

RESTAURANT FOR SALE/LEASE



2600 MARTIN LUTHER KING JR BLVD, DALTON, GA 30721

ONE ALLIANCE
COMPANIES

RESTAURANT FOR SALE/LEASE

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You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

RESTAURANT FOR SALE/LEASE

EXECUTIVE SUMMARY





SUMMARY

2600 MARTIN LUTHER KING JR BLVD, DALTON, GA 30721



RESTUARANT FOR SALE/LEASE

INVESTMENT SUMMARY

2600 MLK Blvd. in Dalton, Georgia presents a value-add investment opportunity consisting of two parcels totaling approximately 2.05 acres with C-3 and R-3 zoning. The property includes a 3,045-square-foot restaurant building originally constructed in 2006 with completed image activation improvements already in place.

Currently vacant, the site offers flexibility for investors seeking lease-up potential, redevelopment, repositioning, or alternative retail use within an established commercial corridor. The offering also includes restaurant equipment as part of the sale, with the potential for franchise agreement assumption subject to franchisor approval. A lease option may also be available, creating additional flexibility for future ownership or tenancy strategies.

- Two parcels totaling approximately 2.05 acres (1.55 acres and 0.50 acres)
- Zoned C-3 and R-3 allowing for flexible commercial and redevelopment uses
- ±3,045 SF restaurant building constructed in 2006
- Completed image activation improvements already in place
- Currently vacant with value-add lease-up or redevelopment potential
- Opportunity for alternative retail, restaurant, or repositioning strategies
- Restaurant equipment included as part of the sale
- Potential assumption of existing franchise agreements subject to approval
- Lease option may be available for added flexibility
- Located within a strong retail corridor in Dalton, Georgia



02

RESTAURANT FOR SALE/LEASE

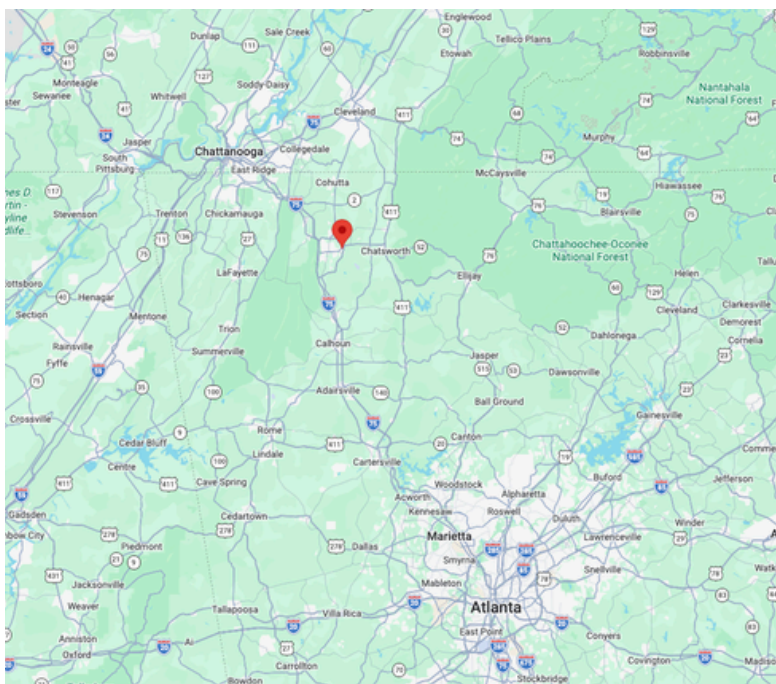
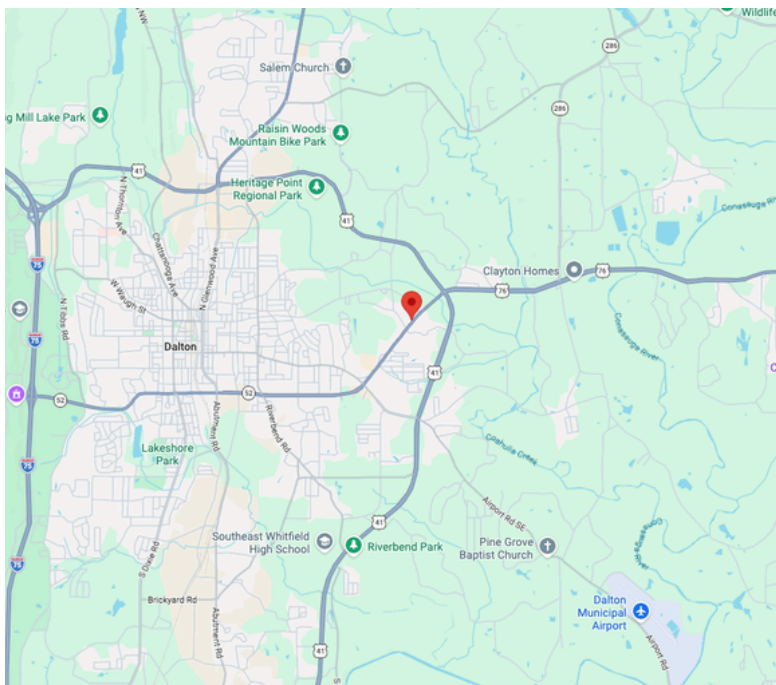
LOCATION SUMMARY





ABOUT DALTON, GA

- **Dalton is widely known as the “Carpet Capital of the World,” producing a large percentage of the world’s carpet and flooring products through its strong manufacturing base.** Located in northwest Georgia along Interstate 75, Dalton offers convenient access to major southeastern markets including Atlanta and Chattanooga. The city has experienced steady industrial and residential growth driven by logistics, manufacturing, and regional economic development. Dalton is also home to Dalton State College, which supports workforce development and higher education opportunities in the region. Surrounded by the foothills of the Appalachian Mountains, the area provides access to outdoor recreation, parks, and scenic natural attractions.



ABOUT WENDY'S

- Wendy's is one of the most recognizable quick-service restaurant brands in the United States, known for its fresh, never-frozen beef, signature square hamburgers, and popular menu items such as the Frosty and Spicy Chicken Sandwich.** Founded in 1969, the brand has grown to thousands of locations worldwide and maintains strong brand recognition and customer loyalty. For investors and operators, Wendy's presents an attractive franchise opportunity due to its established national marketing, streamlined operating model, and continued investment in technology such as mobile ordering and modern drive-thru systems. Many locations benefit from high-visibility sites and strong drive-thru sales, which now account for a large portion of revenue. The company also offers comprehensive franchisee support, including site selection assistance, training programs, and ongoing operational guidance. With consistent demand for quick-service dining, a recognizable brand, and a proven franchise model, Wendy's remains a compelling option for entrepreneurs and investors seeking a stable entry into the restaurant franchise sector.





03

RESTAURANT FOR SALE/LEASE

PROPERTY HIGHLIGHTS

PROPERTY FEATURES
FINANCIALS





STORE #374

PROPERTY FEATURES

2600 MLK BLVD, DALTON, GA

3,045
BUILDING SF

1.55 & 0.5
ACRES

2
TOTAL PARCELS

2006
YEAR BUILT

Fee Simple
OWNERSHIP

Vacant
FRANCHISE EXPIRATION

C-3 & R-3
ZONING

2 Windows
DRIVE THRU



RESTAURANT FOR SALE/LEASE

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