

95 US HIGHWAY 27 BYP

95 US HIGHWAY 27 BYP, BREMEN, GA 30110

Vacant Drive Thru
Investment Opportunity

Offering Memorandum



MATTHEWS™

Subject Property

Exclusively Listed By



Grant Morgan

Associate

(205) 610-8670

grant.morgan@matthews.com

License No. 430218 (GA)

Maxx Bauman

Broker of Record

Broker Lic. No.: 451849 (GA)

Firm Lic. No.: 80041 (GA)

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US Highway 27 ±23,300 VPD

Property Overview

Vacant Drive Thru

95 US Highway 27 BYP, Bremen, GA 30110



Investment Highlights

Property Highlights

- **Vacant Drive Thru Opportunity** providing an ideal opportunity for an owner user, franchise operator, or investor to occupy, reposition, or redevelop a second generation quick service restaurant.
- **Modern 2019 Construction** featuring approximately 2,695 square feet situated on 1.08 acres with an existing drive thru, reducing development costs and accelerating time to occupancy.
- **Highly Adaptable Improvements** suitable for a variety of restaurant, coffee, medical, retail, financial, or service oriented users seeking an established commercial location.
- Fee Simple Ownership allowing complete ownership of both the land and improvements with no ground lease restrictions.
- **Value Add Investment Opportunity** offering investors the ability to create value through owner occupancy, lease up, redevelopment, or repositioning based on their investment strategy.



Investment Highlights

Location Highlights

- **Prime Interstate Retail Corridor** strategically positioned less than one half mile from Interstate 20 along US Highway 27 Bypass, providing exceptional visibility and convenient access for local and regional traffic.
- **Established National Retail Corridor** surrounded by Walmart Supercenter, Chick-fil-A, McDonald's, Wendy's, Arby's, Cracker Barrel, Dairy Queen, Tractor Supply, Waffle House, and numerous additional national retailers that generate consistent consumer traffic.
- **Regional Commercial Hub** serving Bremen and the surrounding West Georgia communities while benefiting from Interstate 20 connectivity between Atlanta and Birmingham.
- **Growing Trade Area** supported by expanding residential growth, a strong manufacturing employment base, and increasing household and population trends throughout the market.





