

FOR SALE

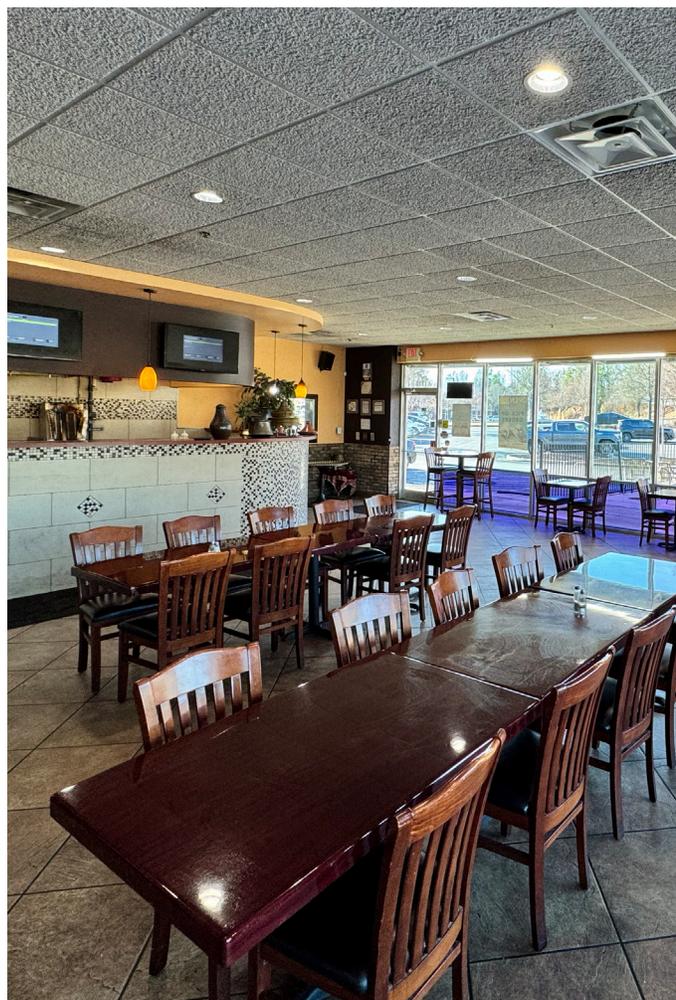


Established Profitable Local Restaurant



\$279,000

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

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

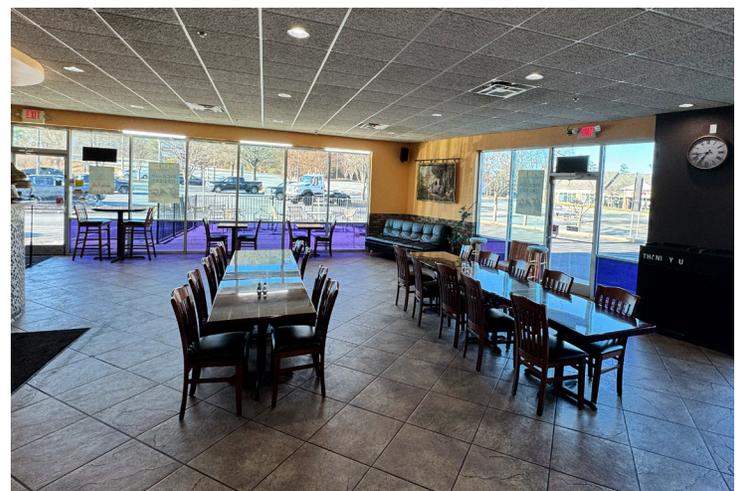
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BUSINESS HIGHLIGHTS

- » 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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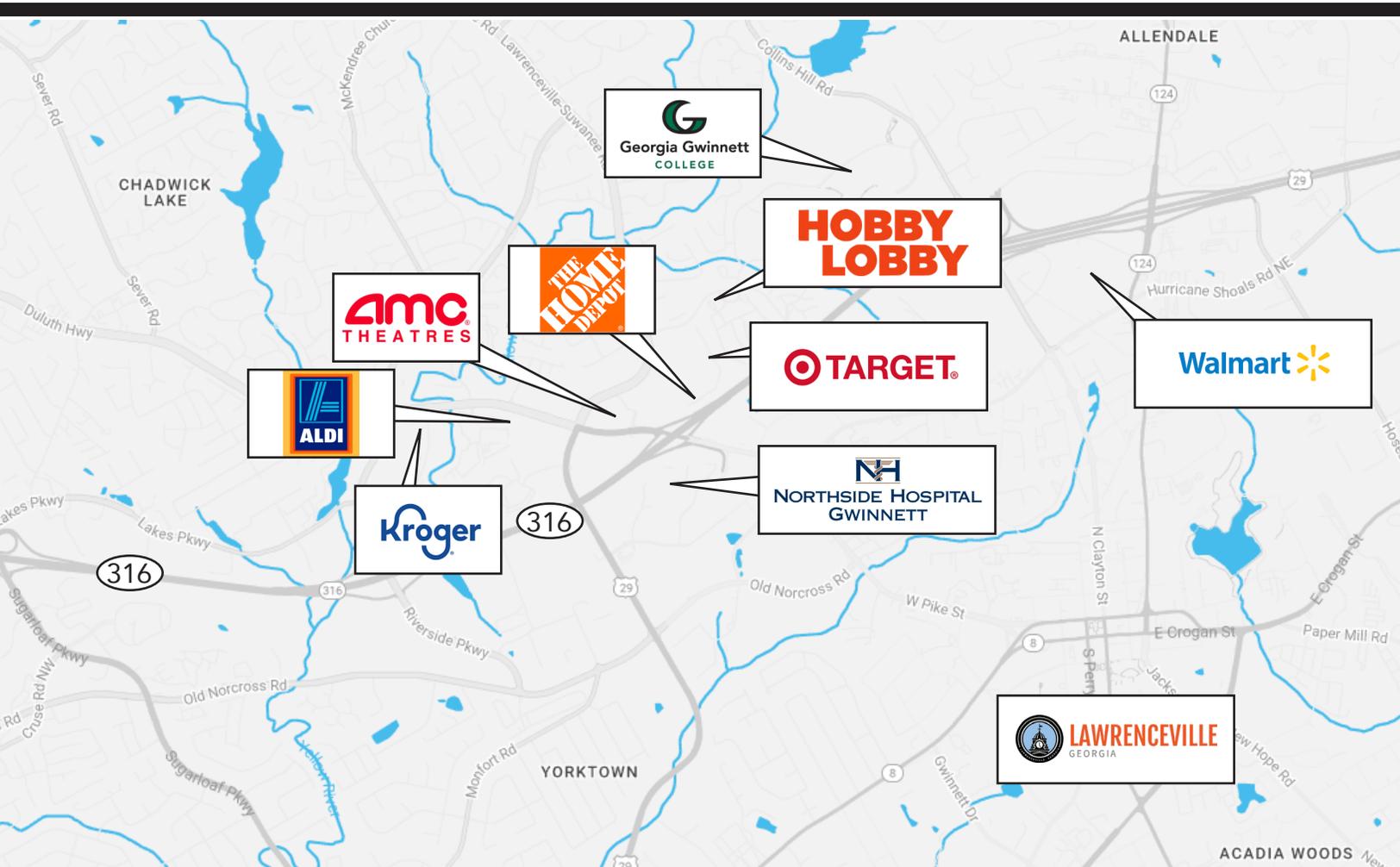
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OAKHURST
REALTY
PARTNERS



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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