

**FOR
LEASE****CORNER RESTAURANT FOR LEASE****Lease Rate:
Negotiable****PROPERTY OVERVIEW**

5125 Georgia Ave represents an opportunity to lease prime restaurant/retail space in a corner location directly on Georgia Avenue. The two spaces combined are approximately 2,200 square feet consisting of 1,500 SF of space previously used as a restaurant and deli with additional basement for storage. There is 700 SF with separate an entrance fronting Hamilton St that can be leased together or separately. The property also has a large fenced in patio offering significant outdoor seating potential. Tremendous visibility and signage opportunity on Georgia Avenue.

DEMOGRAPHICS**1 MILE****3 MILES****5 MILES**

Households:	18,171	155,463	344,674
Population:	45,918	335,524	767,665
Avg HH Income:	\$156,119	\$174,585	\$172,704

PROPERTY HIGHLIGHTS

- 2nd Generation Restaurant Space Available
- Corner Lot with fenced in patio seating
- Zoned MU-4
- Free Basement Storage

AVAILABLE SPACES

2nd Generation Restaurant	1,500 SF
Back of Building	700 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:
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