23,300 VPD



Subject Property



Subject Property



Vacant Drive Thru

95 US Highway 27 BYP, BREMEN, GA 30110

Subject Property

US Highway 27 ±23,300 VPD

Interstate 20 ±59,000 VPD

±2,860,695 SF
GLA

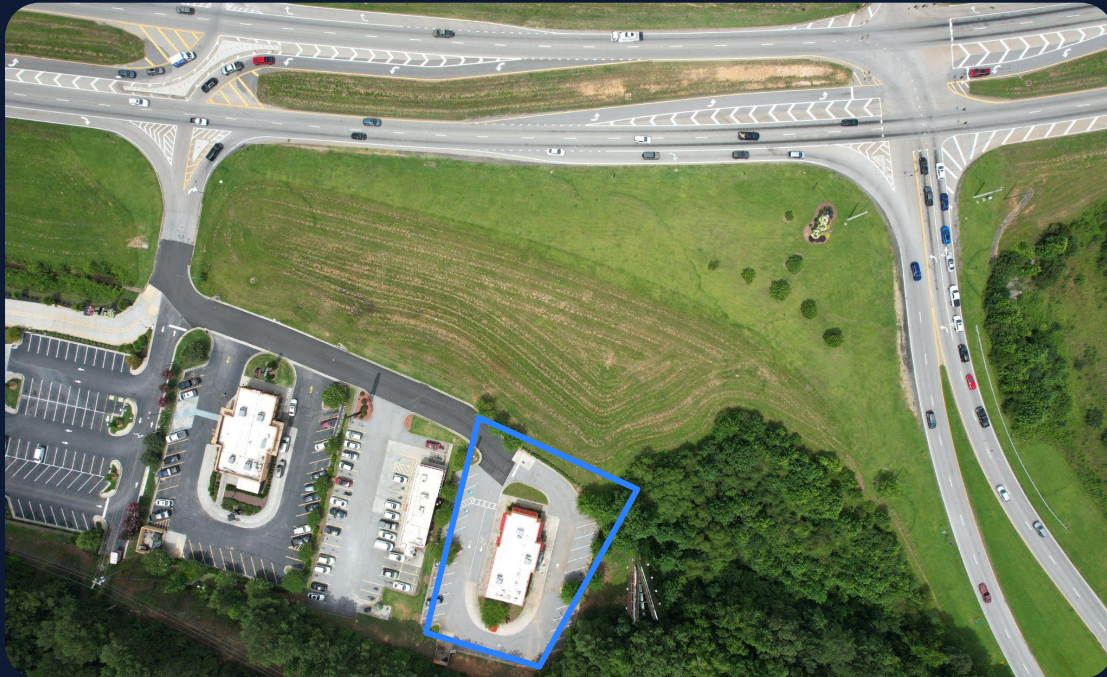
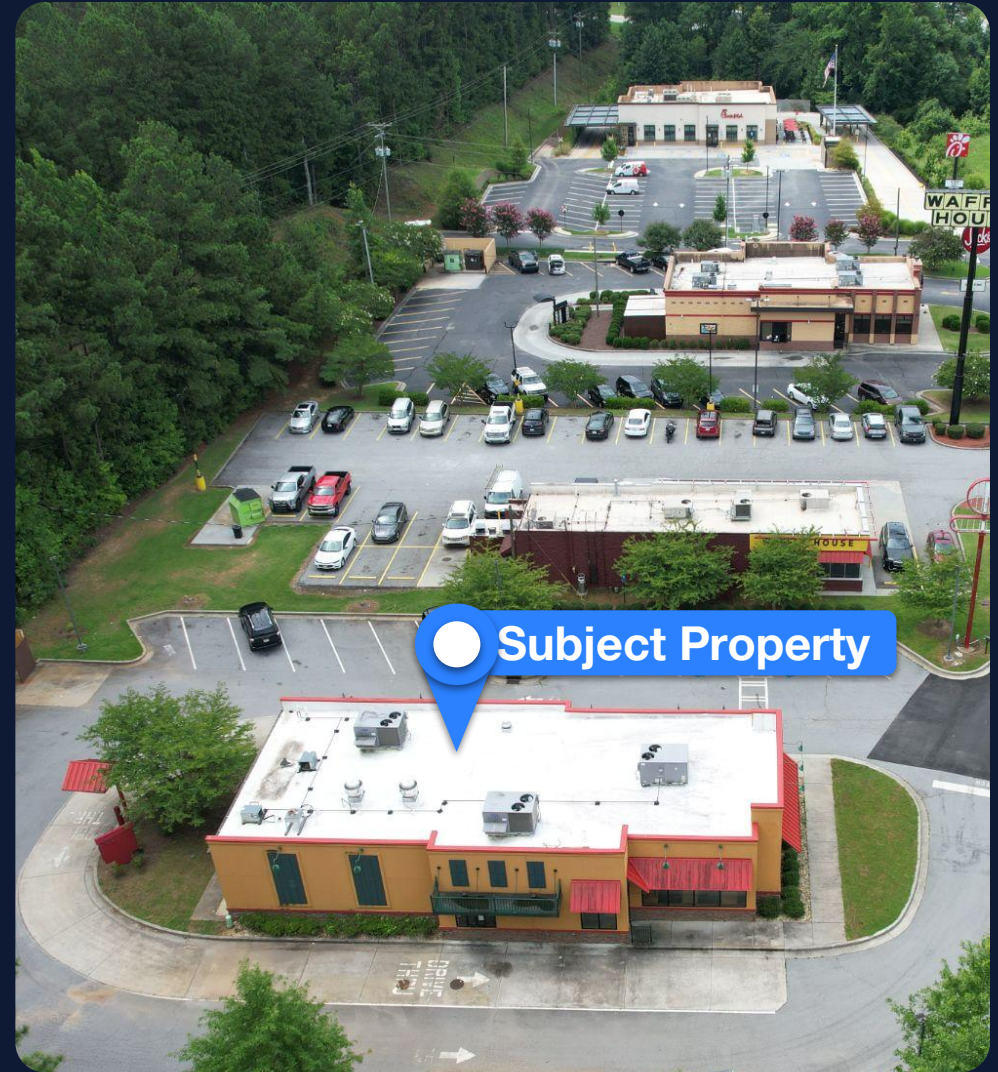
2019
Year Built

