



BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

5,600 s.f. partially equipped restaurant

For sale \$330,000

Or for Lease beginning at \$3,500 a mo

Owner very willing to work with you, may consider partnership / investment in your business



5603 Main Street, Flowery Branch

Walk / Bike from Hide Away Bay Marina on Lake Lanier

- ◆ Indoor table seating for 100+
- ◆ Outside patio/dinning area 30+
- ◆ Partially equipped kitchen
- ◆ Bar
- ◆ Brewery/tasting rooms
- ◆ Salad station, numerous prep areas
- ◆ Managers office w/ bath & shower
- ◆ Outdoor 15x18 storage or smokehouse
- ◆ 16 X 18 Cooler, 8 X 8 Freezer
- ◆ All utilities available
- ◆ M/F bathrooms & uni-sex ADA bathroom
- ◆ Owner pays taxes and insurance

Up to 4 months free rent to Tenant with “proven track record”

More info and video at www.BrentHoffman.com

BERKSHIRE HATHAWAY | Georgia Properties 770-533-6721



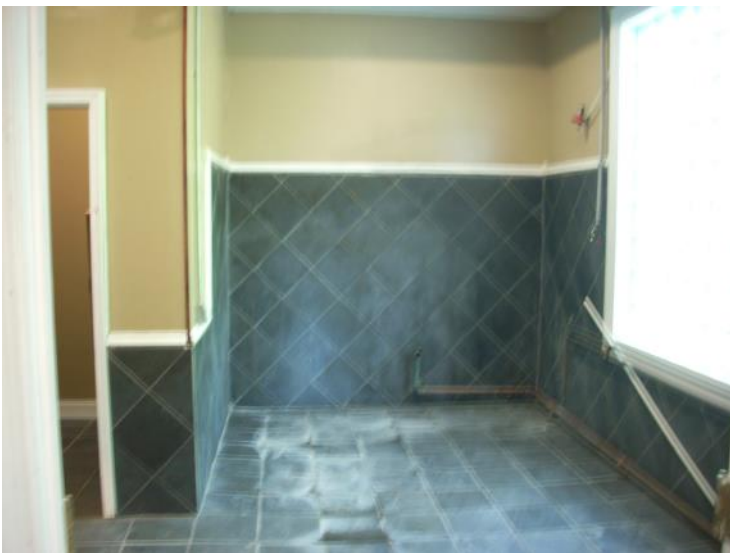
Entrance and waiting area



