

FOR SALE OR LEASE > RESTAURANT > COBB COUNTY



# Restaurant Building

881 VETERANS MEMORIAL HIGHWAY, MABLETON, GA 30126



## Overview

Former Wendy's restaurant building on Veterans Memorial Hwy in Mableton, GA

## Space Details

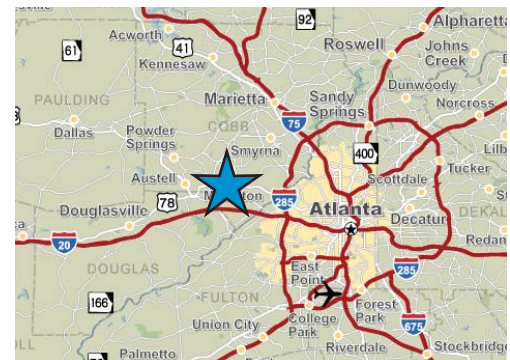
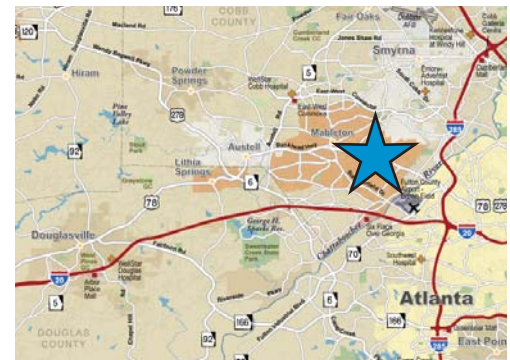
- > 2,928± SF building
- > 140± feet of frontage
- > 1.06± acre site
- > Existing drive-thru

## Location

Well positioned in front of the popular Kmart anchored Village at Mableton shopping center, this restaurant-ready building features excellent visibility and easy access. The site caters to a strong growing population with over 40 subdivisions within a 5 mile radius

## Traffic Counts

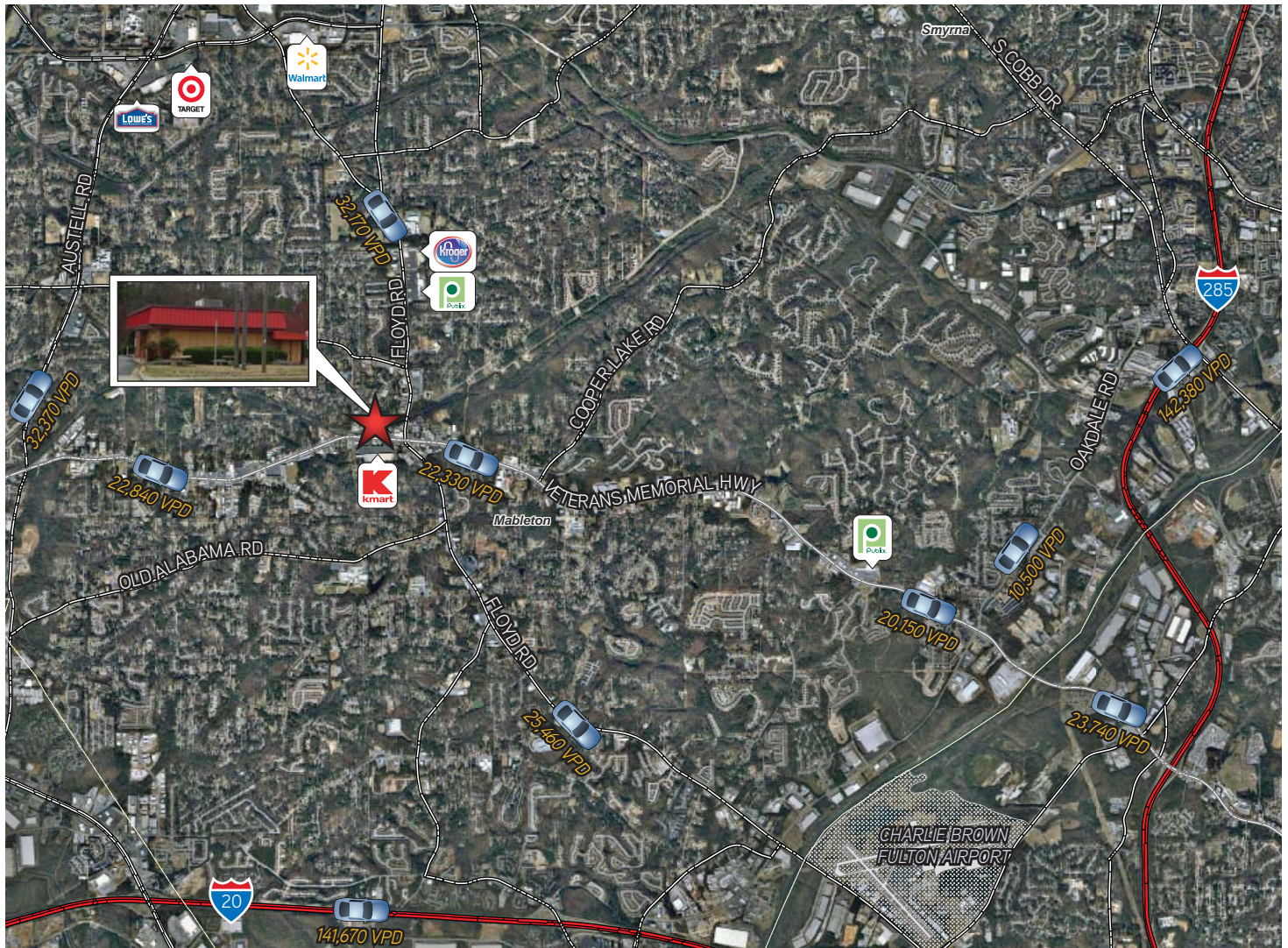
- > 22,840 VPD west of Floyd Road on Veterans Memorial Hwy / Hwy 278
- > 22,330 VPD east of Floyd Road on Veterans Memorial Hwy / Hwy 278
- > 32,170 VPD north of Veterans Memorial Hwy on Floyd Road



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DEMOGRAPHICS (2008)

	1-MILE	3-MILE	5-MILE
POPULATION	6,586	52,920	171,135
HOUSEHOLDS	2,276	19,266	62,266
AVERAGE HH INCOME	\$75,547	\$63,872	\$66,485
MEDIAN HH INCOME	\$67,581	\$55,031	\$54,116

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