA, GA, 3000**

PROPERTY HIGHLIGHTS

This is an existing restaurant business assets for sale with lease assignment. **2,800 SF.**

Monthly rent: \$9,179 all-in.

- Located in a high-traffic Publix anchored shopping center in **Alpharetta**.
- **Fully built out** and equipped with a complete commercial kitchen, allowing for immediate operation with minimal startup time and cost.

Total space available: 2,800 SF

Lease term: 9 years remaining





YOUR SIGN HERE



13,600 Annual Average
Daily Traffic

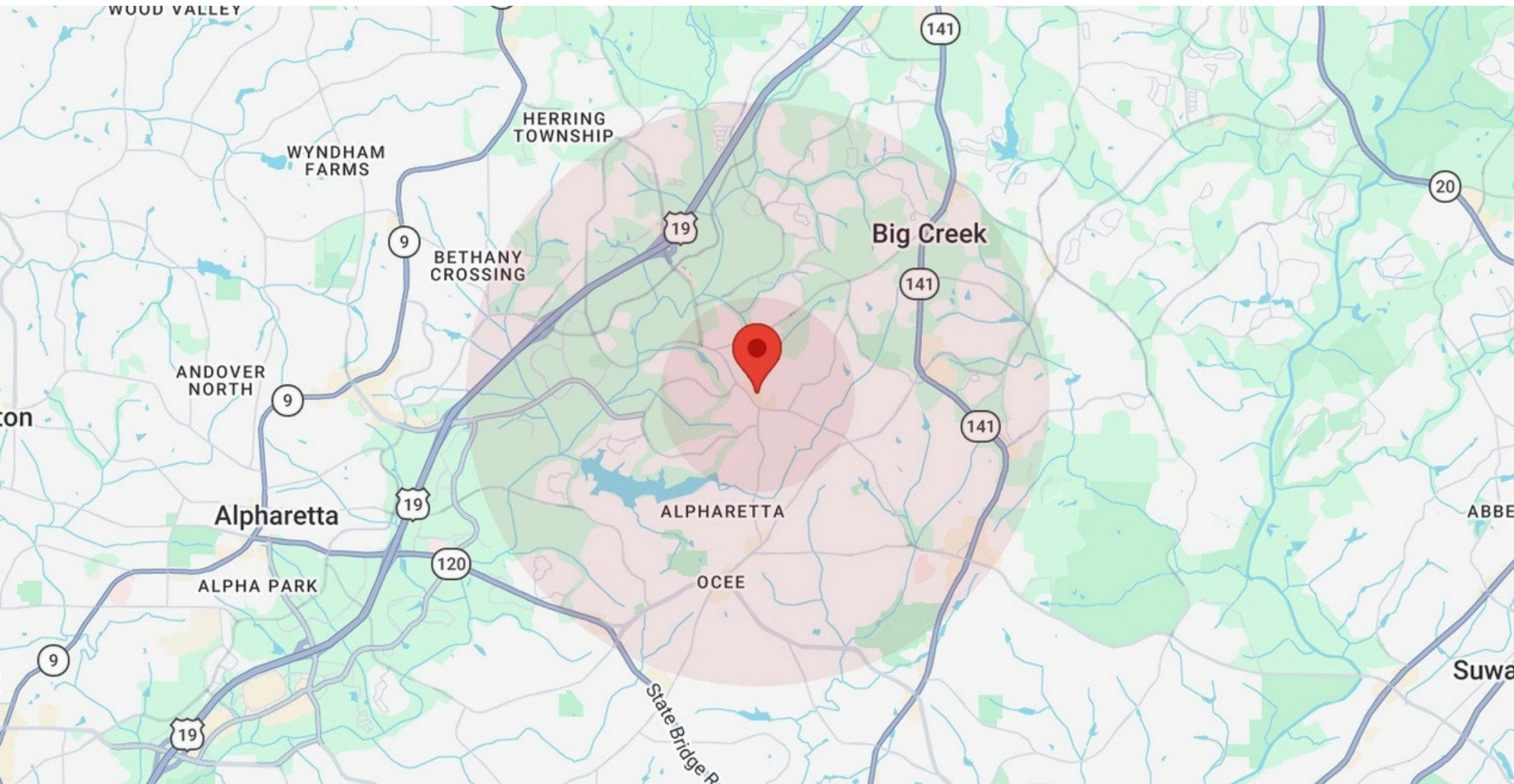
Flynn Crossing Shopping Center

Publix Super Market
Cross Noodle
Windward Grill
MOTW Coffee
Namak
Minstons Restaurant and Catering
Subway
Little Caesars Pizza
Sherwin-Williams Paint Store
Hollywood Feed
20,000 Leagues Scuba and Aquatics

Lush Nails
Fashion Tailors
The UPS Store
King World Cleaners
Great Expressions Dental Center
Premier Family Vision
Semper Laser
Tech Fix Ups & More
Creative Escapes Studio

Flynn Crossing is a premier grocery-anchored shopping center strategically positioned at the high-visibility intersection of McGinnis Ferry Road and Windward Parkway, serving as a primary retail hub for the affluent **Alpharetta** and **Johns Creek** communities. Anchored by a high-performing **Publix**, the center benefits from a consistent, daily customer base and a strategic location in the heart of the **North Fulton technology corridor**. This prime positioning provides a unique mix of high-density residential enclaves and a robust daytime professional population, ensuring steady foot traffic and long-term stability for its diverse mix of national and local tenants.

DEMOGRAPHICS



TOTAL POPULATION

1 MILE	3 MILES	5 MILES
7,889	68,736	191,703

MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$193,045	\$162,877	\$159,718

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,774	25,818	71,774

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INTERIOR PHOTOS



TURNKEY RESTAURANT BUSINESS ASSETS FOR SALE

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