



**Profitable Turnkey  
Restaurant Business**

**FOR SALE**



**2,819 SF  
Dunwoody, GA**

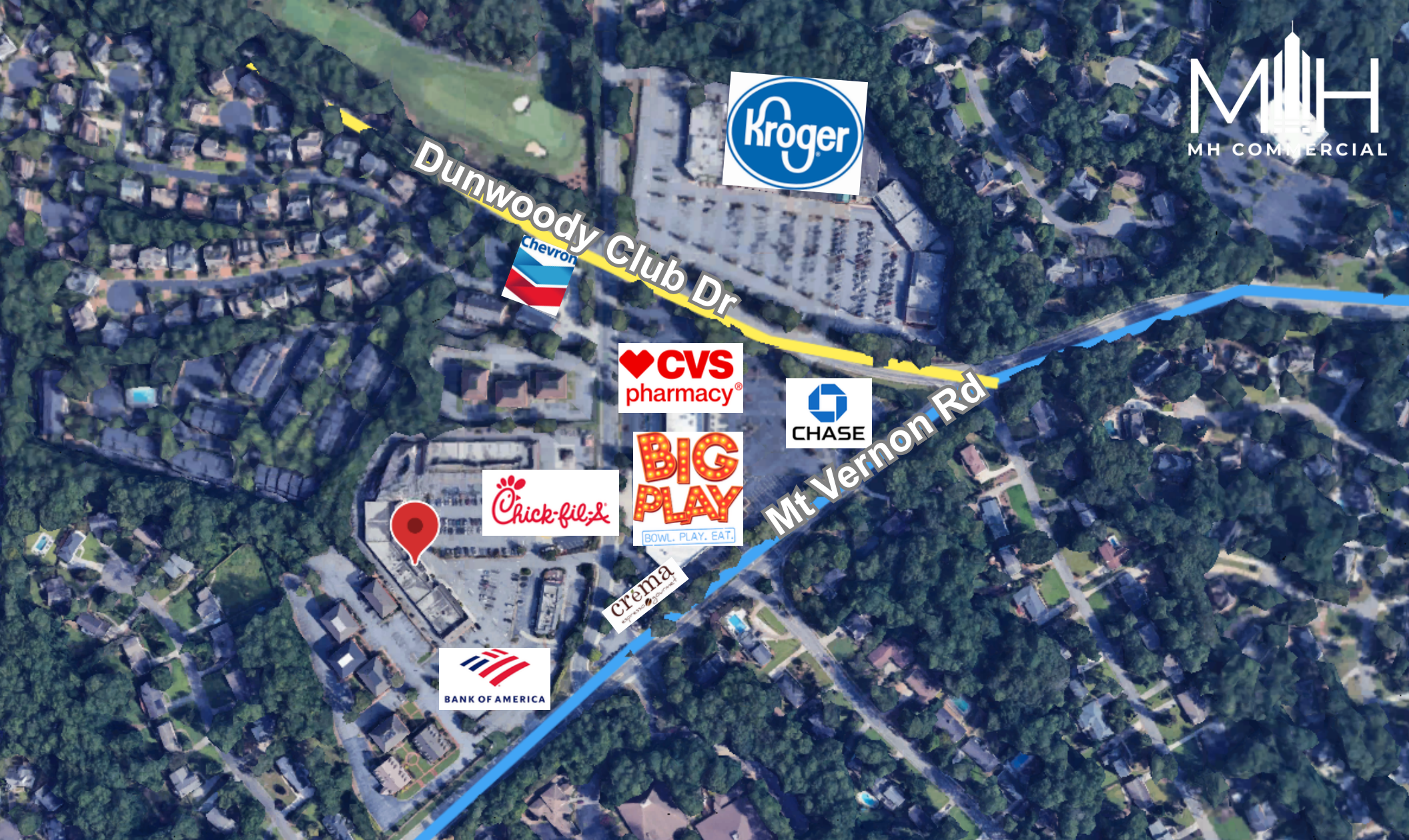
**2462 Jett Ferry Rd,  
Dunwoody, GA 30338**

