



2001 Main St, Porterdale, GA 30014

## Undisclosed

### Turnkey Restaurant Opportunity in Historic Porterdale

Restaurant | Single tenant | 6,000 SqFt

**EH** Eric Hutcheson  
Owner  
605.863.0339

Listing Added: 12/16/2025  
Listing Updated: 02/04/2026

 Company logo

#### Building Details

Property Type	Restaurant	Tenancy	Single
Total Building SqFt	8,000	Vacant SqFt	6,000
Submarket	Covington, Porterdale	Submarket Cluster	

## Building Description

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### Turnkey Restaurant Opportunity in Historic Porterdale

2001 Main Street (Highway 81), Porterdale, GA

Prime visibility meets stunning build-out. Situated directly on Highway 81—a main thoroughfare connecting Covington and Porterdale—this fully equipped restaurant space offers high-traffic exposure and an interior that's ready to impress from day one.

Formerly home to Yellow River Ale House, this is a rare chance to acquire a beautifully finished restaurant at a fraction of the cost to build from scratch.

### Prime Location & Curb Appeal

The classic brick building commands attention on Main Street with a covered front patio, large storefront windows, and inviting entryway. Street-side parking and steady drive-by traffic from Highway 81 put your business in front of thousands of potential customers daily.

### A Designer-Quality Interior

Inside, no expense was spared. Elegant marble-look porcelain tile flows throughout, paired with rich teal walls, warm gold accents, and modern ring chandeliers. Plush tufted leather banquettes in cognac and chocolate tones provide comfortable seating, while a flexible mix of tables accommodates everything from date nights to large parties.

### Built for Entertainment

Multiple large-screen TVs are positioned throughout the space, anchored by a massive LED screen behind a dedicated stage with custom curved seating—perfect for game days and special events. Accordion-style glass doors connect the interior to the patio, allowing for seamless indoor-outdoor flow.

### Two Distinct Bar Areas

The main bar features an elegant curved stone countertop, arched shelving with honeycomb metal detailing, and draft taps ready to pour. A secondary service bar near the patio adds flexibility for high-volume nights.

### Commercial Kitchen Ready to Go

The spacious back-of-house includes a full commercial kitchen with hood system, flat-top griddle, fryers, pizza/deck ovens, commercial dishwasher, ice machine, reach-in refrigerators and freezers, ample prep space, and an exterior walk-in cooler.

### Thoughtful Finishes Throughout

All five restrooms showcase the same quality—designer tile work and brushed gold fixtures carry the upscale feel into every corner of the space.

Whether you're envisioning a sports bar, gastropub, family restaurant, or flexible event venue, this turnkey property offers the location, the look, and the infrastructure to succeed.

**Restaurant assets and build-out offered for sale. Buyer to enter into new lease agreement with property owner.**

Contact us for sale price and rental rate.

