



ANOTHER BROKEN EGG

TURNKEY BUSINESS & FRANCHISE FOR SALE

ANOTHER
Broken Egg Cafe

ASKING PRICE: \$1,250,000

810 GA 96, SUITE 1700, WARNER ROBINS, GA 31088



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PROPERTY INFORMATION

- +/- 3,601 SF Endcap Space Includes Spacious Outdoor Seating Area
- This endcap space has high visibility and is located in Century Market Plaza Phase II on the rapidly growing Highway 96 corridor with neighboring Tenants including Nothing Bundt Cakes, Cinnaholic, Glow Facial Bar, Jeremiah's Italian Ice and more.
- \$735,000+ Build-Out including Brand New HVAC, Hoods, Ansul System, Furniture, Fixtures and Equipment.
- Monthly Rent: \$10,672.95 | 10 Year Lease
- Fully Equipped Turnkey Space with Staff in place.
- Sale includes all Seller owned FF&E.



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TRAFFIC COUNTS & DEMOGRAPHICS

Traffic Counts:

(GDOT 2023 Published Data estimate)

GA Highway 96 – 18,600 vpd

Lake Joy Road – 16,900 vpd

S Houston Lake Road – 27,500 vpd

Demographics

	1 Mile	3 Miles	5 Miles
2024 Population:	1,418	18,521	63,940
2029 Population Estimate:	1,433	19,248	66,357
2024 Households:	532	7,396	26,107
2029 Households Estimate:	547	7,396	27,437
2024 Average HH Income:	\$104,859	\$89,360	\$77,947
2029 Average HH Income Estimate:	\$125,081	\$107,392	\$92,927



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INTERIOR
PHOTOS

PPINESS, BUT YOU CAN BUY BRUNCH AND THAT'S BASICALLY THE SAME THING.



This is an Open and Operating Business. Please be respectful and do not make any attempt to contact Staff, Management, Landlord, and/or Ownership. Documentation and Inspections will be provided upon request.



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