Small Bar Area



Main Bar



Former Tap/Brewery Area w/drains



Dining Area



Seats approximately 100



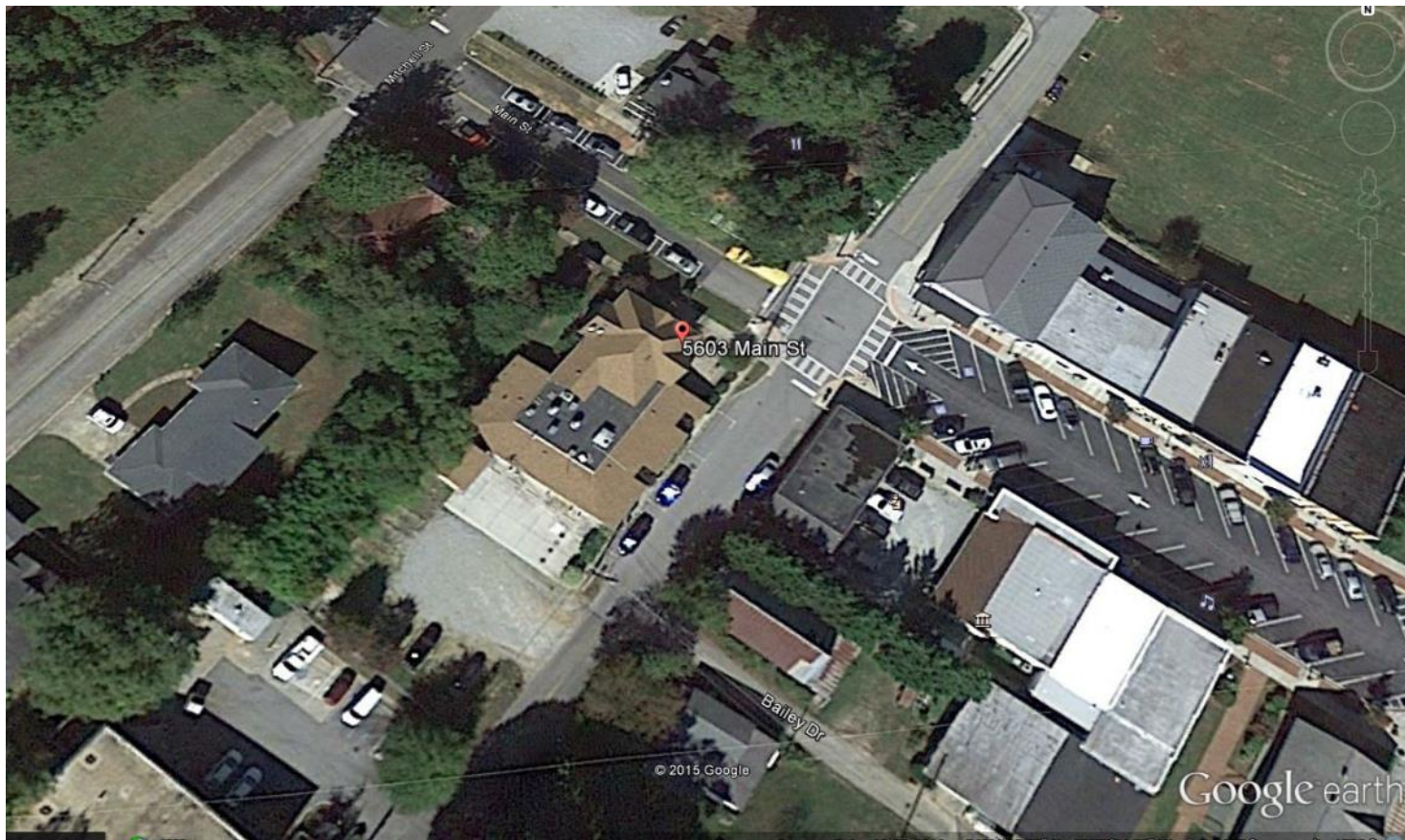
Equipped kitchen area



One of two refrigeration/freezers units



Outdoor seating area for 30+



Aerial of historic downtown
Flowery Branch



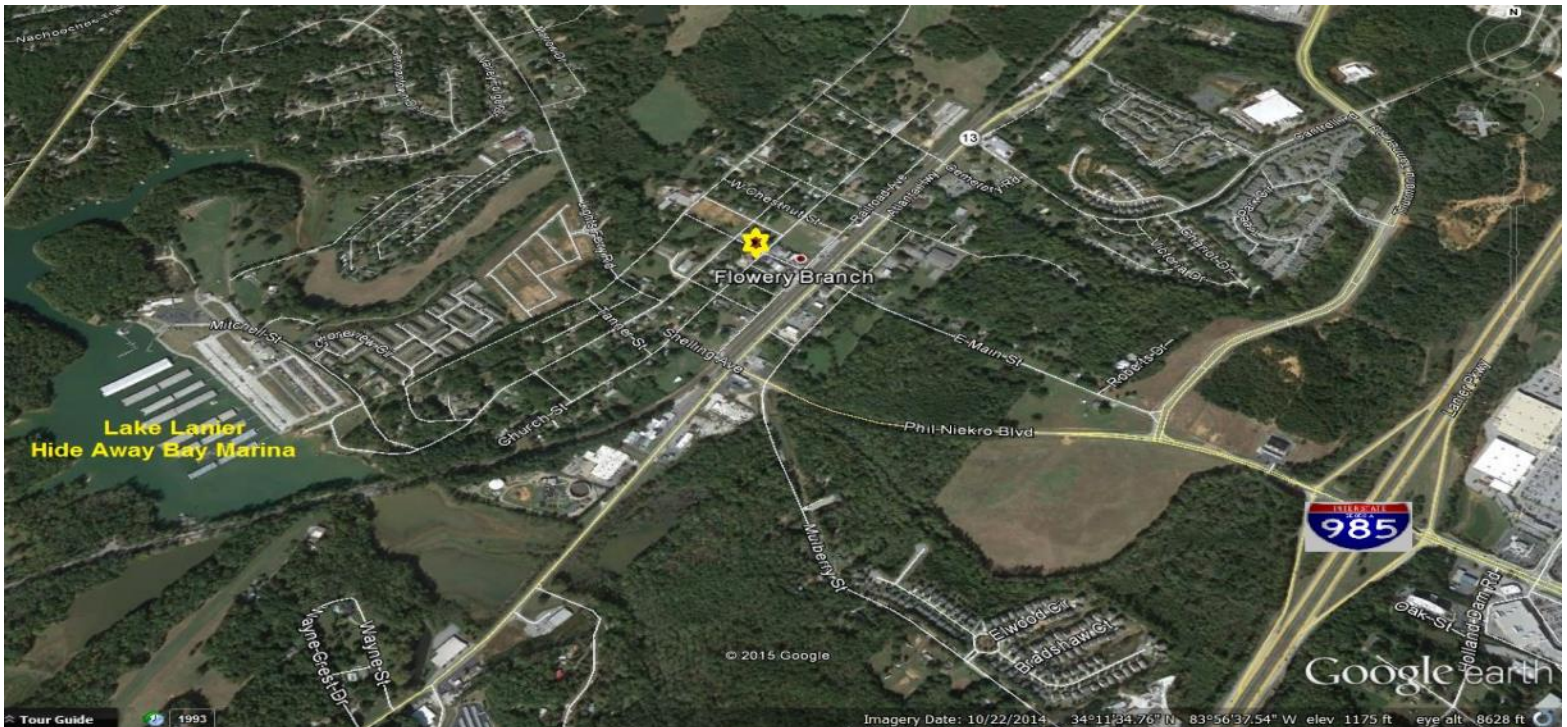
Side view from Church St

View of square





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Convenient to I-985 on the Flowery Branch Square

Directions: From N on I-985 take exit 12 , Spout Springs Rd. Left at bottom of ramp, Road becomes Phil Neikro Blvd. Continue .8 miles and make a right on Railroad Ave. in .07 miles make left onto Main Street. Property ahead on left at corner of Church St. & Main St.

GREAT DEMOGRAPHICS—average income of \$84,719 within 3 miles of the restaurant and a 6.7% population growth.

Link to:

[Flowery Branch Redevelopment Plans](#)

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