FOR SALE

OAKHURST REALTY PARTNERS

Long-Established Lawrenceville Restaurant

$179,000

The subject business is a well-established restaurant offering excellent visibility, accessibility, and exposure in one of Gwinnett County's most active commercial areas. The location is within close proximity to Northside Hospital Gwinnett campus and Georgia Gwinnett College. This offering includes the sale of the business with all Furniture, Fixtures, and Equipment (FF&E) included, providing a true turnkey opportunity for a new owner. Positioned within a vibrant retail and service district surrounded by residential neighborhoods, offices, and daily commuter traffic, this location benefits from consistent foot and vehicle exposure. The property's strategic placement provides convenient access to major roadways, nearby parking, and strong supporting demographics.With an existing brand presence and operational infrastructure already in place, the business presents an attractive opportunity to continue the current concept seamlessly or reposition the space for a new food or specialty retail concept (subject to approvals).

FOR MORE INFORMATION, PLEASE CONTACT: Steve Wohl | 404-371-4100 | swohl@oakrep.com

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BUSINESS HIGHLIGHTS

- Prime Lawrenceville location with strong daily traffic and high visibility situated in a densely populated and growing Gwinnett County market with sustained consumer demand.
- Turnkey Operation - Keep or convert to your own concept.
- Includes all Furniture Fixtures and Equipment.
- Prominent frontage, easy ingress and egress, and proximity to surrounding residential and commercial developments.
- Below market rent at $18 sq ft. The current rent for the store is $6,275 per month all-in including operating expenses. The space is 3,333 SF endcap with a sizable outdoor patio. The current lease term goes through 3/17/2030.
- Assignable lease, subject to landlord approval of tenants operating experience and financials.

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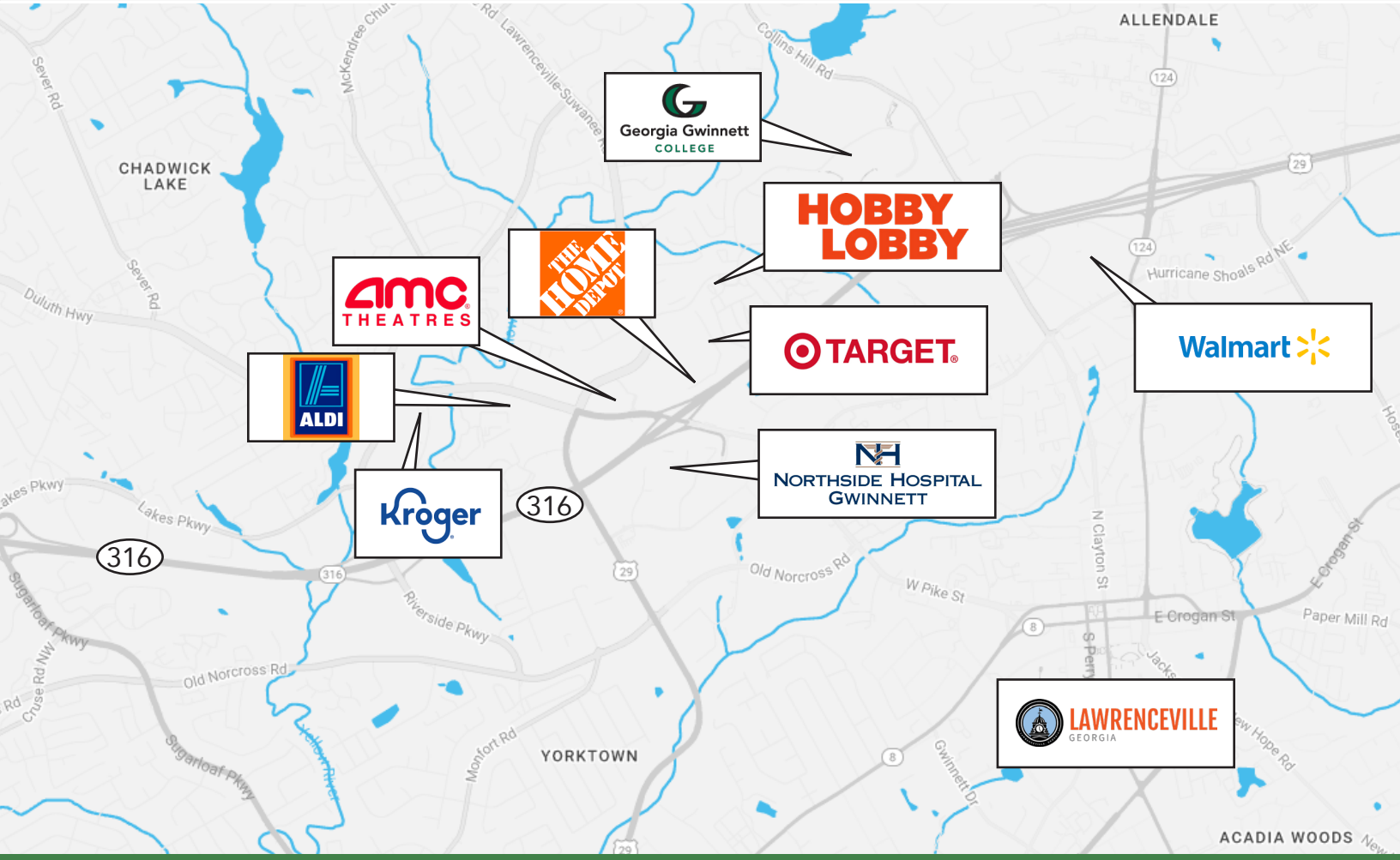

Within 3 Miles

82,182
Population

$100,475
Average Household Income

27,514
Total Households

36.2
Average Age

3,792
Businesses

42,068
Employees

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