

2nd Generation Fast Food - Conley GA

1380 Cedar Grove Rd, Conley, GA 30288



VIDEO

Property Description

1380 Cedar Grove Rd, a 3,058 sf 2nd generation restaurant in Conley, GA. This vacant building, constructed in 2000 and zoned M, presents an excellent opportunity for owner or restaurant investors. Previously operated as a Wendy's franchise, the property offers a turnkey solution for owner/operators. With its prime location in the Industrial corridor of Moreland and I-285, this space is primed for a successful a fast food or quick serve establishment.

Traffic count on Moreland is 28,200 VPD (just north of intersection of Cedar Grove Rd). The bridge on Cedar Grove Rd is under construction, but projected to reopen Spring 2025, traffic count is estimated 11,000 VPD

OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	34,928 SF
Building Size:	3,058 SF

DANNY GLUSMAN

BROKER

404.465.3941

dglusman@widespreadgroup.com

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Building Name	2nd Generation Fast Food - Conley GA
Property Type	Retail
Property Subtype	Restaurant
APN	15 018 03 006
Building Size	3,058 SF
Lot Size	34,928 SF
Building Class	A
Year Built	2000
Number of Floors	1
Number of Buildings	1



- - High-quality construction and well-maintained building
- - In-ground grease trap already in place
- - Spacious parking lot in excellent condition
- - Prime location in a high-traffic corridor
- - Existing drive-through facility for added convenience
- - The building is 'move in' ready for next restaurant.
- - No deed restrictions in place
- - located in unincorporated Dekalb County

