

Sub Zero Nitrogen Ice Cream Business For Sale

Downtown Atlanta - Centennial Park

250 Park Ave W NW, Atlanta, GA 30313



OAKHURST
REALTY
PARTNERS

\$285,000



For more information, please contact:

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Business Overview

An exciting opportunity to acquire a profitable Sub Zero Nitrogen Ice Cream location in the heart of Downtown Atlanta's Centennial Park Tourist and Convention District. This established business has generated year-over-year profitability within a growing sports, entertainment, hospitality, and tourism destination.

The highly visible 1,700 SF storefront sits directly across from the Georgia Aquarium, World of Coca-Cola, College Football Hall of Fame, and Centennial Olympic Park, with Mercedes-Benz Stadium, State Farm Arena, Georgia World Congress Center, and the National Center for Civil and Human Rights all within a short walk.

The location benefits from approximately 13,000 hotel rooms within a one-mile radius and major conventions generating 5,000 to more than 20,000 room nights on peak nights. Downtown Atlanta attracts an estimated 54 million to 71 million annual visitors, while the surrounding Centennial Park district attracts more than 3 million visitors annually. The combination of an established profitable business, exceptional storefront visibility, major tourist attractions, convention demand, and a dense concentration of hotels and entertainment venues creates a compelling opportunity in one of Downtown Atlanta's most active visitor destinations.

Highlights

- » **20% net profits - year over year**
- » **Five years of lease term remaining**
- » **Below market rents**
- » **Equipment and furniture included**
- » **Untapped catering sales potential**
- » **Minimal staffing needs**
- » **Located adjacent to The Georgia Aquarium**
- » **Busy pedestrian corridor**
- » **Financials provided upon request**





OAKHURST
REALTY
PARTNERS
**PLEASE
ORDER
HERE**

YUM **-321°** makes it fresh * **TAKE ME TO SUBZERO** DELICIOUS + SCIENCE **COLD CREAMY** **TASTY** **VAPOR CLOUDS** **DELICIOUS SCIENCE**

fresh * **TAKE ME TO SUBZERO** DELICIOUS + SCIENCE **COLD CREAMY** **TASTY** **VAPOR CLOUDS** **DELICIOUS SCIENCE**

SHAKES
DESSERT STORM
BROWNIE
STRAWBERRY CHEESE CAKE

ITALIAN ICE
SNOW CONES
SMOOTHIES

FLAVORS
Create Your Own Form
1. CHOOSE A SIZE
SMALL 6.49
REGULAR 7.49
LARGE 8.49
PIRT 12.49
2. CHOOSE A CREAM
ORIGINAL
LOW FAT
VEGAN
WHIPPED
CUSTARD
3. CHOOSE MIX-INS
MILK CHOCOLATE
PEACH
RASPBERRY
MINT
STRAWBERRY
VANILLA
MILK-INS
MILK-INS
MILK-INS

Ice Cream Solves Everything

S.T.E.M.
SCIENCE
TECHNOLOGY
ENGINEERING
MATHEMATICS

SUBZERO
NITROGEN ICE CREAM

Atlanta
THE COOLEST PLACE TO LIVE

Life is Gourd

SUBZERO
NITROGEN ICE CREAM

Service Counter



OAKHURST
REALTY
PARTNERS



super
cool™

NITROGEN ICE CREAM

makes it fresh



super cool
32°F is super cold! It's how we make every
cone fresh. The creaminess and light texture
experience on Earth! 78°F is "nitro"!

creating it

Downtown Atlanta - It's All Here

Centered around Centennial Olympic Park, this dynamic section of Downtown Atlanta is one of the city's most recognizable destinations, blending major attractions, entertainment, hospitality, dining and business within a highly walkable urban setting. Originally developed as a gathering place for the 1996 Olympic Games, the park remains a defining landmark and serves as the centerpiece of Atlanta's tourism and convention district.

The surrounding area is home to some of Atlanta's most prominent destinations, including the Georgia Aquarium, World of Coca-Cola, National Center for Civil and Human Rights, College Football Hall of Fame and State Farm Arena. Mercedes-Benz Stadium and the Georgia World Congress Center are also nearby, bringing a steady flow of visitors to the district for conventions, sporting events, concerts and other major events throughout the year.



Demographics - Within 3 Miles



209,186

Population



13,738

Companies



247,458

Employees



69%

Have a Bachelor's Degree
or Higher



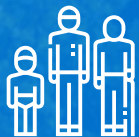
105,482

Households



\$154,203

Average Household Income



32.3

Average Age



393,270

Daytime Population



90

Walk Score
(Walker's Paradise)

FOR SALE

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