

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	7,019	28,857	47,832
Households	2,472	9,866	17,140
Avg HH Income	\$53,606	\$66,904	\$67,792
Daytime Pop	3,213	12,579	33,722

