

# SECOND GEN RESTAURANT

For Sale  
\$200,000

Business & Assets  
Keep or Convert

2725 Hamilton mill Suite  
#2200 Buford Ga 30519

*Hamilton Mill  
Buford*



**COMMERCIAL**  
PROPERTIES

**Jacky Arias Cortés**  
COMMERCIAL REALTOR®

833-886-5263

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**This is an open and operating business.** Please be respectful of our operations and refrain from attempting to contact or communicate directly with staff, management, ownership, or the landlord

Private Restroom

12' Hood Vent

Walk-In Cooler Size = 8' x 12'

Walk-In Freezer Size = 4' x 8'

Dedicated HVAC System

Parking: Shopping areas parking

Square Footage 2200

Interstate access: Less than a mile from I85

North Hamilton Rd across from walmart

Property Options: Continue current Franchise

(or) Create a New concept

Lease remaining until November, 2027

Lease has one (1) - Five (5) Years Options to renew.

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# Property Photos

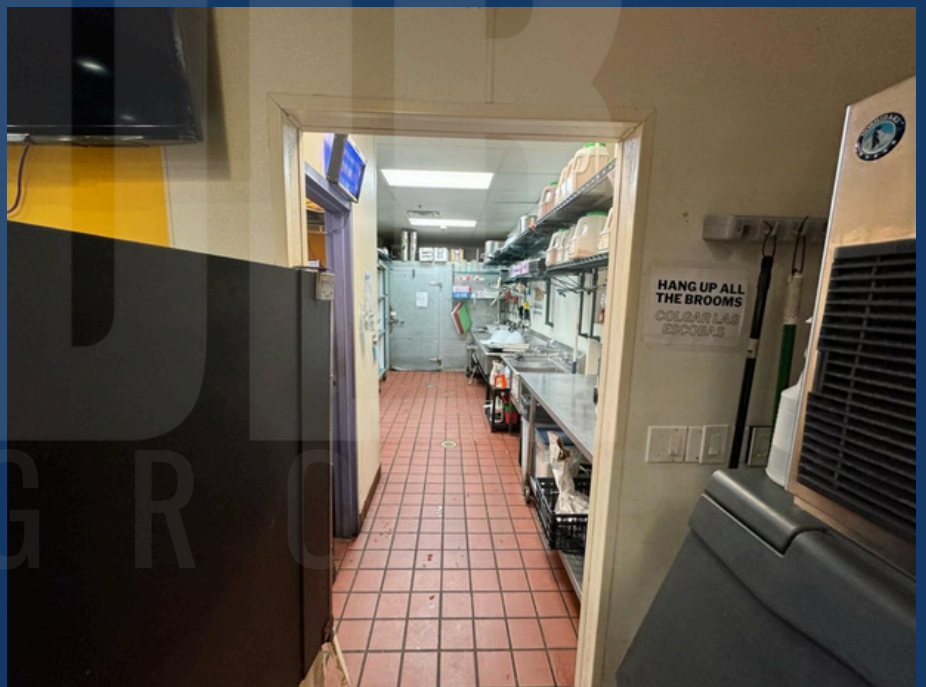


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# Property Photos



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# Table of Used

General Commercial Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
<b>Eating and Drinking Establishments, not included below</b>		P	P	P		
Brewpub		P	P	P	P	P
Restaurant, with drive-in or drive-thru service			P	P		
<b>Lodging Establishments, not included below</b>	P	P	P	P		
Bed and Breakfast Inn		P	P	P		
Extended Stay Facility			S	S		
<b>Business, Medical, or Professional Offices, not included below</b>	P	P	P	P	P	P
Automobile Brokerage Office, no storage of vehicles	C	C	C	C	C	C
Medical Laboratory	P		P	P	P	P
Research and Testing Laboratory	P			P	P	P
Radio, Recording, or Television Studio			P	P	P	P
<b>Personal Services Establishments, not included below</b>		P	P	P		



