



OFFERING MEMORANDUM

**A PROVEN BUSINESS.
A PRIME LOCATION.
UNLIMITED
POTENTIAL.**

50 BUTLER ST.
MIDWAY, GA 31320

0.34 ACRE
COMMERCIAL

LISTED BY

BRANDON FARGO
REALTOR®

KELLER WILLIAMS COASTAL AREA PARTNERS, LLC
KELLER WILLIAMS COMMERCIAL
CELL 912-433-1072
BFARGO@FARGOREALESTATE.COM
LICENSE # GA 416596

KW COMMERCIALSM

FARGO
REAL ESTATE GROUP

kw KELLER WILLIAMS, REALTY
COASTAL AREA PARTNERS

912.433.1072
WWW.FARGOREALESTATE.COM

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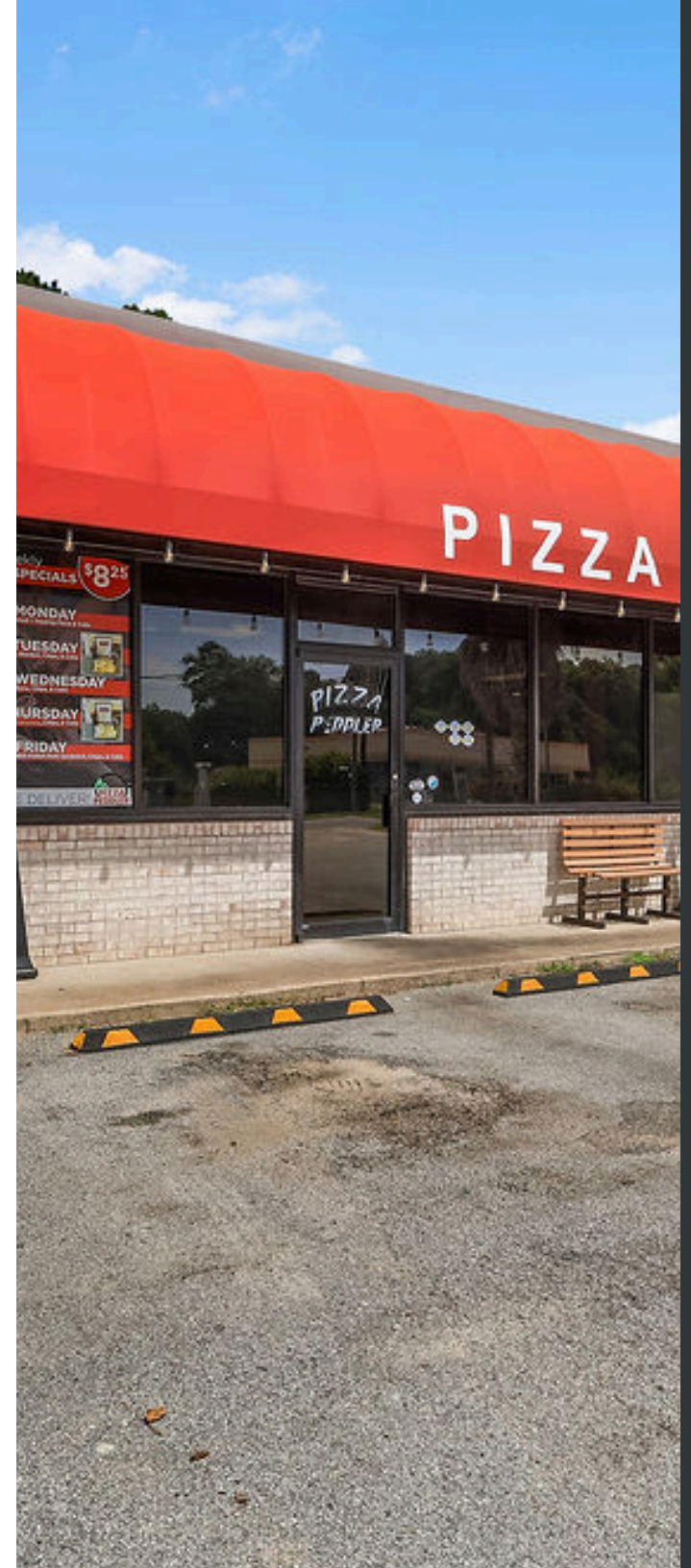




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01

PROPERTY OVERVIEW

THE OFFERING
PROPERTY SUMMARY



THE OFFERING

This commercial property in Midway, Georgia presents a rare opportunity to acquire a well-established pizza restaurant and commercial building that has successfully served the community for more than 35 years. Situated on approximately 0.34 acres, the 1,512-square-foot restaurant is offered with its existing restaurant equipment, providing a turnkey opportunity for a new owner. Conveniently located just off Highway 84 (Oglethorpe Highway) and minutes from Interstate 95, the property benefits from excellent visibility, accessibility, and consistent daily traffic.

