



TOLES, TEMPLE & WRIGHT, INC.

Real Estate

Dan Carlton | c. 706.346.3970 | o. 706.291.0202

ESTABLISHED LIQUOR STORE & REAL ESTATE

2006 REDMOND CIRCLE, ROME, GA 30165



3,360
SQ FT



0.59
ACRES



C-C
COMMERCIAL
ZONING



19,000
VPD
(Redmond Circle)



**ESTABLISHED
SINCE
2007**

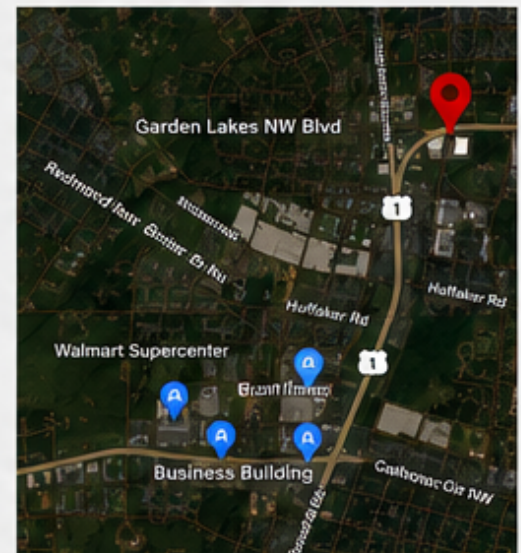
PROPERTY HIGHLIGHTS

- Outstanding acquisition opportunity for an owner-operator or multi-store retailer seeking to expand in the Rome market.
- Well established free-standing liquor store operated by the same owners since 2007.
- 3,360 square foot retail building on 0.59 acre corner lot at Redmond Circle and Redmond Court.
- Excellent visibility and easy access with approximately 19,000 vehicles per day.
- Surrounded by multiple residential subdivisions with limited direct competition in the immediate trade area.
- A portion of the building has a separate entrance and independent utilities—ideal for additional rental income or complementary retail use.

OFFERING SUMMARY

Sale Price:	\$900,000
Building Size:	3,360 SF
Lot Size:	0.59 Acres
Zoning:	Commercial C-C
Year Built:	1975
Business Type:	Retail
Sale Includes:	Business, Building, Land & Trade Fixtures
Inventory:	Not Included – Sold Separately at Closing

LOCATION MAP



ASKING PRICE: \$900,000

CONFIDENTIAL OFFERING

Financial statements and detailed inventory information are available to qualified buyers upon execution of a non-disclosure agreement (NDA).



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BUSINESS HIGHLIGHTS

- ✓ Includes Land, Building, Established Business and all Trade Fixtures
- ✓ Inventory is not included in the purchase price and will be transferred separately at closing based on an inventory count.
- ✓ Established, loyal customer base
- ✓ Limited direct competition in trade area
- ✓ Surrounded by multiple residential subdivisions
- ✓ High visibility corner location with excellent access
- ✓ Separate space with private entrance and independent utilities—potential rental income opportunity
- ✓ Current owners are retiring and will assist with a smooth transition

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CONTACT

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