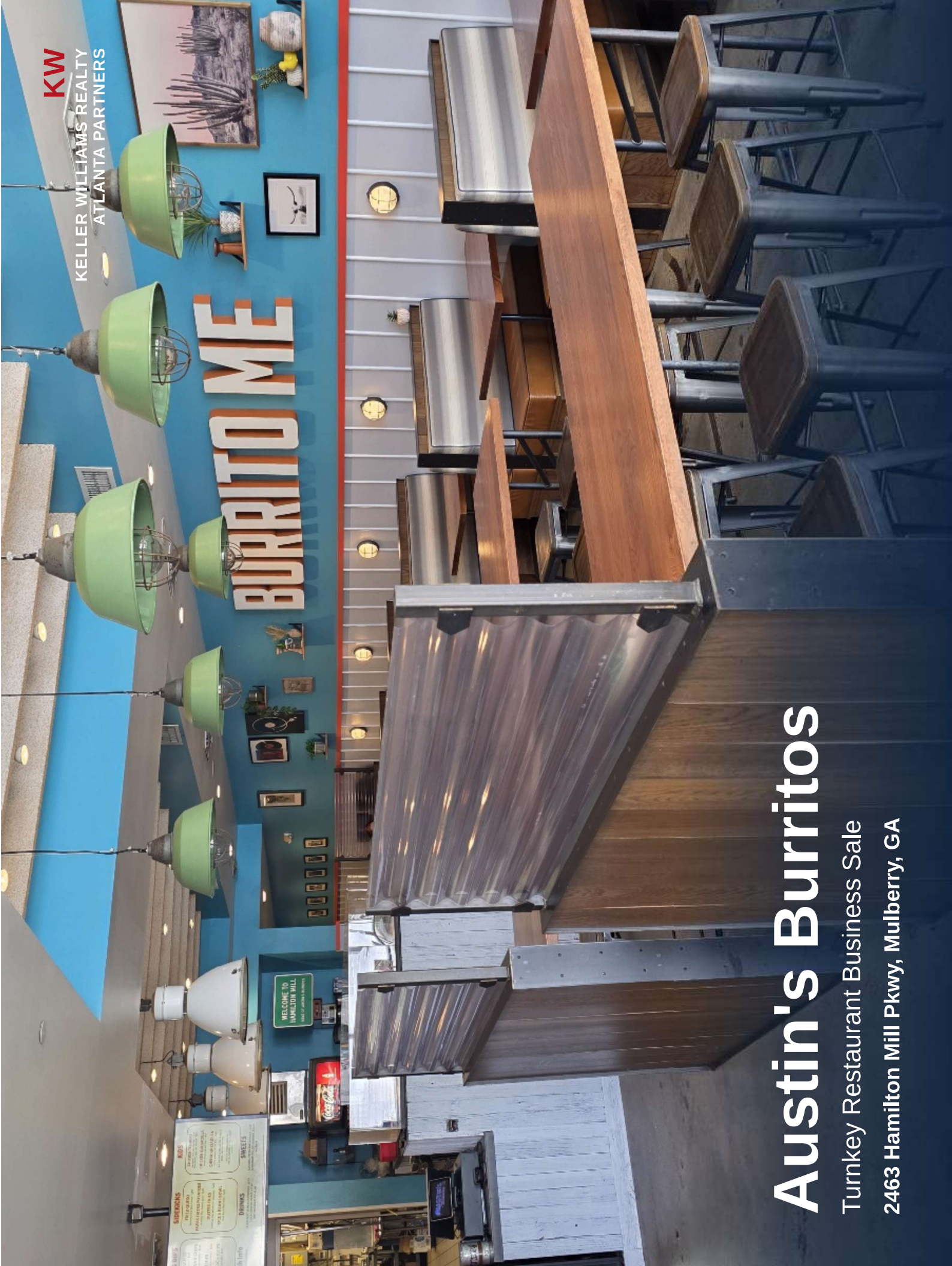


**KW**  
KELLER WILLIAMS REALTY  
ATLANTA PARTNERS



# Austin's Burritos

Turnkey Restaurant Business Sale  
2463 Hamilton Mill Pkwy, Mulberry, GA

EXCLUSIVELY  
OFFERED BY

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# Business Overview

Turnkey Restaurant Sale | 2463 Hamilton Mill Pkwy, Mulberry, GA

MONTHLY RENT

**\$6,280**

SQUARE FOOTAGE

**1,800 SF**

AVAILABILITY

**Immediate**

**Location, Location, Location!** This is a currently operating restaurant business sale in a high-traffic retail corridor on Hamilton Mill Pkwy in Mulberry, GA. The 1,800 SF space is fully built out and equipped with a complete commercial kitchen, hood system, grease trap, HVAC, and 2 bathrooms — allowing for immediate operation with minimal startup time and cost.

