

RESTAURANT FOR SALE/LEASE



3343 MARTHA BERRY HIGHWAY, ROME, GA 30165



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



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EXECUTIVE SUMMARY



SUMMARY

3343 MARTHA BERRY HIGHWAY, ROME, GA 30165



INVESTMENT SUMMARY

Positioned along one of Rome's most heavily traveled commercial corridors, this former Wendy's restaurant presents a rare opportunity for investors, developers, owner-users, and franchise operators seeking a highly visible location with exceptional redevelopment potential.

Located on Martha Berry Highway (US-27), the property benefits from strong daily traffic counts, established retail synergy, and excellent accessibility. Surrounded by national retailers, restaurants, residential growth, and major employment centers, the site offers a strategic location for a variety of commercial uses.

The existing improvements provide potential value for restaurant conversion, adaptive reuse, or complete redevelopment. Whether repositioned as a quick-service restaurant, coffee concept, medical office, retail pad, automotive service facility, or other commercial venture, the property's location and visibility create significant upside for future ownership.

- Former Wendy's restaurant location
- Prime frontage on Martha Berry Highway (US-27)
- High-visibility signalized commercial corridor
- Strong traffic counts and consumer demographics
- Existing restaurant infrastructure offers potential cost savings
- Ample parking and convenient ingress/egress
- Surrounded by national retailers and established businesses
- Suitable for restaurant, retail, medical, automotive, service, or redevelopment uses
- Excellent opportunity for investors, developers, franchise operators, and owner-users



02

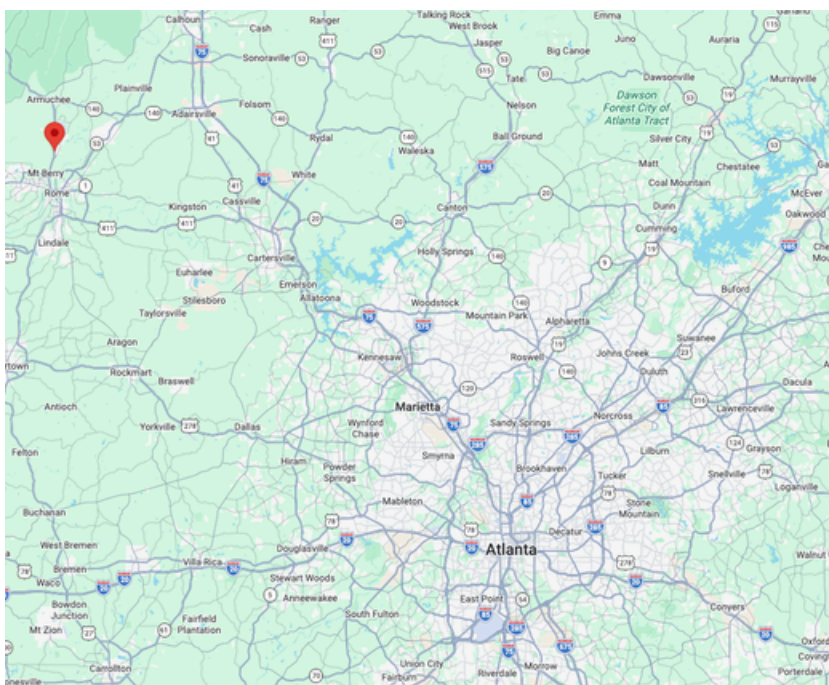
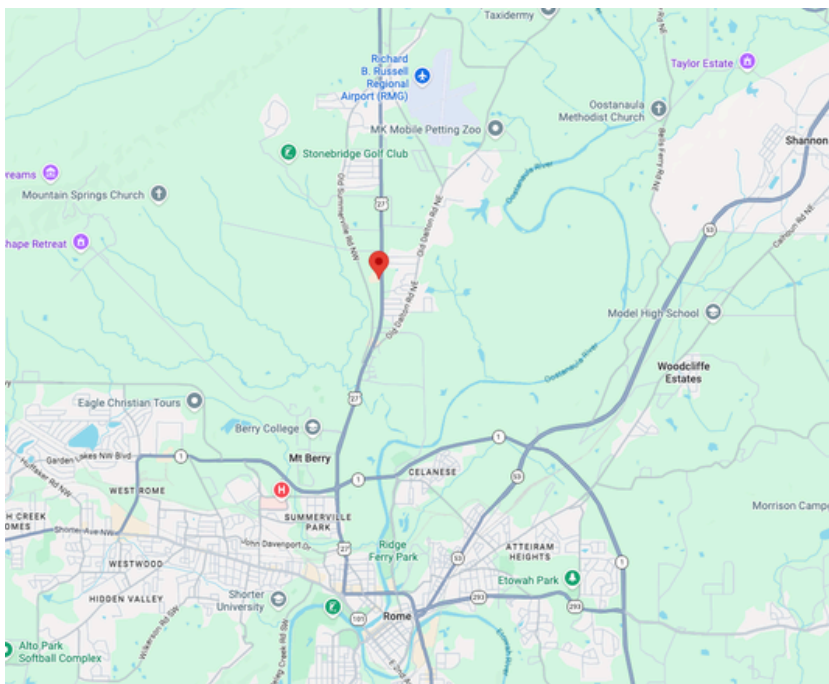
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LOCATION SUMMARY



ABOUT ROME, GA

- Rome, Georgia is a thriving Northwest Georgia city strategically located at the confluence of the Etowah, Oostanaula, and Coosa Rivers, approximately 70 miles northwest of Atlanta.** As the largest city in the region, Rome serves as a hub for healthcare, education, manufacturing, and commerce, with major employers including Floyd Health System and Suzuki Manufacturing of America. The city is home to Berry College, which boasts one of the largest contiguous college campuses in the world, and offers a strong workforce supported by several higher education institutions. Rome features a vibrant downtown district, extensive riverfront amenities, and convenient access to major transportation corridors, making it an attractive location for businesses, residents, and visitors alike.





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PROPERTY HIGHLIGHTS

PROPERTY FEATURES





PROPERTY FEATURES

2600 MLK BLVD, DALTON, GA

2,270

BUILDING SF

0.76

ACRES

1

TOTAL PARCELS

2006

YEAR BUILT

Vacant

FRANCHISE EXPIRATION

C-2

ZONING

2 Windows

DRIVE THRU

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