# SALES HIGHLIGHTS

- Total space available **2,819 SF**
- Monthly rent: **\$9,412.12** all-in
- Lease term: **8 years** remaining + renewal options
- Exceptional **turnkey restaurant** opportunity
- **Fully build out**
  - Commercial kitchen and grease trap installed
- Well-positioned strip center, location in **Dunwoody, GA**
- **Exclusive use for Asian cuisine**

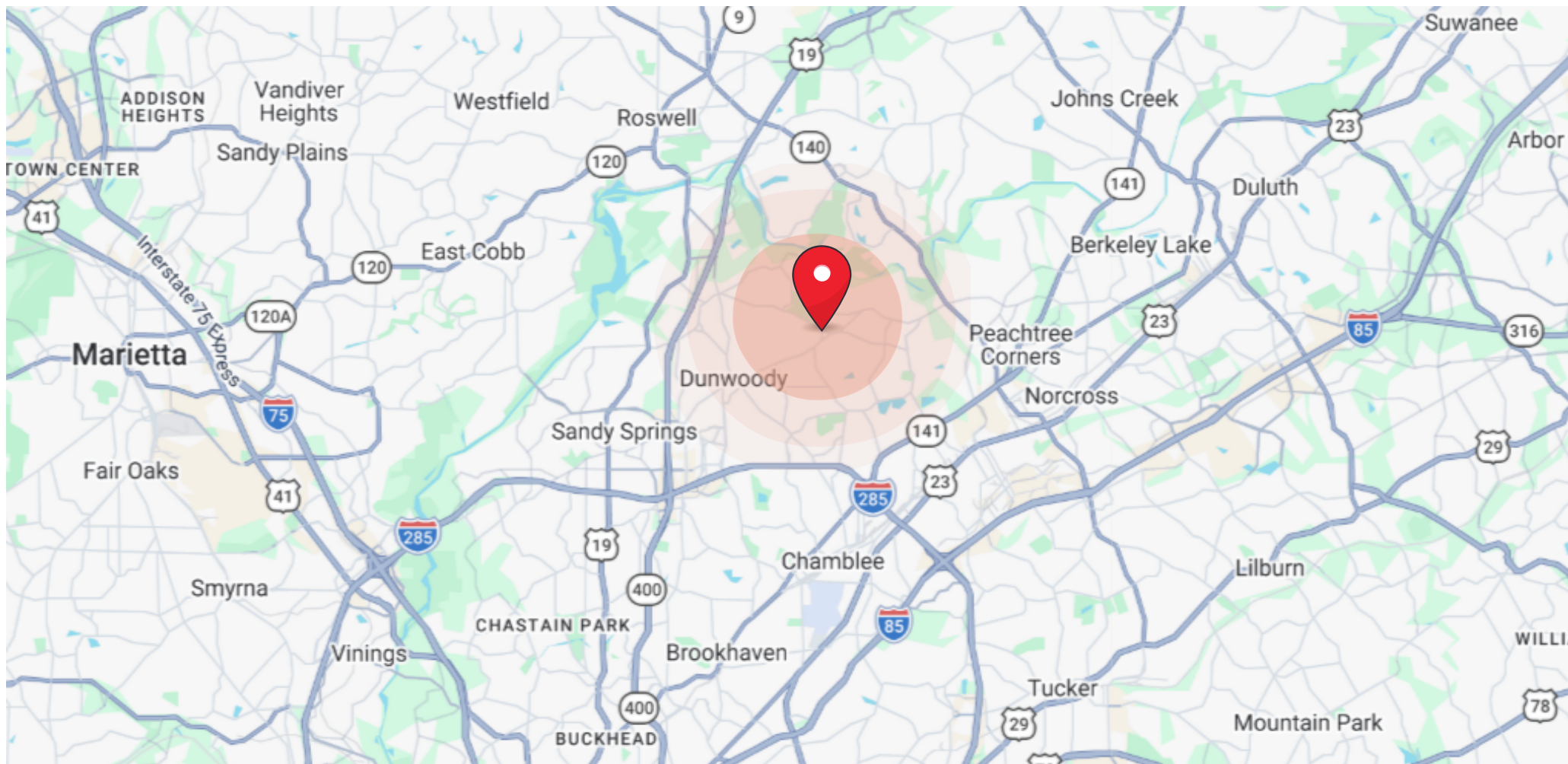


*\*Please do not disturb the operating business. Tour by appointment only \**



Positioned in the **Williamsburg at Dunwoody**, the property serves a well-established residential community with strong purchasing power and relatively limited dining options nearby. Property's location is adjacent to **Kroger** plaza and surrounded by a strong mix of **daily-needs retailers**, **dental offices**, **entertainment center**, and **residential area** that