As the only dedicated pizza restaurant in the immediate market, the business has built a loyal customer base and an outstanding local reputation while offering significant opportunities for future growth. With potential to expand online ordering, introduce third-party delivery services, strengthen digital marketing, and optimize the menu, the next owner can build upon decades of success while increasing revenue and profitability. Whether you're an experienced restaurateur, entrepreneur, or investor, this offering combines an established business, valuable commercial real estate, and exceptional upside in one unique opportunity.



PROPERTY ADDRESS

40 Butler St.
Midway, Ga 31320

ACRE

0.34

PROPERTY TYPE

Commercial

ASKING PRICE

\$559,000



PROPERTY SUMMARY

Located at 40 Butler Street in Midway, Georgia, The Pizza Peddler is an established pizza restaurant has successfully served the community for more than 35 years, earning a loyal customer base and an outstanding local reputation. The 1,512-square-foot restaurant sits on a 0.34-acre C-2 commercial parcel just off Highway 84 and minutes from Interstate 95, providing excellent visibility to over 11,000 vehicles per day. As the only dedicated pizza restaurant in the immediate area, this turnkey opportunity includes restaurant equipment and offers significant upside through expanded online ordering, delivery services, and digital marketing, making it an ideal investment for restaurateurs and entrepreneurs alike.

Investment Highlights

- Established pizza restaurant with over 35 years of successful operation
- Only dedicated pizza restaurant serving the immediate Midway market
- Turnkey opportunity with restaurant equipment included
- Approximately 1,512 SF on 0.34 acres
- Zoned C-2 Commercial
- Located just off Highway 84 with 11,000+ vehicles per day
- Minutes from Interstate 95, Savannah, and Hinesville
- Loyal customer base with excellent community reputation
- Approximately 60% of sales generated during lunch service
- Well-maintained building and property
- Multiple value-add opportunities to increase profitability
- Ideal opportunity for owner-operators or restaurant investors

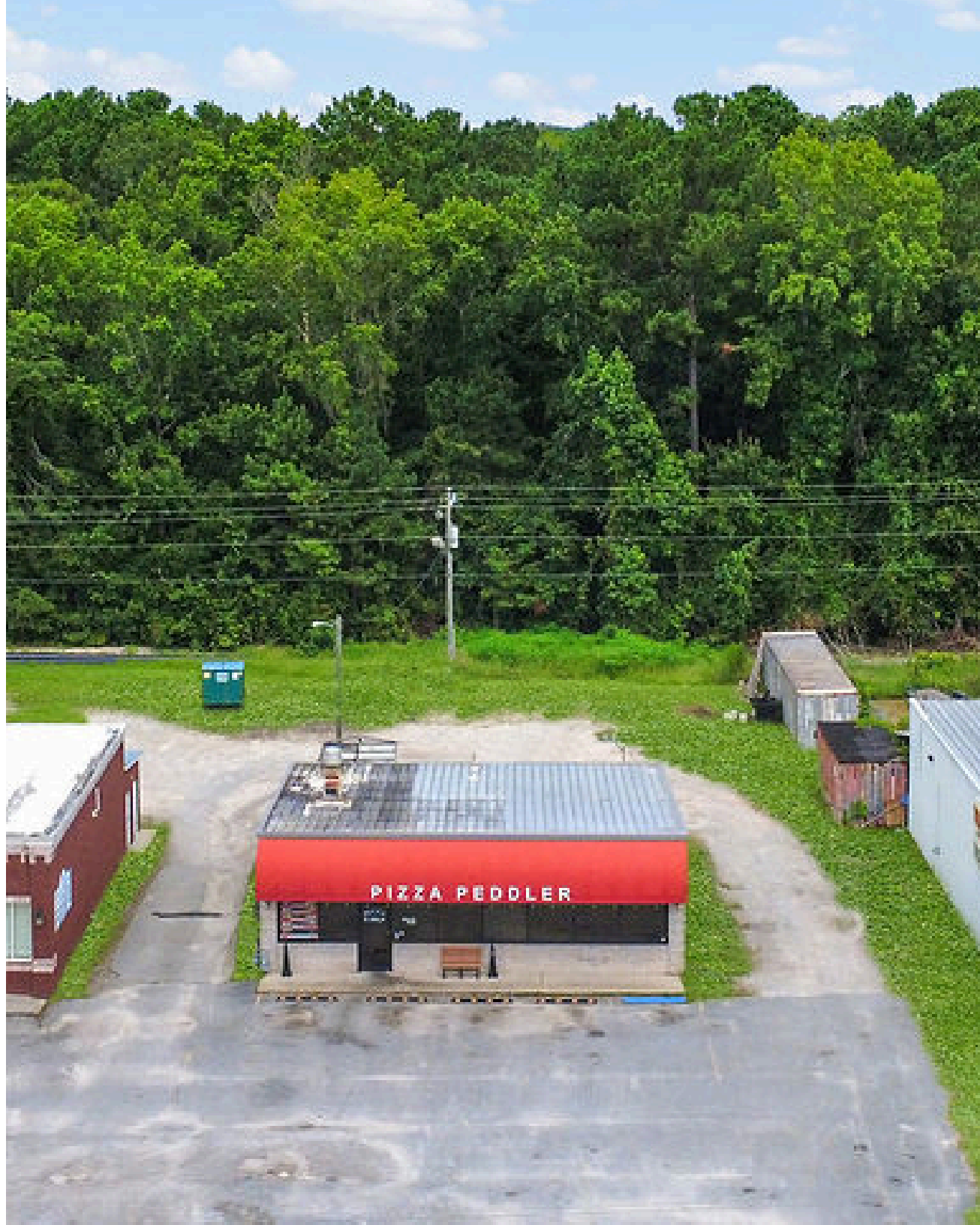
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AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES

