



2922 Mountain Industrial Blvd, Tucker, GA 30084

\$1,300,000

Mama's Chicken & Seafood

Retail | 2,622 SF



Tim Le
GA 293555
770.912.9684

Listing Added: 03/25/2022

Listing Updated: 06/06/2022



Details

Asking Price	\$1,300,000	Property Type	Retail
Subtype	Restaurant	Investment Type	Owner/User
Investment Sub Type	Retail Restaurant	Class	B
Lease Type	Absolute NNN	Tenant Credit	No Credit Rating
Tenancy	Single	Square Footage	2,622
Net Rentable (sq ft)	2,622	Price/Sq Ft	\$495.80
Pro-Forma Cap Rate	6.00%	Occupancy	100%
Occupancy Date	05/01/2019	Pro-Forma NOI	\$78,000
Units	1	Year Built	1986
Year Renovated	2019	Buildings	1
Stories	1	Permitted Zoning	C1
Lot Size (acres)	0.88	Price/Acre (Land Value)	\$0/acre
Gas Pumps	0	Broker Co-Op	Yes
APN	1356601	Ownership	Individual
Sale Condition	1031 exchange		

Marketing Description

Opportunity to own and operate your own fast food restaurant on major corridor of Jimmy Carter / Mountain Industrial Blvd in Tucker GA 30084. Both business and building were renovated in 2019 and is currently operating. Great Southern fried chickens and seafood!

Seller is willing to lease back the business for short term. Option available.

Near busy intersection of HWY29 and Jimmy Carter Blvd. Great potential for owner operator.

Investment Highlights

- Drive Thru
- Near Busy Intersection of Jimmy Carter Blvd and HWY 29
- Recently renovated in 2029
- Stand alone building

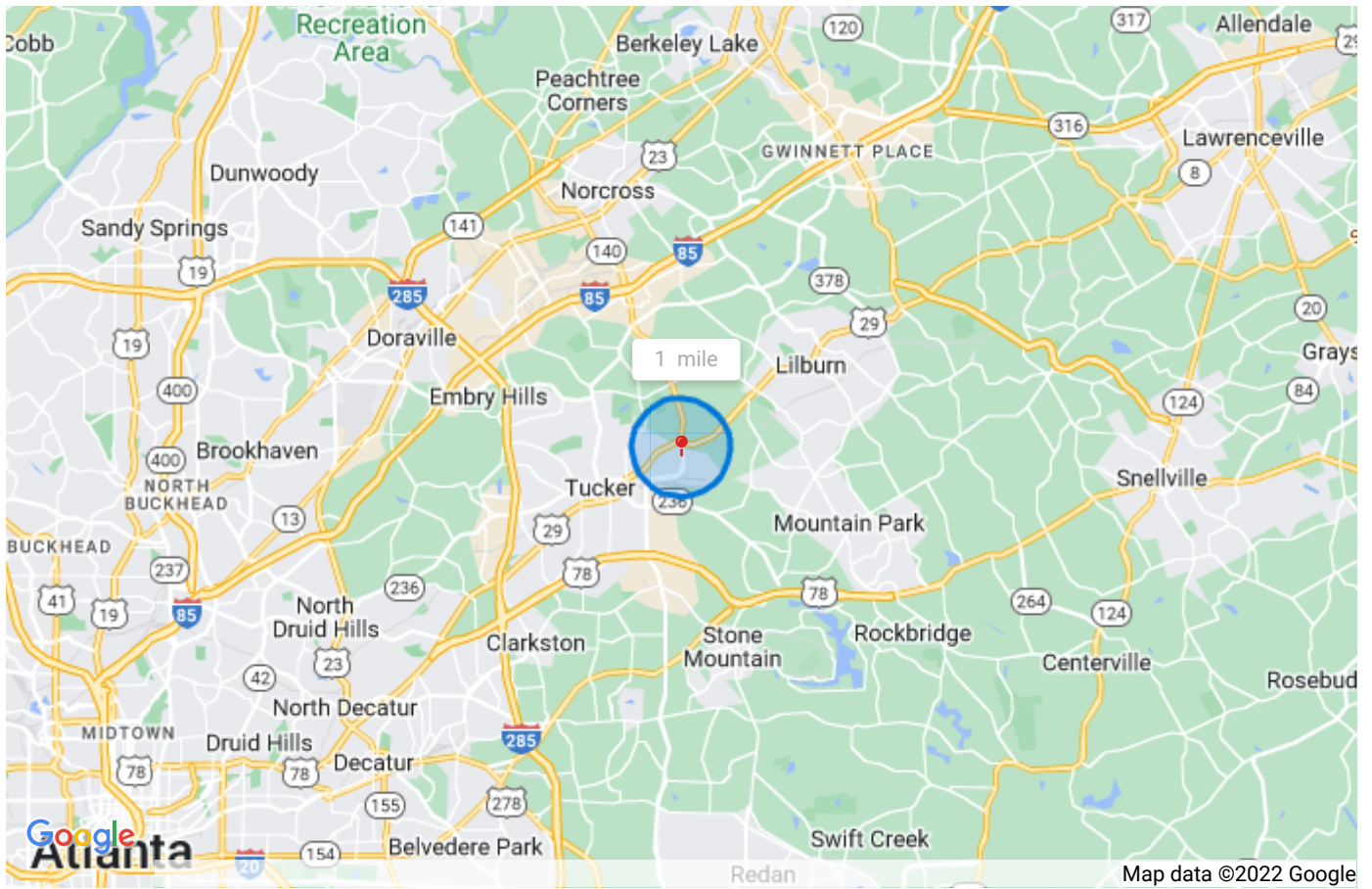
Location (1 Location)