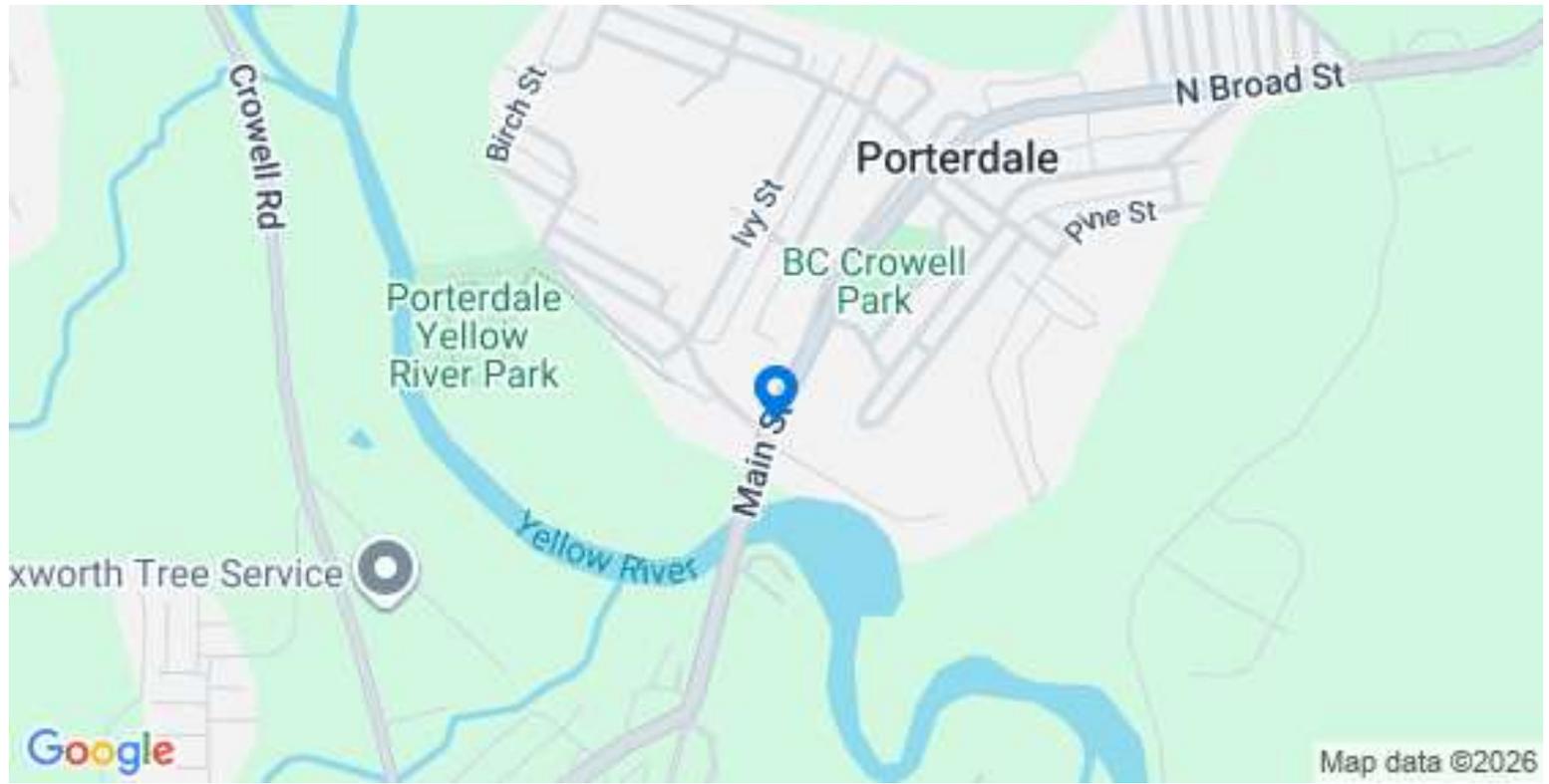
## Building Highlights

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1. Prime Main Street location on Highway 81, a major thoroughfare between Covington and Porterdale
2. Classic brick facade with covered front patio and prominent street presence
3. Street-side parking with high daily traffic count
4. Designer interior with marble-look porcelain tile flooring throughout
5. Two full-service bar areas with draft systems and elegant finishes
6. Expansive main dining room with flexible seating configurations
7. Dedicated entertainment lounge with large LED screen and built-in seating
8. Accordion-style glass doors for lounge/restaurant connectivity
9. Plush tufted leather banquette seating throughout
10. Modern lighting including custom ring chandeliers
11. Multiple mounted large-screen TVs
12. Full commercial kitchen with hood system, griddle, fryers, and pizza/deck ovens
13. Commercial dishwasher and ice machine
14. Exterior walk-in cooler
15. Multiple reach-in refrigerators and freezers
16. Spacious prep and storage areas
17. Upscale restrooms with designer tile and gold fixtures
18. Move-in ready—fully built out with high-end materials and equipment



Building Location (1 Location)