AREA OVERVIEW



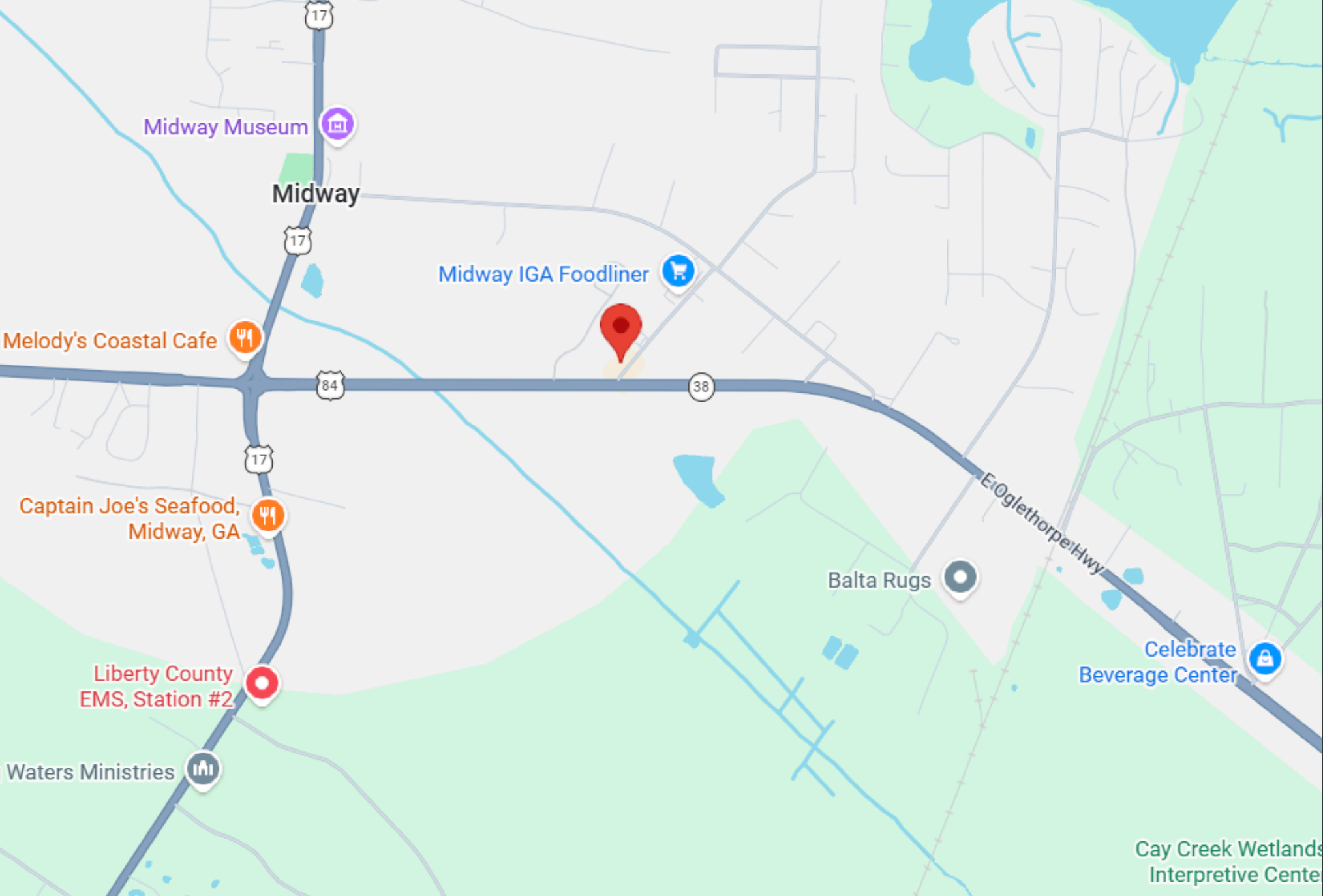
LOCATION OVERVIEW

MIDWAY, GA

40 Butler Street enjoys a highly accessible location in the heart of Midway, Georgia, just off Highway 84 (Oglethorpe Highway) and only minutes from Interstate 95. Positioned between Savannah and Hinesville, the property serves a broad customer base that includes local residents, daily commuters, military personnel from nearby Fort Stewart, and travelers along one of the Southeast's busiest transportation corridors. With more than 11,000 vehicles passing Highway 84 each day, the location provides excellent visibility and convenient access, making it an ideal setting for a restaurant.

Beyond its strong traffic counts, Midway continues to benefit from the sustained growth of Coastal Georgia. Its proximity to the Port of Savannah, Fort Stewart, and expanding residential communities has fueled increasing demand for local dining and service-oriented businesses. As the only dedicated pizza restaurant in the immediate market, this property is uniquely positioned to capitalize on both an established customer base and the area's continued economic and population growth.





LOCATION HIGHLIGHTS

