

FOR LEASE **DRIVE-THRU RESTAURANT CONVERSION OPPORTUNITY**

807 First Ave SE, Moultrie, GA 31768



CENTENNIAL
— ADVISERS —

TUSTIN LONG BEACH CENTURY CITY LAS VEGAS DENVER



EDAN SHALOM
REGIONAL VP OF INVESTMENTS
edan@centadv.com
(213) 261-4944

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PROPERTY FEATURES

Size: 1,244 SF
Lot Size: 0.55 AC

Year Built: 1985
Annual Rent: Negotiable

Parking: 17 Dedicated Stalls
Access: Dedicated Turn Lane for easy Entry & Exit
Signage: Monument Signage for high visibility

LOCATION HIGHLIGHTS

Prime Retail Corridor: High-traffic area with excellent visibility

Surrounded by Major Retailers: Close to Burger King, Piggly Wiggly, & Bojangles

Key Demand Generators Nearby: Near Cox Elementary, Moultrie Area Technical Institute, & Colquitt Regional Medical Center

Convenient Access: Easy access to U.S. Route 319, Georgia State Route 37, & Georgia State Route 133

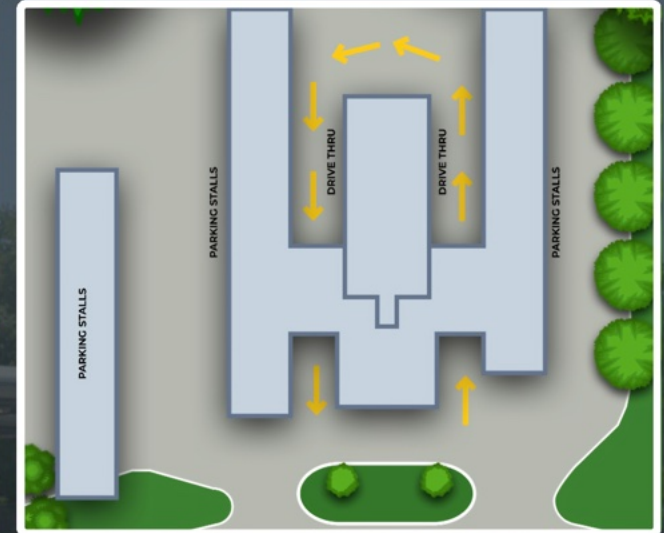
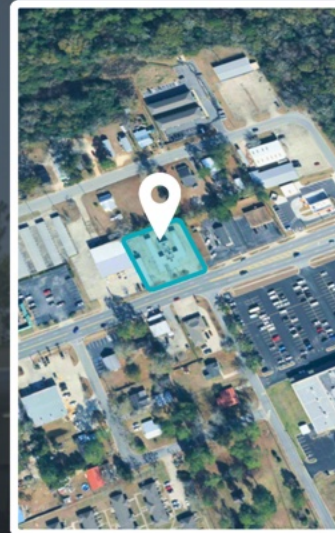
TRADE AREA DEMAND DRIVERS

