

**RETAIL FOR SALE**

# RENOVATED RESTAURANT FOR SALE

7643 Highway 85, Riverdale, GA 30296



SALE PRICE:	\$995,000
PRICE PER UNIT:	-
LOT SIZE:	1.8 Acres
BUILDING SIZE:	10,327 SF
YEAR BUILT:	1984
RENOVATED:	2019
ZONING:	GB

## PROPERTY OVERVIEW

Recently Renovated - Former Ryans Restaurant For Sale. Located on Hwy 85 in Riverdale, GA. The property has great visibility and traffic count over 70k. The property is getting \$2000 per month income from renting part of the parking lot to adjacent car dealership.

## PROPERTY FEATURES

- Recently Renovated
- Former Ryan's Restaurant For Sale
- Hwy 85 Riverdale
- Great visibility
- High Traffic count
- Large 2 Acre Parking lot
- \$2000 per month income from renting part of the parking lot to adjacent car dealership

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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.

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## RETAIL FOR SALE

# FORMERS RYAN STEAKHOUSE SOLD JUNE 2018

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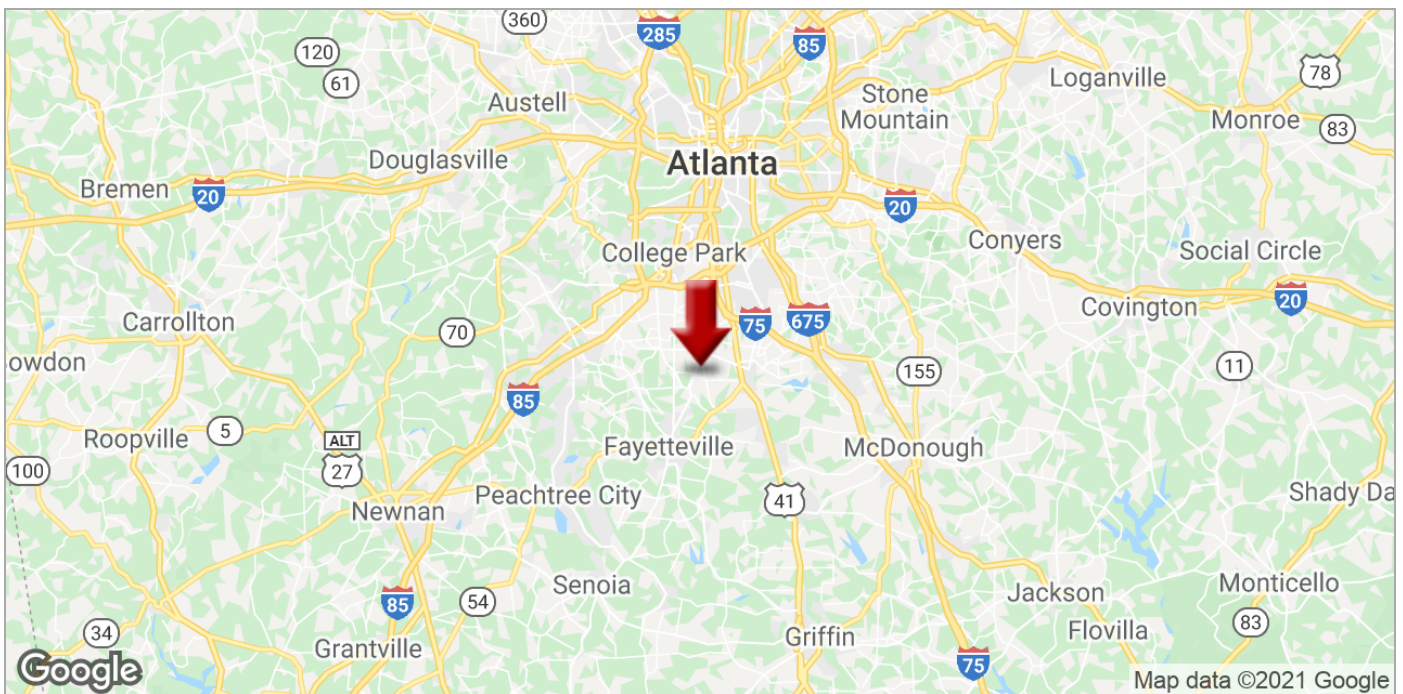
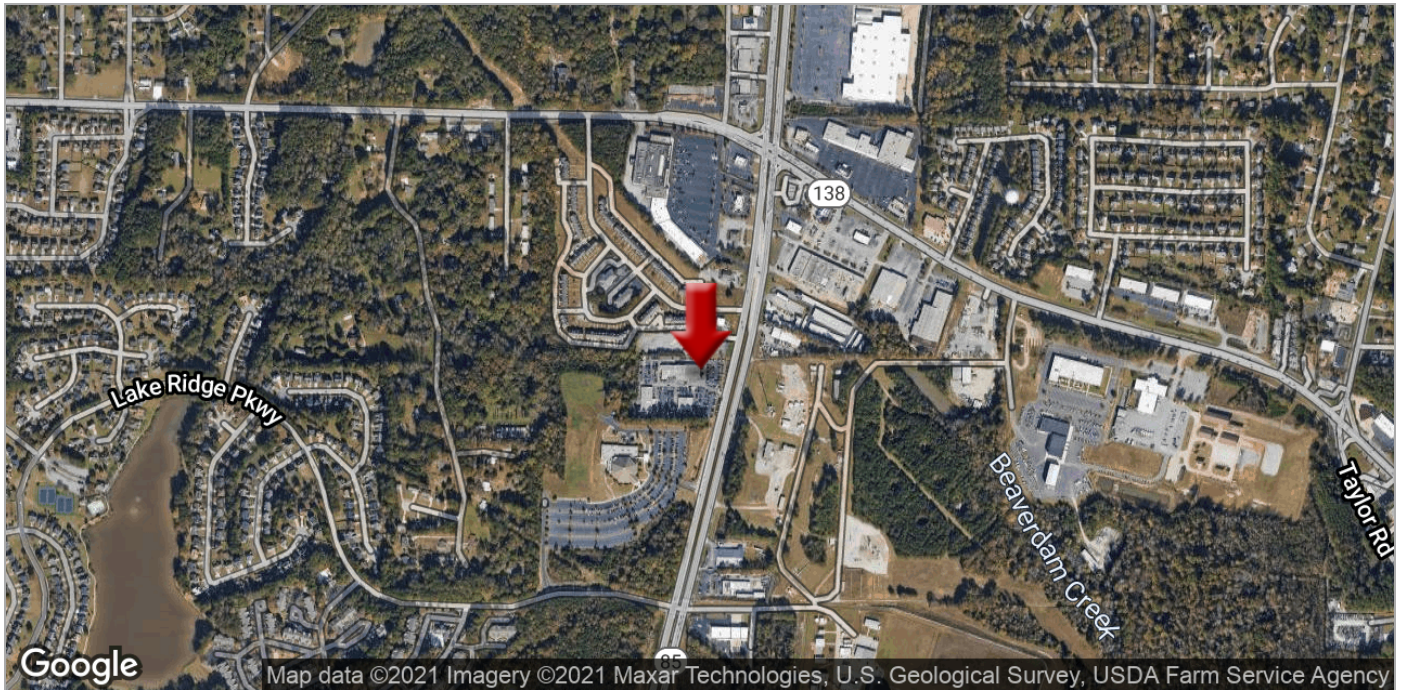
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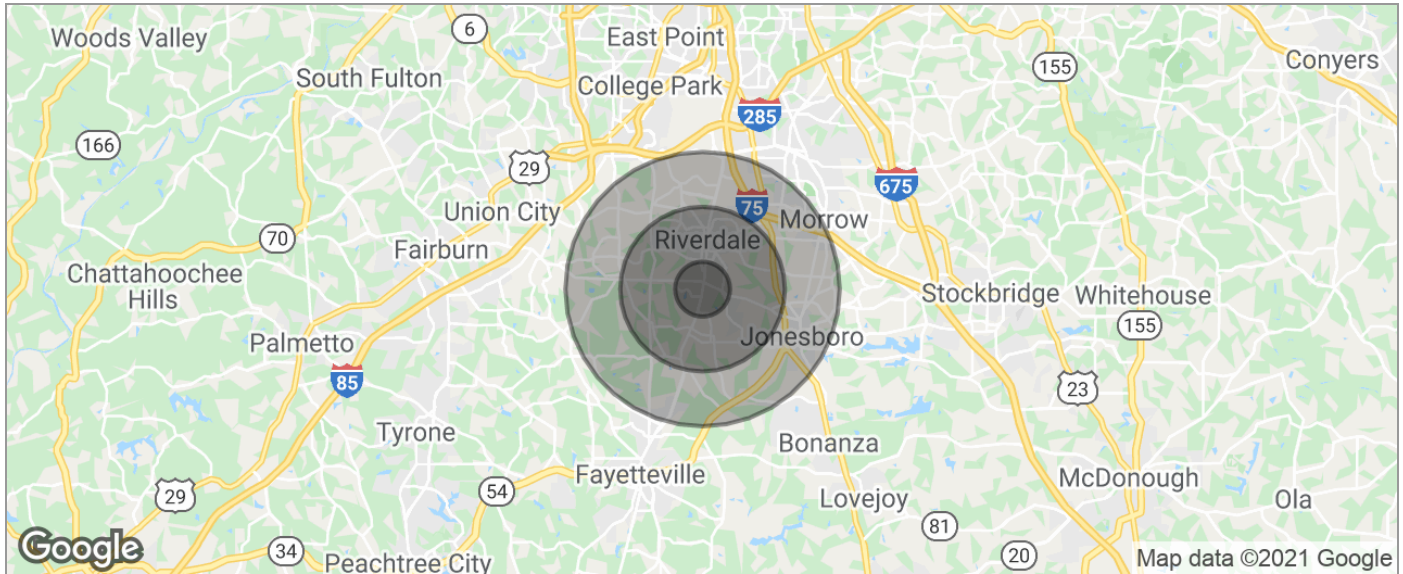
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,443	73,791	167,169
MEDIAN AGE	30.4	31.2	31.4
MEDIAN AGE (MALE)	26.3	28.6	29.5
MEDIAN AGE (FEMALE)	33.7	33.4	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,542	24,820	57,020
# OF PERSONS PER HH	2.9	3.0	2.9
AVERAGE HH INCOME	\$49,492	\$51,681	\$50,413
AVERAGE HOUSE VALUE	\$121,090	\$133,200	\$140,467
RACE	1 MILE	3 MILES	5 MILES
% WHITE	13.5%	13.5%	15.6%
% BLACK	71.9%	74.8%	72.7%
% ASIAN	2.3%	3.2%	3.3%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.3%	0.3%	0.1%
% OTHER	9.8%	5.4%	5.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	16.5%	9.6%	10.0%

\* Demographic data derived from 2010 US Census

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