

**\*\*TURNKEY RESTAURANT SPACE ACROSS FROM WALMART | HOOD SYSTEM, GREASE TRAP & WALK-IN FREEZER IN PLACE\*\***

Rare opportunity to lease a fully equipped second-generation restaurant space in one of Dahlonega's busiest retail corridors. Located at **\*\*420 Walmart Way, Suite A, Dahlonega, GA\*\***, this 1,500-square-foot retail space sits directly across from Walmart Supercenter and offers outstanding visibility, strong daily traffic counts, excellent access, and abundant parking.

The space is already built out for restaurant use, allowing a new operator to significantly reduce startup costs and shorten the timeline to opening. Existing infrastructure includes a commercial grease trap, walk-in freezer, commercial exhaust hood and ventilation system, kitchen utility connections, food preparation areas, and customer dining space.

Positioned within a well-established retail center with 3 tenant spaces, the property benefits from consistent customer traffic generated by neighboring national retailers, including T-Mobile and Benchmark Physical Therapy. The location serves both the growing permanent population of Lumpkin County, the college Students attending University of North Georgia, and the steady flow of tourist visitors drawn to Dahlonega's historic downtown, wineries, and outdoor recreation.

**\*\*Property Highlights\*\***

- \* 1,490 SF turnkey restaurant space
- \* Second-generation restaurant buildout
- \* Commercial grease trap installed
- \* Walk-in freezer included
- \* Commercial hood and exhaust system in place
- \* Existing kitchen infrastructure and utility connections
- \* Attractive corner / end cap storefront with prominent signage opportunities
- \* High-visibility location directly across from Walmart
- \* Strong traffic counts and customer exposure, with dense 5-mile demographics of 18,107+ residents
- \* Located just 1 mile from University of North Georgia Dahlonega Campus with over 18,086+ enrolled students
- \* Located 1 hour away from Atlanta, the eighth most populous city in the southeast and 38th most populous city in the country
- \* Ample parking for customers and staff
- \* Easy access to GA Highway 60 and downtown Dahlonega
- \* Suitable for restaurants, cafés, bakeries, pizzerias, sandwich shops, ice cream concepts, and other food-service operators

This is an exceptional opportunity for a restaurant operator seeking a ready-to-open location in one of North Georgia's fastest-growing markets. Avoid the cost, permitting delays, and construction timeline associated with a new restaurant buildout and get your business open faster in a proven retail destination.