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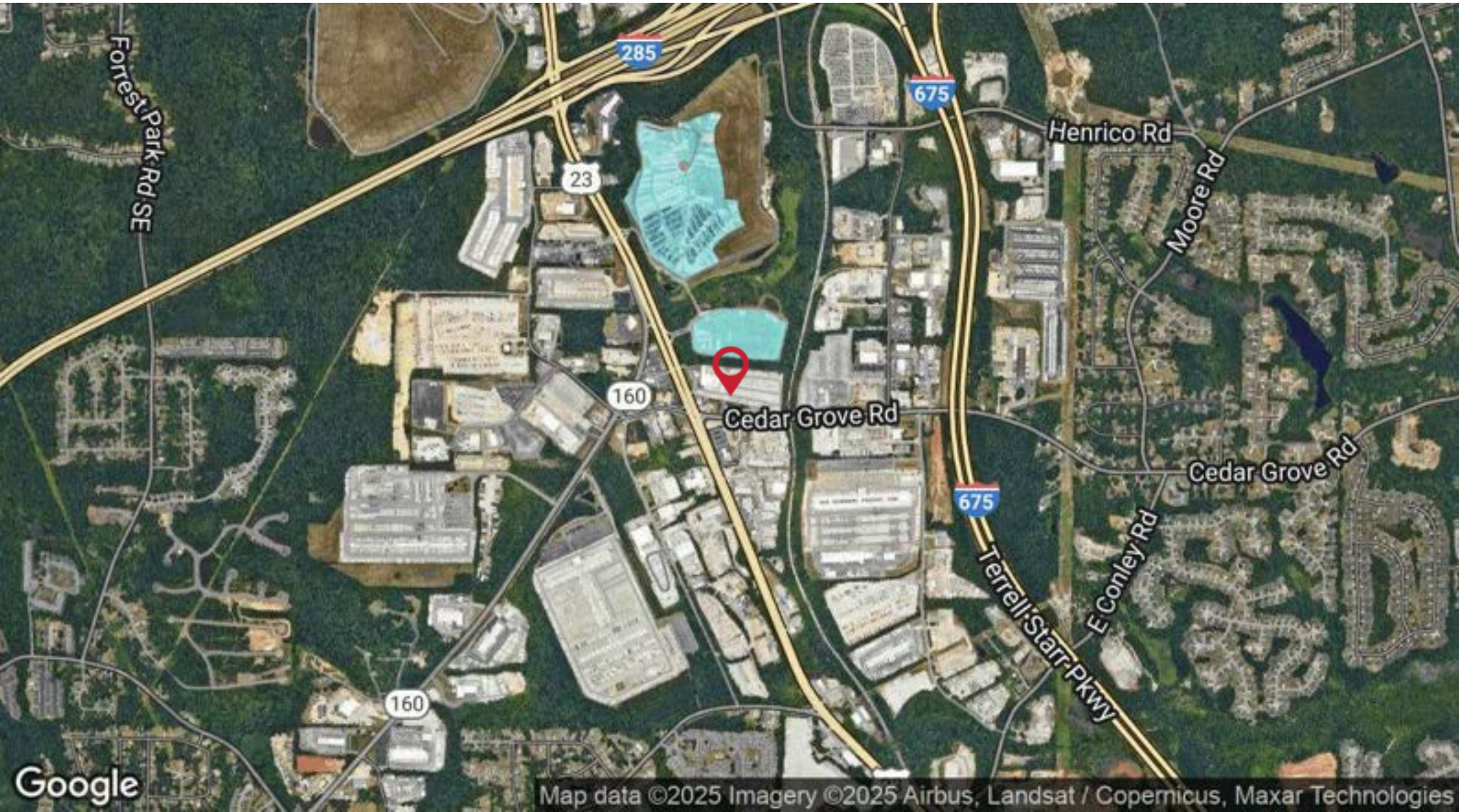
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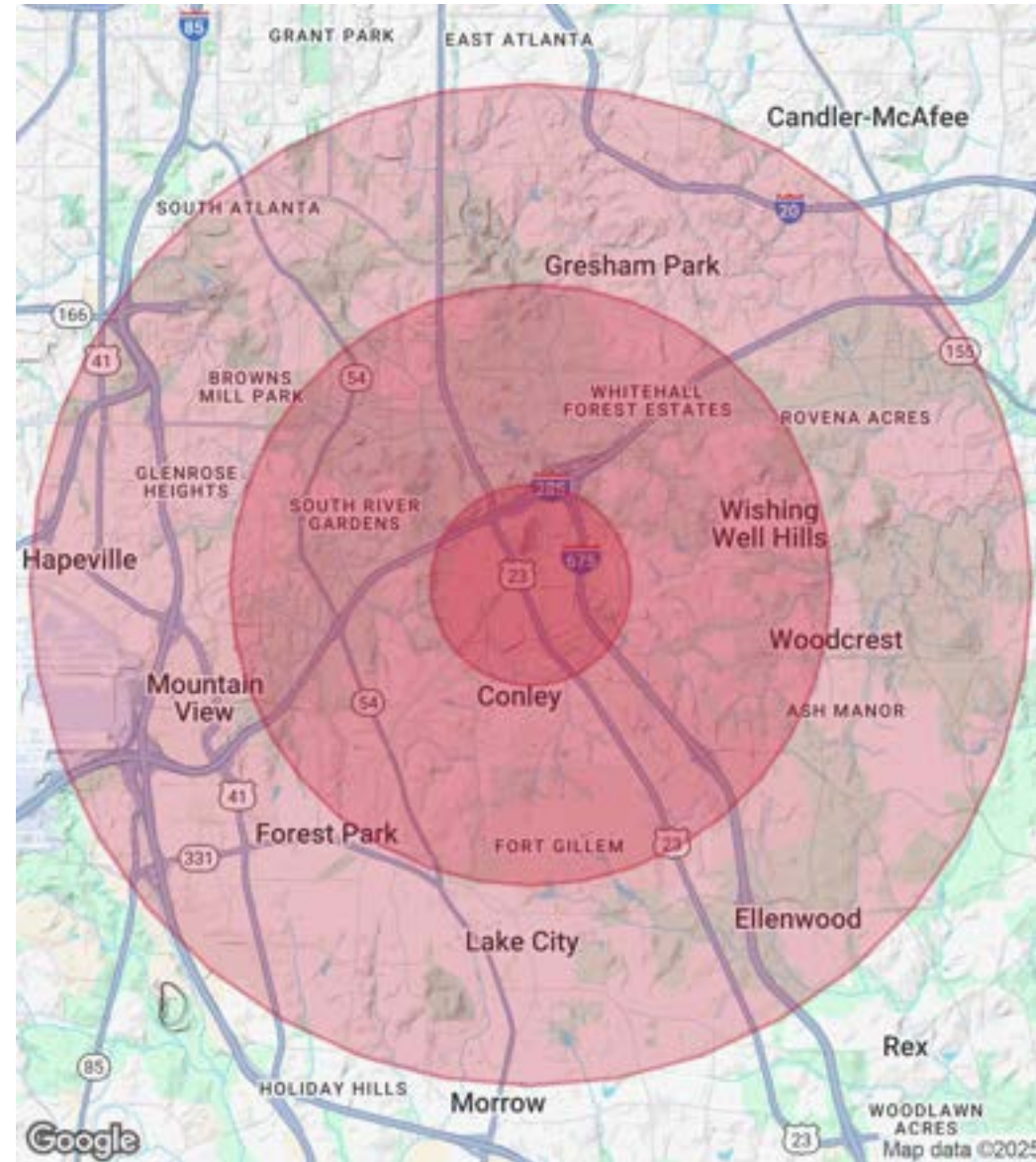
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,990	38,967	142,514
Average Age	39	37	38
Average Age (Male)	37	36	36
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	707	13,218	51,581
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$79,547	\$78,066	\$76,999
Average House Value	\$348,734	\$255,869	\$278,532

Demographics data derived from AlphaMap



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