



TURNKEY 2ND-GEN RESTAURANT
FORMER BUTTERMILK BISCUIT
FULL FF&E INCLUDED



SANIA GANDHI

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1640 VIRGINIA AVE
COLLEGE PARK, GA 30337, USA

PROPERTY HIGHLIGHTS

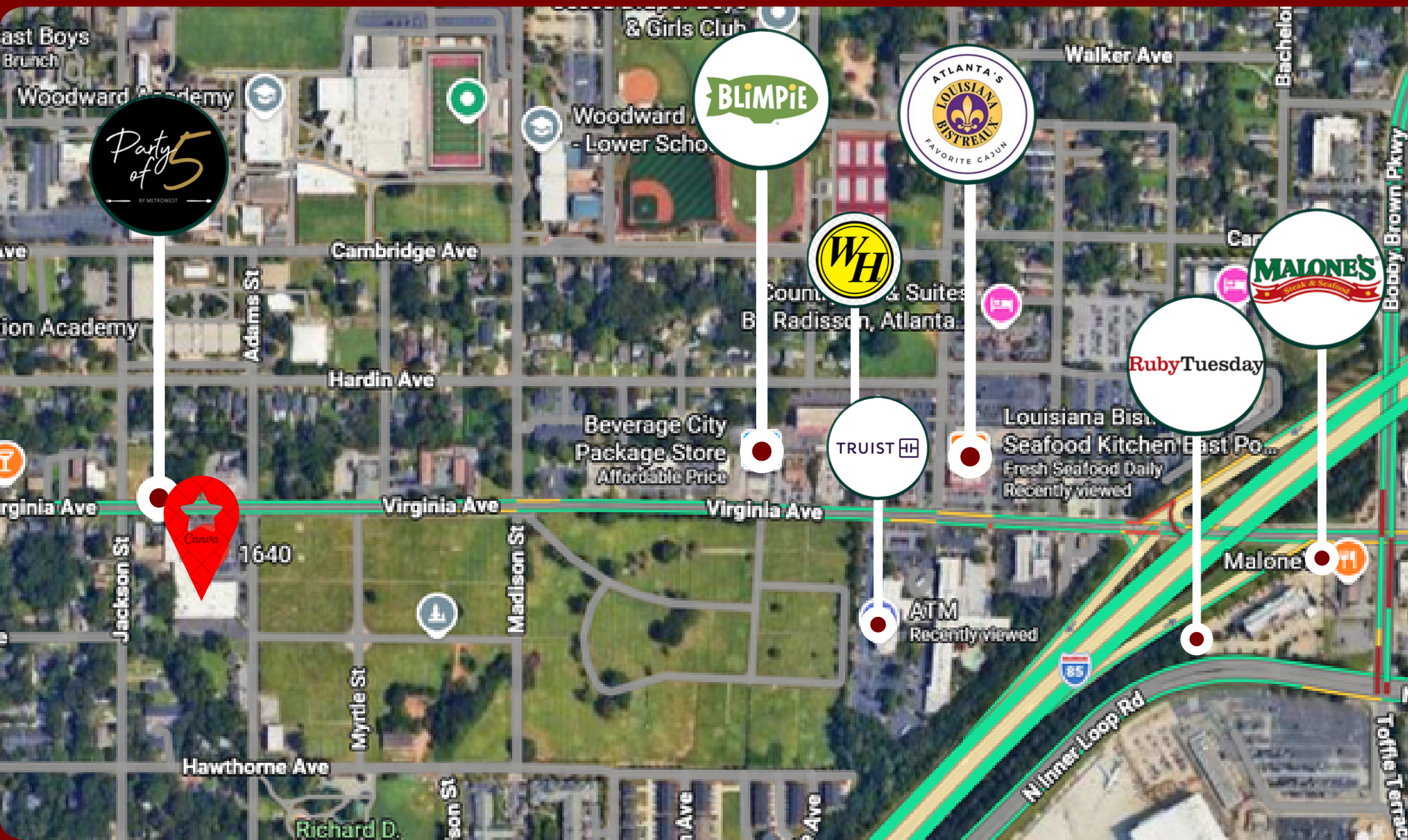
- 1,385 SF turnkey second-generation restaurant space
- Option to expand up to 2,705 SF total
- Directly adjacent to Hartsfield-Jackson Atlanta International Airport
- Existing FF&E, commercial kitchen, hood, and grease trap included
- Former Buttermilk Biscuit location ready for immediate operation
- Prime visibility on Virginia Ave (15,500 VPD) with direct access to I-85 (148,000+ VPD)
- Less than 1 mile from Hartsfield-Jackson Atlanta International Airport



