



FOR SALE

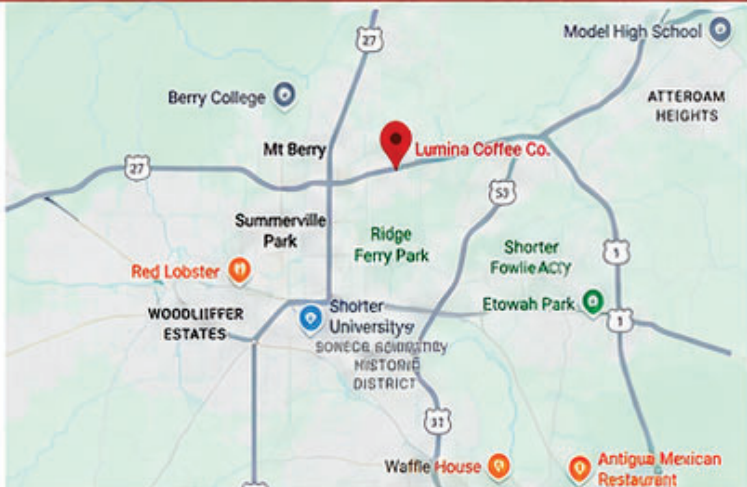
BUSINESS & REAL ESTATE

📍 640 Braves Blvd NE
Rome, GA 30161

💰 **\$3,650,000**

INVESTMENT HIGHLIGHTS

- 📍 High traffic location at a redlight intersection
- 🚗 Double drive thru
- 📍 Strategically located with access to all major arteries and downtown Rome, GA
- 📈 Well established profitable ongoing business
- 🏠 Quality construction
- 🏠 Excellent opportunity to expand on an already successful business



TOLES, TEMPLE
& WRIGHT, INC.
Real Estate

Dan Carlton | c. 706.346.3970 | o. 706.291.0202

EXECUTIVE SUMMARY

High-end, established, and profitable coffee shop/cafe opportunity ideally positioned along a high-traffic corridor just minutes from downtown Rome. Offered at a single price, the sale includes both the business and the underlying real estate—providing a rare, fully integrated investment opportunity.

This 3,595-square-foot, quality-constructed freestanding facility was purpose-built for efficiency, scalability, and high-volume service. Key features include dual drive-thru lanes, 42 parking spaces, seating for 66 guests indoors and 34 outdoors. The interior is thoughtfully designed with a full-service bar and multiple food preparation stations, allowing for streamlined operations and flexibility in menu expansion.

The layout and workflow were developed by a seasoned quick service industry executive, creating an efficient environment suitable for continued operation of the existing concept, brand expansion, or seamless conversion to a national franchise or new concept.

Strategically located at a signalized intersection along the Rome By-Pass and Armuchee Connector, the property benefits from exceptional visibility and accessibility. Traffic counts average approximately 25,700 vehicles per day on the By-Pass and 10,000 on the Connector, ensuring consistent exposure.

The site is surrounded by strong economic and residential drivers, including River Point Luxury Apartments, AdventHealth Redmond Cancer Center, and the Rome Emperors stadium, along with a growing mix of retail and commercial development.

Additional proximity highlights include:

- Approximately one mile to the Rome High School and middle school complex, as well as Berry College
- Two miles to the Rome Tennis Center at Berry College
- Less than two miles to downtown Rome

The Rome By-Pass provides excellent regional connectivity to Chattanooga via Highway 27, Calhoun via Highway 53, and Cartersville and Atlanta via Highway 411.

Rome serves as a key regional hub in Northwest Georgia, located in the foothills of the Appalachian Mountains at the confluence of the Etowah River and Oostanaula River. Its strategic location—within approximately one hour of Atlanta and Chattanooga, and two hours of Birmingham—continues to support steady economic growth driven by healthcare, education, and manufacturing sectors.

List price includes both the business and real estate. Contact the listing agent and execute an NDA to receive detailed financials and additional operational information.



PROPERTY FACTS

Sale Type	Investment or Owner User
Property Type	Retail
Property Subtype	Freestanding
Building Size	3,595 SF
Building Class	C
Year Built	2019
Price	\$3,650,000
Tenancy	Single
Building Height	1 Story
Lot Size	1.20 AC
Zoning	CC - Community Commercial



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