



**MONTREAL RD QSR - FREESTANDING QSR WITH DRIVE THRU**

2032 Montreal Rd, Tucker GA 30084

- ▲ 2,245 SF freestanding restaurant with drive-thru on 0.65 AC for GL.
- ▲ Located just off Lavista Rd (14,900 VPD), the property is minutes (0.6 miles) from I-285.
- ▲ Nearby retailers include Kroger, Publix, Burlington, Chipotle, Red Lobster, and Chick-fil-A.
- ▲ A new Fifth Third Bank will be on the neighboring lot.
- ▲ The property has 38,157 households averaging \$135,620 within 3 miles.



| 2026 Demographics    | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Population           | 7,689     | 95,997    | 315,176   |
| Households           | 3,744     | 38,157    | 127,336   |
| Average HH Income    | \$146,062 | \$135,620 | \$122,455 |
| Daytime Population   | 10,874    | 34,285    | 167,774   |
|                      | 5 Min     | 10 Min    | 15 Min    |
| Drivetime Population | 9,418     | 99,065    | 383,036   |

Available Spaces

Building - 2,242 SF      Lot - .65 AC

**LEASING INFORMATION**

| Suite    | Tenant    | Size/SF  | Suite | Tenant    | Size/SF |
|----------|-----------|----------|-------|-----------|---------|
| Building | Available | 2,242 SF | Lot   | Available | .65 AC  |