±23,300 VPD
Highway 27

C-2
Zoning

24 Spaces
Parking Spaces

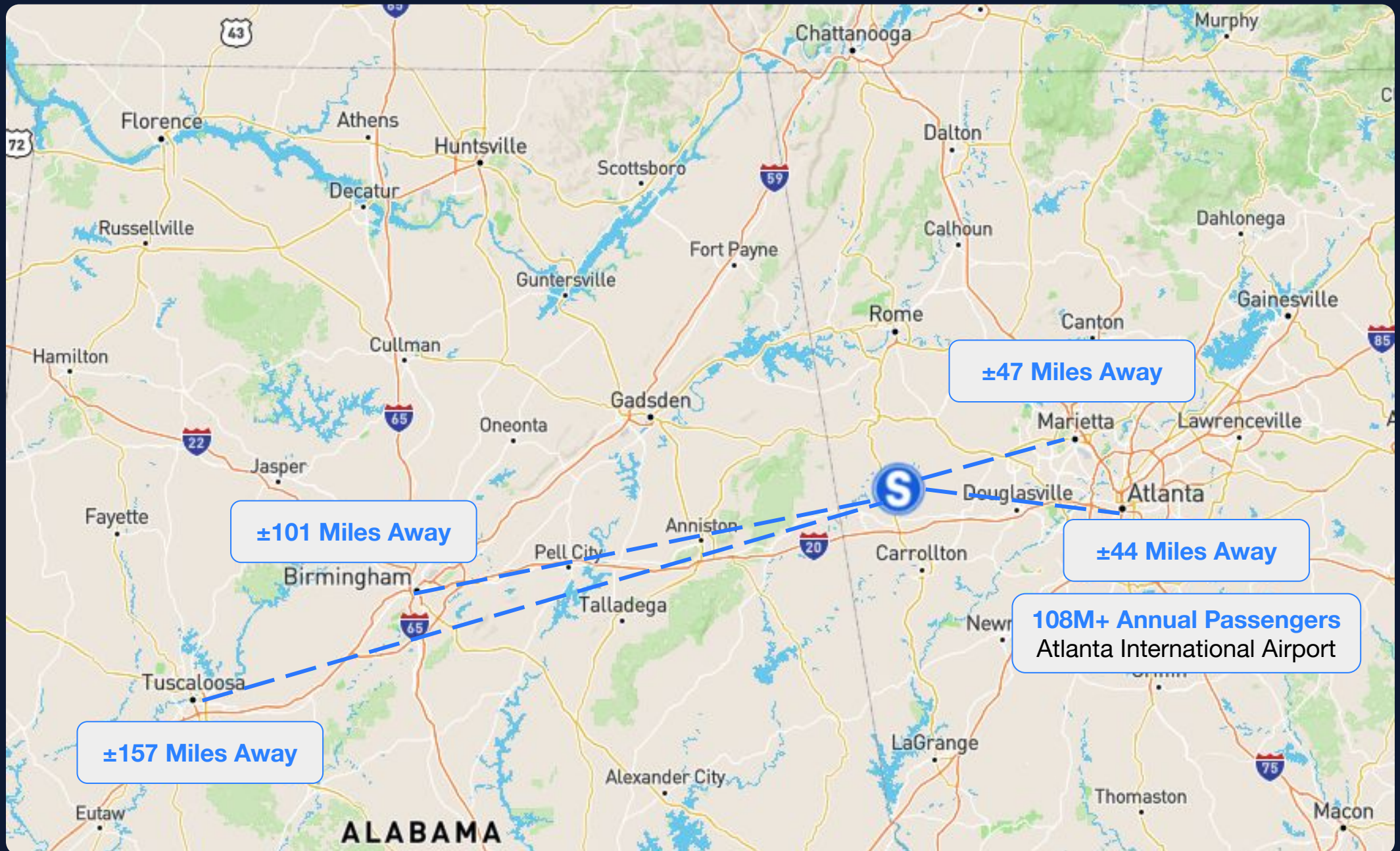
Property Photos



Market Overview

Vacant Drive Thru

95 US Highway 27 BYP, Bremen, GA 30110



Bremen, GA

Market Demographics

10,222

Total Population

\$93,780

Median HH Income

3,800

Employed Population

4.0%

Retail Vacancy

Atlanta, GA

Local Market Overview

Bremen is a growing West Georgia community strategically positioned along U.S. Highway 27 and Interstate 20, approximately 50 miles west of Downtown Atlanta. The city benefits from steady residential growth, a business-friendly environment, and convenient regional access that attracts both local consumers and travelers. Highly regarded public schools, expanding residential development, and an affordable cost of living continue to support population and household growth throughout the area. The community also serves as the primary retail and service hub for much of Haralson County, generating consistent daily traffic from surrounding municipalities.

Retail demand is supported by a combination of commuter traffic, established national retailers, and continued investment in transportation and industrial development. Interstate connectivity provides efficient access to the Atlanta metropolitan area while also serving regional traffic between Georgia and Alabama. Consumer spending is reinforced by a stable manufacturing workforce, healthcare employment, logistics activity, and growing residential neighborhoods

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	10,871	18,659	
Current Year Estimate	10,222	17,499	
2020 Census	9,071	15,669	
Growth Current Year-Five-Year	6.35%	6.63%	
Growth 2020-Current Year	12.69%	11.68%	
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	3,946	6,860	
Current Year Estimate	3,700	6,405	
2020 Census	3,272	5,692	
Growth Current Year-Five-Year	6.65%	7.09%	
Growth 2020-Current Year	13.10%	12.53%	
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$109,787	\$108,197	

Atlanta, GA ±44 Miles Away

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
\$18 Billion

GDP
\$570.7 Billion



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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