2024 Population: 13,598

2029 Population: 13,791

Households: 5,297

Average Household Income: \$45,499



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WHY OPERATORS WIN HERE



Existing Drive-thru Layout reduces conversion friction



Dedicated Turn Lane improves customer access



Small 1,244 SF footprint supports lower labor & occupancy cost



Surrounded by proven QSR/Daily-needs Traffic



0.55 AC Parcel provides circulation, parking, & pickup flexibility



Regional Workforce & Hospital Demand support Multiple Dayparts



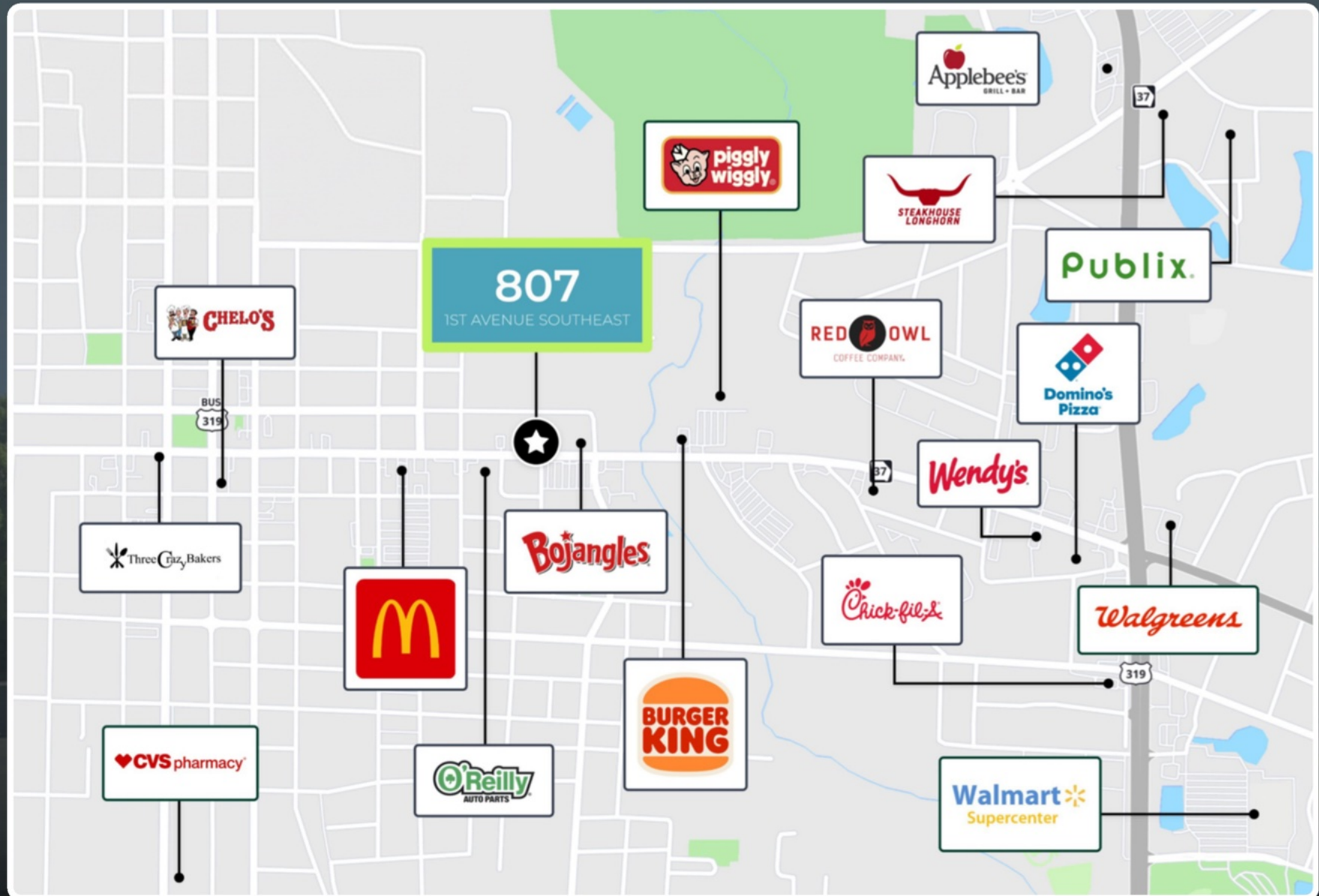
Monument Signage creates brand presence



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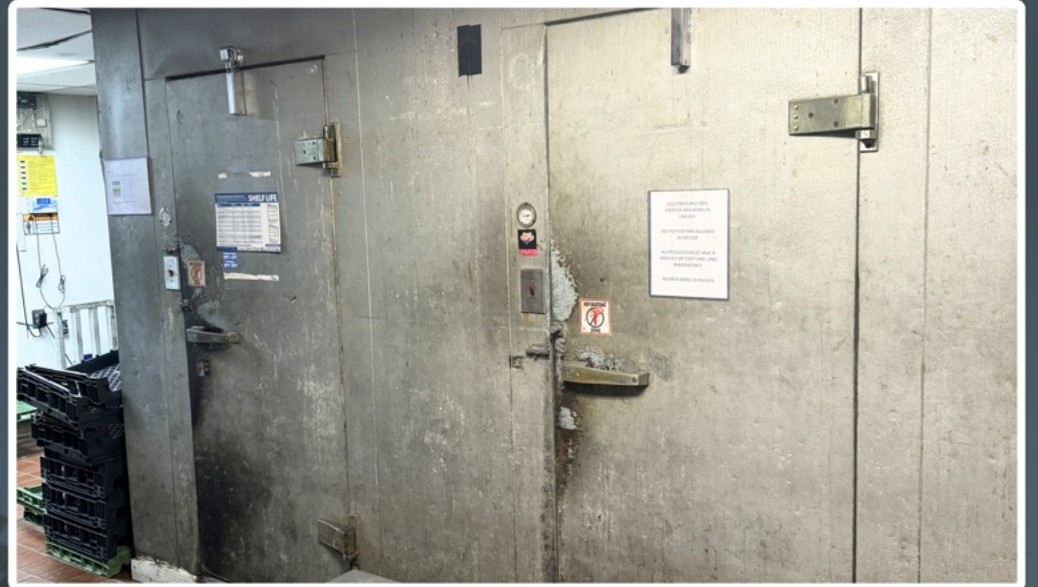
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EDAN SHALOM
Regional Vice President, Los Angeles

(213) 261-4944
edan@centadv.com
CaIDRE 02033047

CENTENNIAL

— ADVISERS —

(562) 269-4844
centennialadvisers.com