

# Former Ryan's Buffet

## Rome, Georgia

2305 Shorter Ave, Rome, GA 30165

- 9,745 sf 2nd generation Restaurant available
- Located just off Shorter Avenue with excellent visibility
- Large monument sign
- Lot size 2.31 acres with ample parking

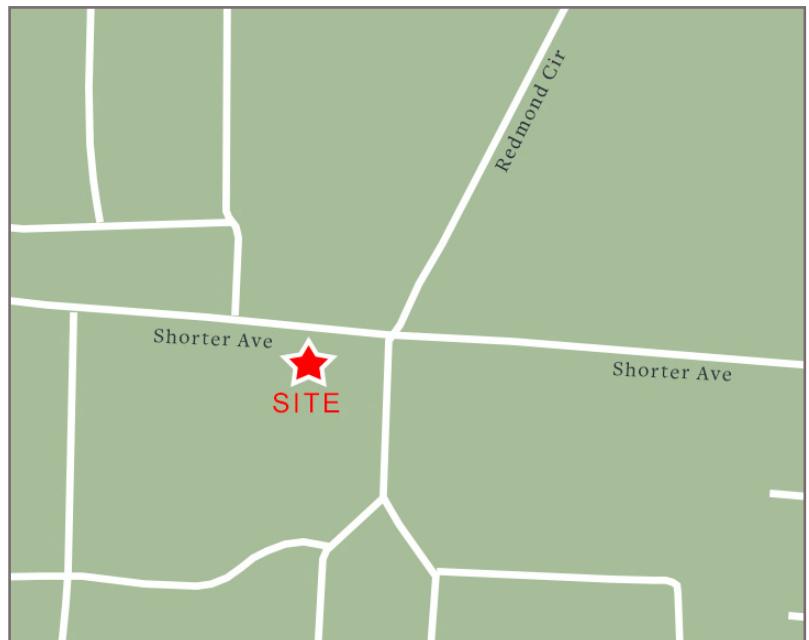


### TRAFFIC COUNTS

Shorter Avenue	25,000 AADT
Redmond Circle	17,300 AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	6,159	27,898	46,700
Households	2,183	9,703	17,175
Avg HH Income	\$63,309	\$74,846	\$69,902
Daytime Pop	2,949	11,377	29,979



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