drive repeat visits throughout the week. Located around 10 minutes drive from **Downtown Dunwoody** and **Perimeter Center**, while offering direct access to one of the area's most affluent residential customer bases.

# DEMOGRAPHICS



## TOTAL POPULATION

| 2 MILE | 5 MILES | 10 MILES |
|--------|---------|----------|
| 24,289 | 241,953 | 934,820  |



## MEDIAN HH INCOME

| 2 MILE    | 5 MILES  | 10 MILES  |
|-----------|----------|-----------|
| \$196,292 | \$98,348 | \$107,109 |

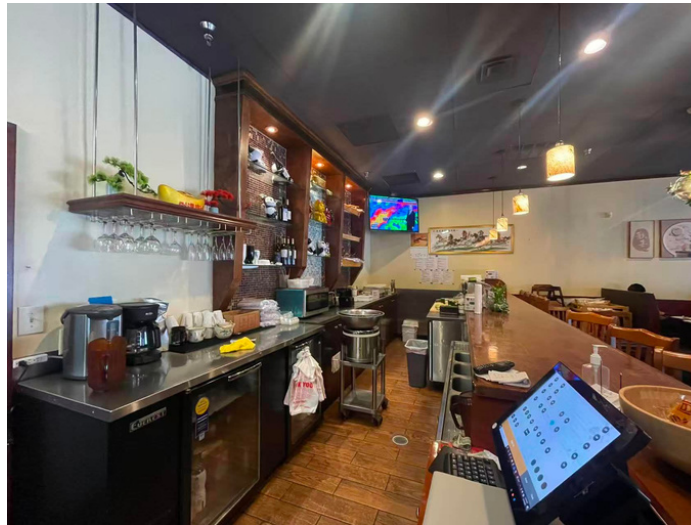
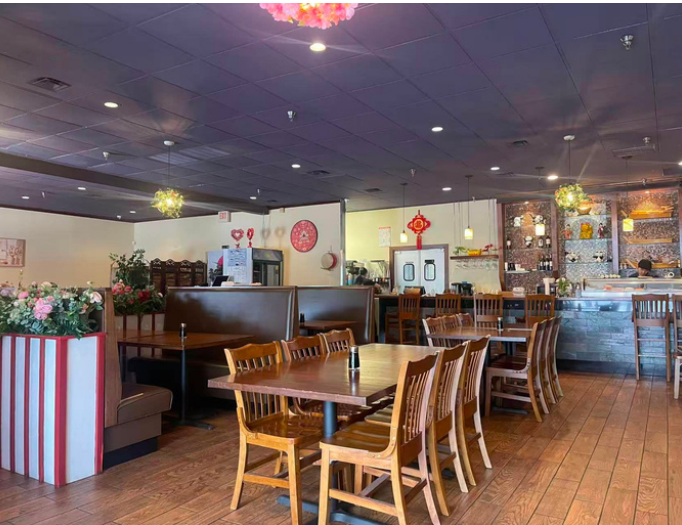


## HOUSEHOLDS

| 2 MILE | 5 MILES | 10 MILES |
|--------|---------|----------|
| 8,825  | 102,547 | 375,779  |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# INTERIOR PHOTOS



# PROFITABLE TURNKEY RESTAURANT BUSINESS FOR SALE

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