PROPERTY PHOTOS



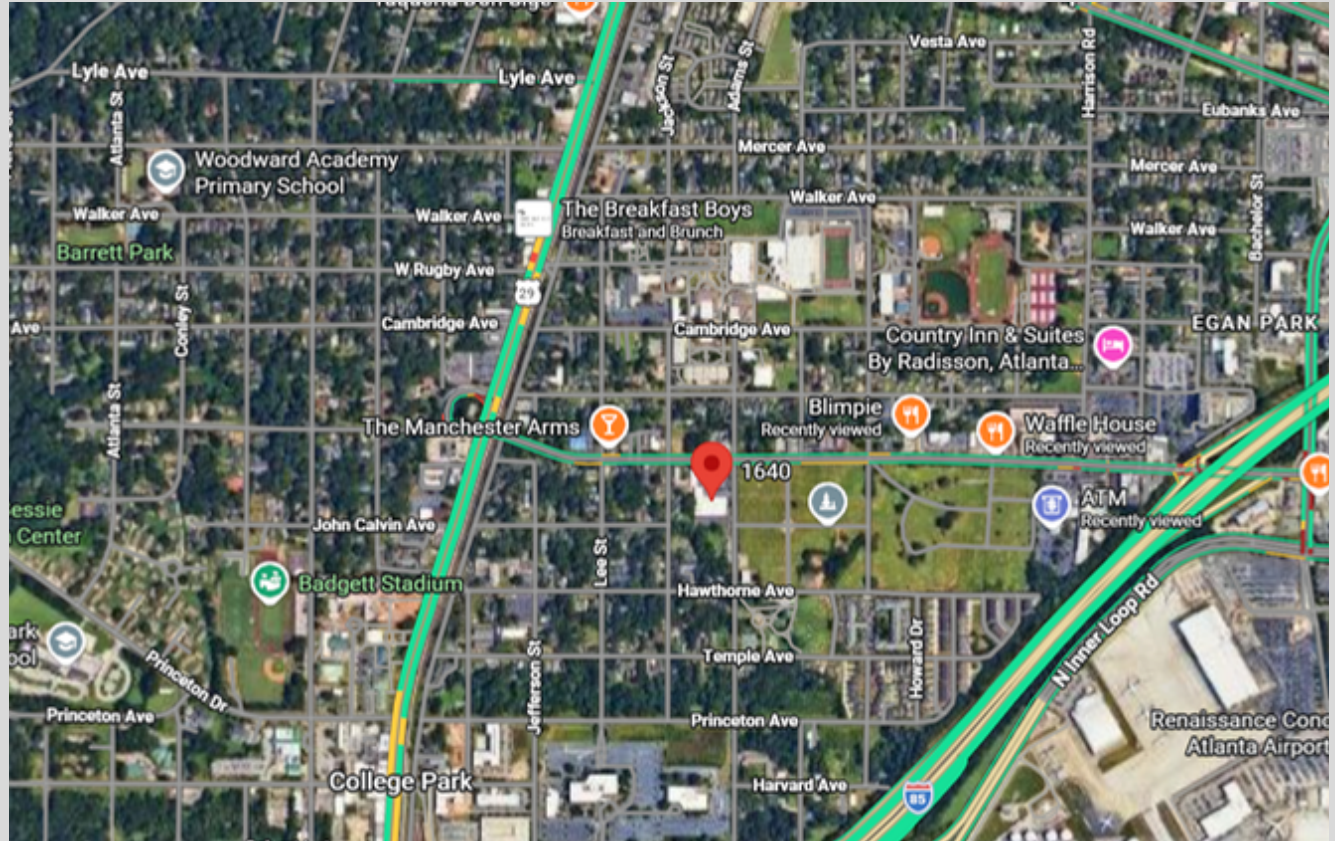
NEARBY RESTAURANTS



DEMOGRAPHICS

Minutes from Hartsfield-Jackson Atlanta International Airport.

- Surrounded by hotels, corporate offices, airport-related businesses, and established residential communities.
- Minutes from Downtown Atlanta, I-85, I-285, and major employment centers.
- Strong year-round customer base supported by travelers, airport employees, hospitality workers, and local residents.
- Excellent visibility and accessibility along Virginia Avenue.
- Nearby, Blimpie, Waffle house, Truist, Rubytuesday, and others restaurants



	1 Mile	3 Miles	5 Miles
Daytime Population Average	16,800+	82,000+	235,000+
Household Income	\$54,000+	\$63,000+	\$71,000+
Median Age	33.0	34.5	35.8

BUILT ON **VISION**

DRIVEN BY **EXECUTION**

Guided by purpose, driven by accuracy, and grounded in strong relationships.

We provide commercial real estate services that go beyond transactions, building trust and value every step of the way.

CONTACT

FOR LEASING DETAILS

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 **mni**Commercial
Real Estate Services



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