Property Photos (6 photos)



Demographic Insights

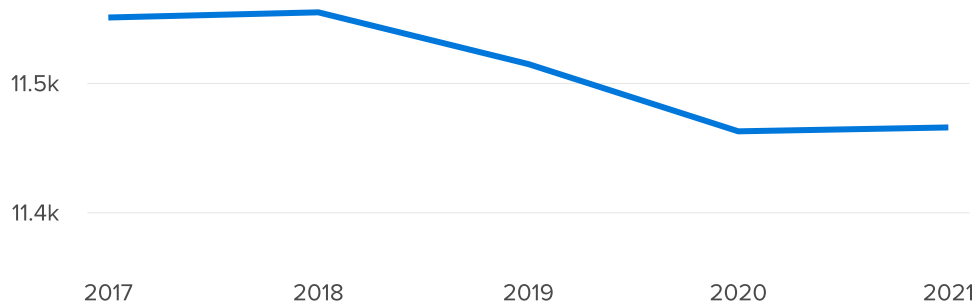


Population

11.4k

0%
Compared to 11.4k in 2020

0%
Compared to 11.5k in 2017



Household Income

\$55.6k

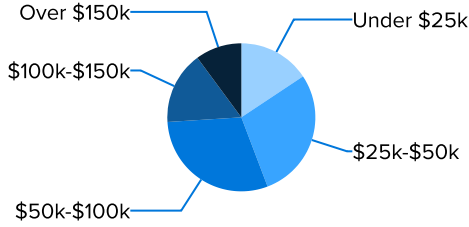
Median Income

\$63.6k

2026 Estimate

↑ 3%

Growth Rate



Age Demographics

34

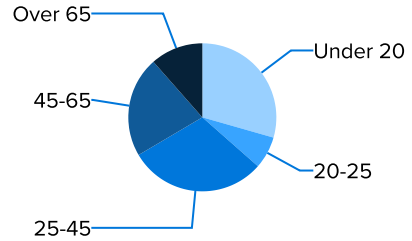
Median Age

32

2026 Estimate

↓ -5%

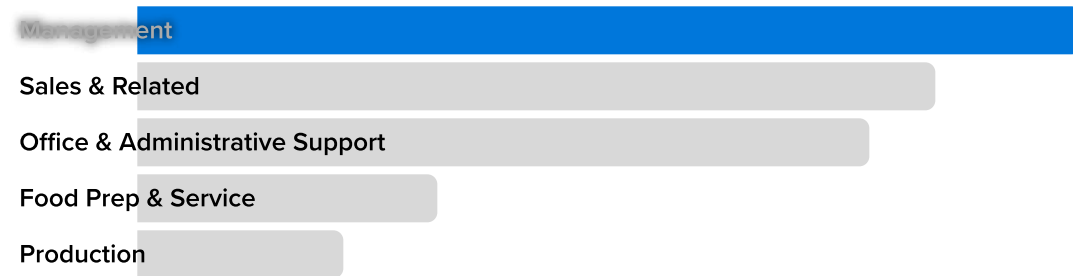
Growth Rate



Number of Employees

4,267

Top 5 Employment Categories



Housing Occupancy Ratio

16:1

16:1 predicted by 2026

Occupied

Renter to Homeowner Ratio

1:1

1:1 predicted by 2026

Renters

Vacant

Placeholder