Buyers can step in and continue running the active concept or convert the space to a new restaurant model of their choosing. With a full build-out already in place, this represents a rare opportunity to acquire a turnkey food-service operation without the delays and expense of ground-up construction or permitting.

This location offers excellent visibility, steady foot traffic, and a strong local customer base, making it an exceptional opportunity for an owner-operator or investor looking to enter or expand within the Mulberry / Hamilton Mill trade area.

*Please do not disturb the operating business. Tour by appointment only.*

# Space Details

2463 Hamilton Mill Pkwy, Mulberry, GA

## LISTING INFORMATION

|                |                   |  |
|----------------|-------------------|--|
| Business Name  | Austin's Burritos |  |
| Space Use      | Retail            |  |
| Build-Out      | Full Build-Out    |  |
| Availability   | Immediate / Now   |  |
| Square Footage | ±1,800 SF         |  |
| Monthly Rent   | \$6,280           |  |

## PROPERTY FEATURES

|             |                         |  |
|-------------|-------------------------|--|
| Kitchen     | Full Commercial Kitchen |  |
| Hood System | Included                |  |
| Grease Trap | Included                |  |
| HVAC        | Included                |  |
| Restrooms   | 2                       |  |
| Condition   | Currently Operating     |  |

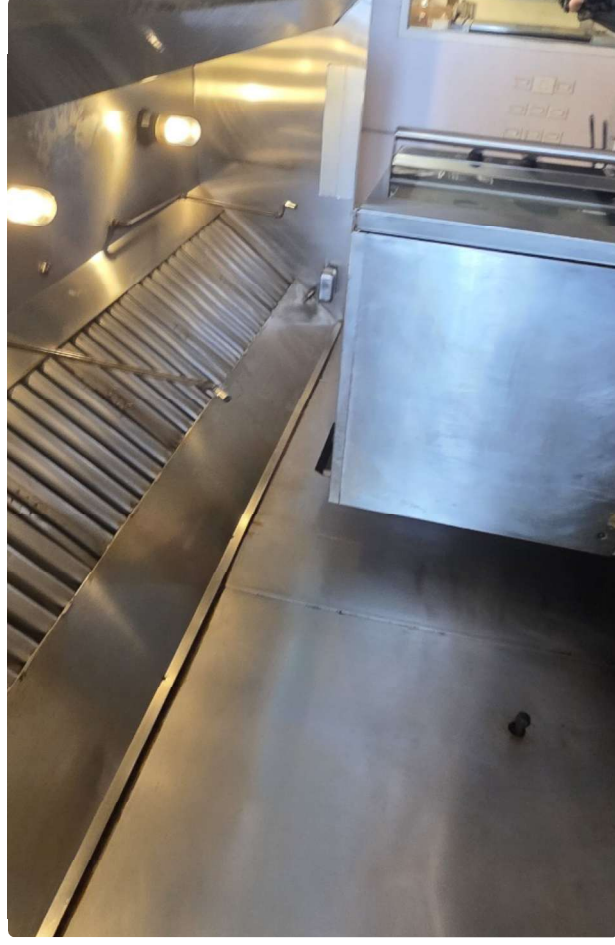
# Investment Highlights

- 1 Turnkey Operation**  
Currently operating restaurant business allowing a buyer to step in and run the active concept immediately, or convert to a new model.
- 2 Complete Commercial Kitchen**  
Fully built-out space equipped with a complete commercial kitchen, hood system, grease trap, and HVAC — minimizing startup time and cost.
- 3 Strong Location**  
Positioned in a high-traffic retail corridor on Hamilton Mill Pkwy in Mulberry, GA, with excellent visibility and steady foot traffic.
- 4 Established Customer Base**  
Benefits from a strong local customer base built through ongoing operations at this location.
- 5 Immediate Availability**  
Space is available now, allowing for a fast transition and minimal downtime for a new owner-operator.

# Photos



## Photos



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## Disclaimer

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