

Former Ryan's Buffet

Rome, Georgia

2305 Shorter Ave, Rome, GA 30165

- 9,745 sf 2nd generation Restaurant available
- Located just off Shorter Avenue with excellent visibility
- Large monument sign
- Lot size 2.31 acres with ample parking



TRAFFIC COUNTS

Shorter Avenue	25,000 AADT
Redmond Circle	17,300 AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	6,063	28,021	46,640
Households	2,160	9,759	17,166
Avg HH Income	\$59,055	\$70,544	\$66,984
Daytime Pop	2,949	11,377	29,979