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Animal Care Establishment, indoor only	P	P	P	P	P	P
Animal Care Establishment, with outdoor pens or runs		S	S	P	P	p
Appliance or Electronics Repair Establishment				P	P	P
Bail Bonding Company				S		
Check Cashing/Payday Loan Establishment, Standalone			S	S		
Catering Service Establishment	P	S	P	P	P	P
Daycare Facility	P	P	P	P	S	S
Driving Instruction School				P	P	P
Locksmith Establishment		P	P	P	P	P
Massage Therapy Establishment		P	P	P		
Tattoo and Body Piercing Studio			P	P		
Taxidermy Shop				S	P	P
Tutoring and Learning Center	P	P	P	P	S	S
<b>Retail Sales or Rental of Goods Establishments, not included below</b>		P	P	P		
Copy and Print Store	P	P	P	P	P	P
Department or Wholesale Store			P	P		
Discount, Dollar, or Thrift Store			S	P		
Furniture Sales or Rental Store			P	P		
Fireworks Sales, ancillary use		P	P	P		
Fireworks Sales Establishment, principal use			S	S		
Garden Supply Center			S	P		
Home Improvement or Building Supply Store			P	P		
Pawn Shop				S		
Precious Metals Dealer Establishment			P	P		
Smoke, Novelty, or CBD Shop			P	P		
Swimming Pool Sales or Supply Establishment with Outdoor Display				P	P	P
<b>Entertainment and Recreation Uses</b>						
<b>Land Use</b>	<b>O-I</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>M-2</b>
<b>Indoor Entertainment and Recreation Facilities, not included below</b>		S	P	P	P	P
Adult Entertainment Establishment					C	C
Health or Fitness Center		P	P	P	S	S
Hookah, Vapor, or Cigar Lounge			S/C	S/C		
Lounge or Nightclub Establishment			S	P		
Microbrewery or distillery Facility			C	C	C	C
Movie Studio	P			P	P	P
Movie Theater			P	P		
Pool or Billiard Halls			P	P		
Shooting or Archery Range, indoor			S	S	S	S
Special Events Facility	S	S	P	P	S	S
<b>Outdoor Entertainment and Recreation Facilities, not included below</b>			S	P	S	S
Aircraft Landing Field, private			S	S	S	S
Shooting and Archery Range, outdoor				S	S	S
Recreational Vehicle Park or Campground			S	P		



Civic and Institutional Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
<b>Civic, Private and Public Institutions, not listed below</b>	P	P	P	P		
Club, Lodge, or Fraternal Organization Facility	S	P	P	P	S	S
Cemetery or Mausoleum			S/C	S/C		
Community Center or Cultural Facility		P	P	P	S	S
Place of Worship	P	P	P	P	P	P
School, college, private, trade, or similar	C	C	C	C	S/C	S/C
Shelters, community or residential			S	S	S	S
<b>Hospitals and Related Healthcare Facilities, not included below</b>	P		P	P		
Nursing Home	P	P	P	P		
Residential Rehab Center (alcohol or drug)	S	S	S	S		
Personal Care Home, congregate	S	P	P	P		
Personal Care Home, Group	S	P	P	P		
Retirement Community, independent or continuing care	S					
Automobile, Truck, Recreational Vehicle, Motorcycle, Boat, ATV, and Related Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
<b>Vehicle Rental and Related Services Establishments, not included below</b>	S		S	P	P	P
Heavy Truck and Heavy Equipment Establishment					S	P
Taxi or Limousine Service Establishment				P	S	S
<b>Vehicle Repair, Service, and Body Work Establishments, not included below</b>			S	P	S	S
Aircraft Hanger or Maintenance Facility					P	P
Convenience Store, with fuel pumps			S	P		
Heavy Truck or Heavy Equipment Repair Establishment					S	P
Parts and Accessories Store, without installation			P	P		
Parts and Accessories Store, with installation			S	P		
Vehicle Washing Establishment			S/C	C		
Emissions Inspections Establishment			C	C	C	C
<b>Vehicle Sales and Related Services Establishments, not included below</b>			S/C	P/C		
Heavy Truck and Heavy Equipment Sales Establishment					P	P
Industrial Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
<b>Contractors Offices, not included below</b>				P	P	P
Carpet or Upholstery Cleaning Service Office			S	P	P	P
Heavy/Civil Construction/Logging Contractors Office					S	P
Landscaping Contractors Office			S	P	P	P
<b>Heavy Industrial Facilities, not included below</b>						P
Asphalt Plant						S
Composting Facility, municipal solid waste						S
Landfill						S



Recovered Materials Processing Facility						S/C
Poultry or Meat Slaughterhouse or Processing Plant						S
Salvage or Junk Yard						S/C
Solid Waste Transfer Station						S
Quarrying, Mining, or Borrow Pit						S
Waste Incineration Facility						S
<b>Light Industrial Facilities, not included below</b>					P	P
Ambulance or Medical Transport Company			S	P	P	P
Carpet or Upholstery Cleaning Service			S	P	P	P
Crematory, as a principal use			S	S	S	S
Stone Yard or Stone Cutting Establishment			S	S	P	P
Bulk Storage Tank (principal use)					S	S
Truck Terminal or Intermodal Transfer Station					S	S
Towing or Wrecker Service Establishment					S	S
Wood or Lumber Processing Facility					S/C	C
<b>Warehouse, Wholesale, and Distribution Facilities, not included below</b>					P	P
Auction House				P	P	p
Self-Storage Facility, indoor climate controlled			S/C	S/C	S/C	S/C
Self-Storage Facility, all others					S/C	S/C
<b>Outdoor Sales, Storage and Display Uses</b>						
<b>Land Use</b>	<b>O-I</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>M-2</b>
<b>Outdoor Sales and Storage of Goods, not included below</b>			S/C	C	C	C
Automobile or Truck Storage, standalone or offsite				S/C	S/C	C
Public or Private Parking Garage or Lot, standalone	S	S	P	P	P	P
Outdoor Display of Goods, retail	C	C	C	C	C	C



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