Positioned just off Highway 84 (Oglethorpe Highway) and only minutes from Interstate 95, this property benefits from exceptional accessibility and visibility in one of Coastal Georgia's growing commercial corridors. Its central location between Savannah and Hinesville allows the business to serve a diverse customer base, including local residents, daily commuters, military personnel from nearby Fort Stewart, and travelers along the I-95 corridor. With 11,000+ vehicles passing Highway 84 each day and virtually no direct pizza competition in the immediate market, this established location has become a trusted dining destination with excellent long-term growth potential.

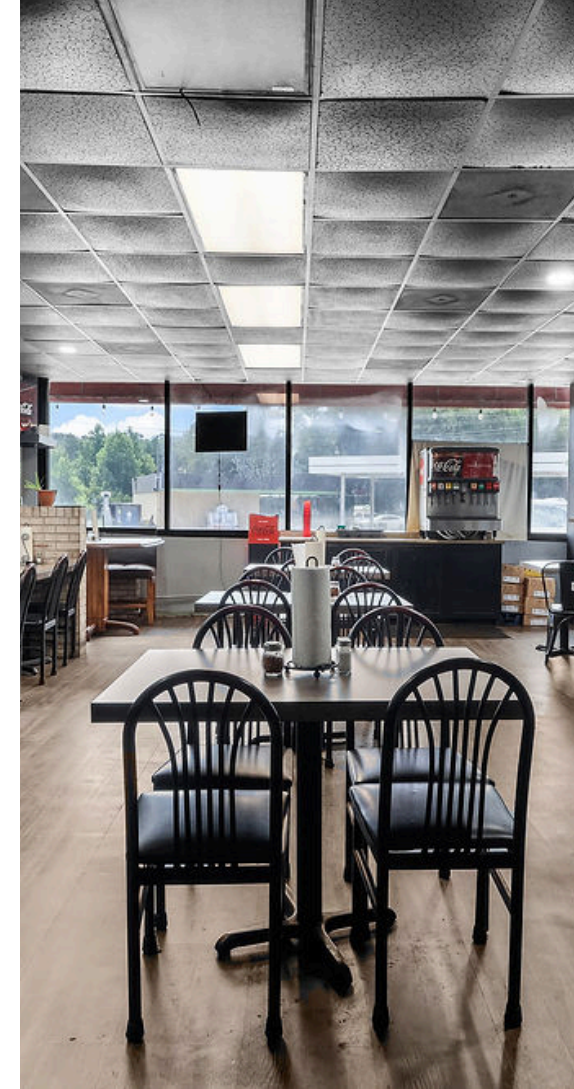


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PROPERTY PHOTOS



PROPERTY PHOTOS

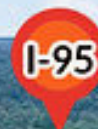


03

AERIALS



AERIALS



50 Butler Street
0.34 Acres

Butler Street

E. Ogelthorpe Hwy



CONTACT

Brandon Fargo
REALTOR®
Keller Williams Coastal Area
Partners, LLC
Keller Williams Commercial
bfargo@Fargorealestate.com
(912) 433-1072
(912) 356-5001
License #416596

kw KELLERWILLIAMS, REALTY
COASTAL AREA PARTNERS

kw COMMERCIALSM

FARGO
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