



CONFIDENTIAL INFORMATION MEMORANDUM

Rare opportunity to acquire a multi-level commercial property paired with an established experiential retail concept generating approximately \$346,500 in annual revenue. Fully renovated in 2019, this unique asset offers elevator access, three distinct levels, and a flexible layout supporting retail, events, and bar uses.

INVESTMENT OPPORTUNITY

DOWNTOWN MCDONOUGH, GA

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A LETTER TO THE RIGHT BUYER

There are businesses for sale.
And then there are places.

This is a place.

It is the kind of space that people remember, not because of what they bought there, but because of how they felt when they were inside it. The smell of books and coffee. The soft light falling across shelves that have been touched by thousands of hands. The sound of a reading, a conversation, a gathering of people who came together because this space made them want to.

The sellers built something rare here. Not just a bookstore. Not just a café. A destination. A community gathering point. A space that has held book signings and birthday parties and first dates and quiet Tuesday afternoons when someone just needed somewhere to sit and think.

They are not selling because it failed. They are selling because they know what it could become in the right hands — and they want to find the person who sees it.

That person is not looking for a transaction.

That person is looking for a calling.

If that is you — **read on.**



Business Overview

The offering includes both an established, community-oriented bookstore concept and a multi-level commercial property designed to support a range of retail, hospitality, and experiential uses.

The business operates as an independent bookstore featuring a curated selection of new titles for adults and children, complemented by gifts, toys, and specialty items. generating approximately **\$346,500** in annual revenue.

The concept integrates experiential elements such as recurring events, book clubs, and community programming, driving consistent engagement and repeat visitation.

The property itself provides a flexible, multi-level layout that supports the existing operation while allowing for future adaptability. With distinct areas for retail, events, and food & beverage service, the asset enables multiple revenue streams within a single footprint.

Positioned in a highly active downtown environment, the combination of an established concept and a versatile real estate asset creates a unique opportunity for an owner-operator or investor to maintain, expand, or reposition the business.

10,734

Total Square Feet

1911

Year Built

Historic brick commercial building

3

Floors

Main, upper, basement

Business At a Glance

Type: Independent bookstore, café-style gathering space, and event venue
Location: Downtown square — established, walkable, high-visibility destination
Structure: Multi-level with elevator access
Status: Active and operating

Community

This business has earned it. Over time, it has become a recognized and valued part of the local community, driven by consistent customer experiences rather than traditional advertising.

The space has hosted meaningful moments and developed strong customer loyalty.

The brand carries recognition, the environment is inviting, and the community connection is established.

For the right buyer, this represents not a starting point, but a solid foundation built on years of goodwill and local engagement.

Property Overview

The property is located in Historic Downtown McDonough and consists of a multi-level commercial asset configured to support a mix of retail, event, and hospitality uses. The building features 10,734 square feet across three levels, including a main floor, upper level, and basement, allowing for a variety of operational layouts.

The current configuration supports a hybrid concept with retail and bar-ready space on the main level, a fully renovated event and gathering space on the upper level, and a basement level positioned for future activation. This layout enables multiple revenue streams within a single footprint while maintaining operational flexibility.

Positioned directly within a highly visible downtown environment, the property benefits from strong walk-in traffic and destination-driven visitation. “

The street-level frontage enhances retail exposure, while the upper and lower levels provide opportunities for event-driven and experiential uses.

The building includes elevator access, a rare feature for the submarket, further expanding usability across all levels. The combination of location, layout, and vertical integration creates a unique opportunity for a multi-concept, day-to-night operation.

Main Floor

Retail and bar-ready with high-visibility street presence and direct Square access

Upper Level

Fully renovated event and bar space. Ideal for bar, cocktail lounge, or ticketed events

Basement

Separate access creates an **independent concept** or **speakeasy** opportunity

INVESTMENT HIGHLIGHTS

Rare Multi-Level Downtown Asset

Three independently usable floors in a single ownership structure, uncommon in suburban downtown markets.

Elevator-Served Property

Elevator access dramatically expands the operator universe and enables ADA-compliant multi-floor concepts.

Proven Destination Location

Already demonstrated ability to attract consistent foot traffic and support experiential use.

Multiple Revenue Streams

Each floor can operate independently or as a unified concept.

Historic Charm + Modern Usability

1911 brick exterior with first and upper level renovations ensure character and operational readiness.

What This Business Is Today

This is a thoughtfully curated independent bookstore concept that has established a distinct identity within the local community. The business combines retail with an experiential environment designed to encourage longer visits, repeat customers, and consistent engagement.

The space operates with a café-style atmosphere that enhances the customer experience and supports increased dwell time and incremental purchases. In addition to retail, the second floor functions as an event-driven space, hosting book signings, private gatherings, and community programming, further diversifying usage and revenue potential.

The overall layout is intentionally designed to promote flow, exploration, and interaction, contributing to a unique in-person experience that drives customer retention. This is an established concept with an existing customer base, brand recognition, and operational foundation already in place.

What This Business Can Become

This is where the story gets interesting.

This is not a business being sold at the end of its life. It is a business being sold at an inflection point — a moment where the foundation that has been built can either be honored, expanded, or reimaged entirely.

The physical space, the downtown square location, the multi-level layout, the elevator access, and the established community presence create a platform that supports a remarkable range of future directions.

Photos

