

FULLY EQUIPPED RESTAURANT (Former Wendy's) Built 2003 100 Interstate West Pkwy, Lithia Springs, GA FOR SALE OR LEASE



Price: \$495,000

Lease: \$14.00 + NNN

Land Size: 1.15 acres

Building Size: 3,243 sq feet

Year Built: 2003

Signage from Thornton Road

Excellent Traffic Count

Address: 100 Interstate West Parkway, Lithia Springs, GA 30122



This information has been secured from sources deemed to be reliable but we made no representation on warranties Expressed or implied, as to the accuracy of the information. References to square footage or age are approximate.

Property information: Fully equipped restaurant with drive-thru (Former Wendy's). 45 Parking Spaces (includes 2 handicap). Dining room seats 92 people. Excellent signage available.

Area Highlights:

Excellent traffic counts. Approx 2 miles from Six Flags over Georgia. Approx 13 miles outside of Atlanta. Near Wal-Mart Supercenter, Home Depot, BP, McDonald's, Burger King, Chick Fil-A, Ford Dealership and Quality Inn.



| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 miles |
|-------------------|----------|----------|----------|
| Population | 2,528 | 36,689 | 91,466 |
| Average HH Income | \$67,538 | \$63,103 | \$68,498 |

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