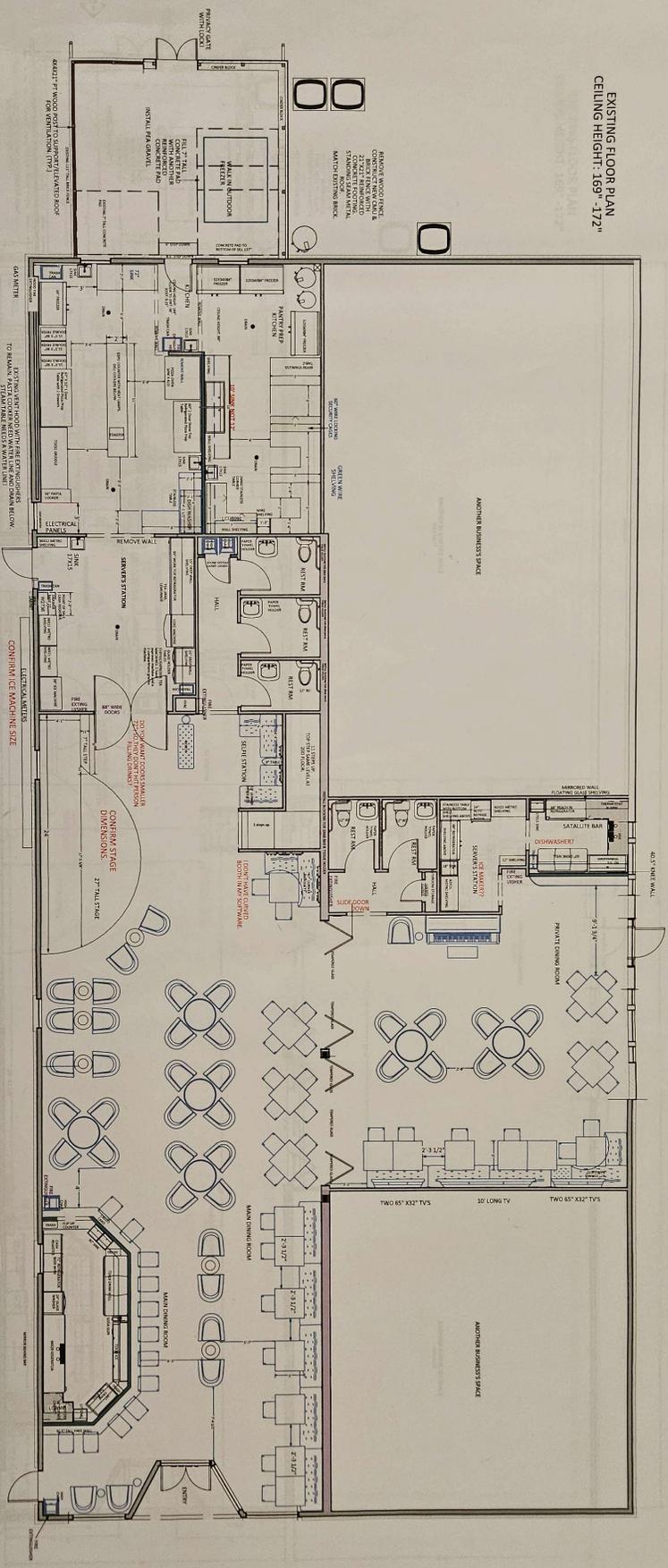
Details

Listing Type	Direct	RSF	6,000 SF
Parking	On Site	Lease Type	NNN
Lease term	Negotiable	Days on Market	50 days





EXISTING FLOOR PLAN  
CEILING HEIGHT: 169'-172"



SCALE:  
IF YOU PRINT ON 11X17 PAPER, 1/8" = 1'-0"  
IF YOU PRINT ON 22X34 PAPER, 1/4" = 1'-0"

PROPOSED FURNITURE PLAN OPTION 2  
SCALE: 3/16" = 1'-0"

3 OF 22

SHEET

12/24/2023

DATE ISSUED

BY: J. M. M.

PROJECT NO.

NO. OF SHEETS

DATE

BY

PROJECT

NO.

DATE

BY

PROJECT

REMODEL  
BAR RESTAURANT  
REMODEL.

2001 PORTERDALE, GA 30014

OWNER: JEREMY FORRESTER  
404-641-8194

FOR CONSTRUCTION

DATE  
BY  
PROJECT



Property Photos (19 photos)

