

SECOND GEN RESTAURANT

For Sale
\$200,000

Business & Assets
Keep or Convert

2725 Hamilton mill Suite
#2200 Buford Ga 30519

*Hamilton Mill
Buford*



Jacky Arias Cortés
COMMERCIAL REALTOR®

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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

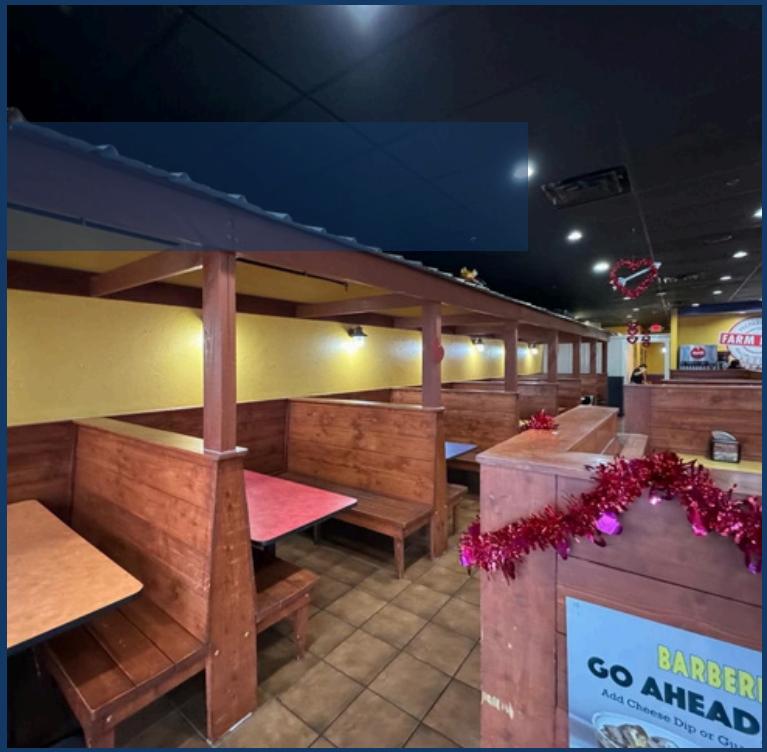
Lease remaining until November, 2027

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

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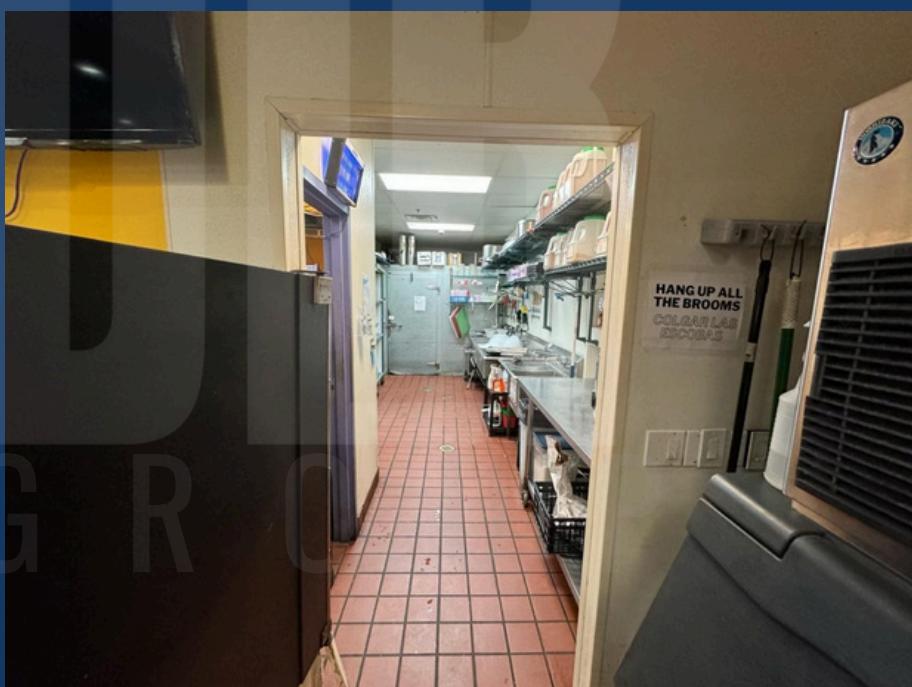
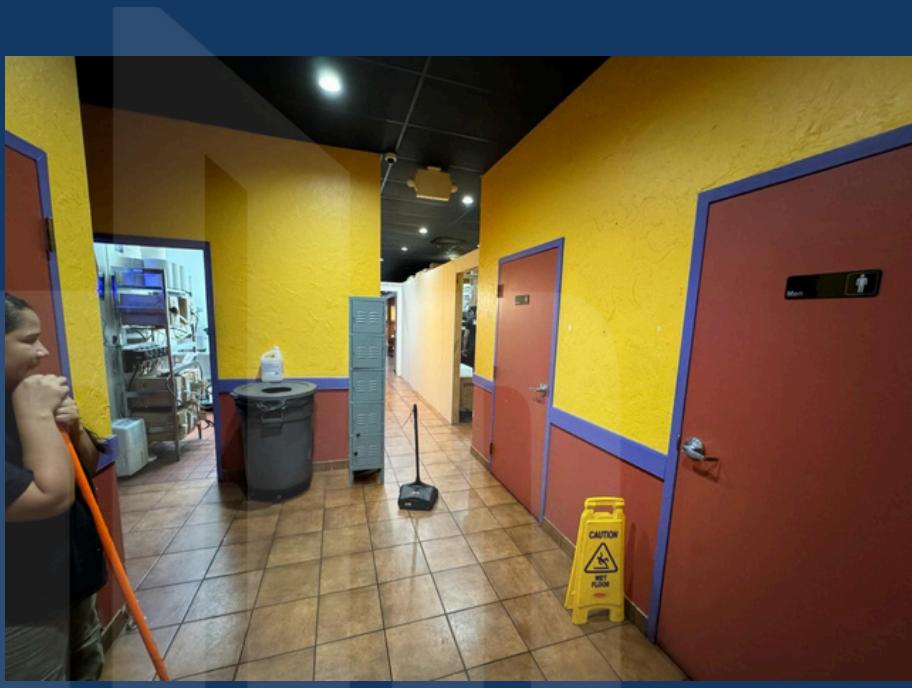


Property Photos



Hamilton Mill
Buford **DLR**
GROUP

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
Eating and Drinking Establishments, not included below		P	P	P		
Brewpub		P	P	P	P	P
Restaurant, with drive-in or drive-thru service			P	P		
Lodging Establishments, not included below	P	P	P	P		
Bed and Breakfast Inn		P	P	P		
Extended Stay Facility			S	S		
Business, Medical, or Professional Offices, not included below	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
Personal Services Establishments, not included below		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	S	S	
Retail Sales or Rental of Goods Establishments, not included below		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			
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
Entertainment and Recreation Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
Indoor Entertainment and Recreation Facilities, not included below		S	P	P	P	P
Adult Entertainment Establishment					C	C
Health or Fitness Center		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
Outdoor Entertainment and Recreation Facilities, not included below			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
Civic, Private and Public Institutions, not listed below	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
Hospitals and Related Healthcare Facilities, not included below	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
Vehicle Rental and Related Services Establishments, not included below	S		S	P	P	P
Heavy Truck and Heavy Equipment Establishment					S	P
Taxi or Limousine Service Establishment				P	S	S
Vehicle Repair, Service, and Body Work Establishments, not included below			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
Vehicle Sales and Related Services Establishments, not included below			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
Contractors Offices, not included below				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
Heavy Industrial Facilities, not included below						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	
Light Industrial Facilities, not included below				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		
Warehouse, Wholesale, and Distribution Facilities, not included below			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		
Outdoor Sales, Storage and Display Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
Outdoor Sales and Storage of Goods, not included below		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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