

# FOR LEASE



## *Downtown Sugar Hill Restaurant-Ready Space*



## Lyric

1172 Temple Drive, Sugar Hill, GA 30518

### OVERVIEW

Join the thriving downtown Sugar Hill dining and entertainment district with your craft driven, full-service restaurant concept in this 1st generation space. Sugar Hill is an affluent suburban City with a loyal consumer base looking for new dining experiences. Steakhouse, Italian, Persian, Latin, European and Gastro-Pub concepts would be an ideal fit. Grease trap is in ground and a generous TI allowance is available.

Existing tenants include Rreal Tacos, Starbucks, Central City Tavern, Rushing Trading Company, Indio Brewing, Kilwin's, Scoops Ice Cream, Talk of the Table Wine Shoppe and Ramen Studio.



**FOR MORE INFORMATION, PLEASE CONTACT:** Todd Semrau | 404-371-4100 | [tsemrau@oakrep.com](mailto:tsemrau@oakrep.com)

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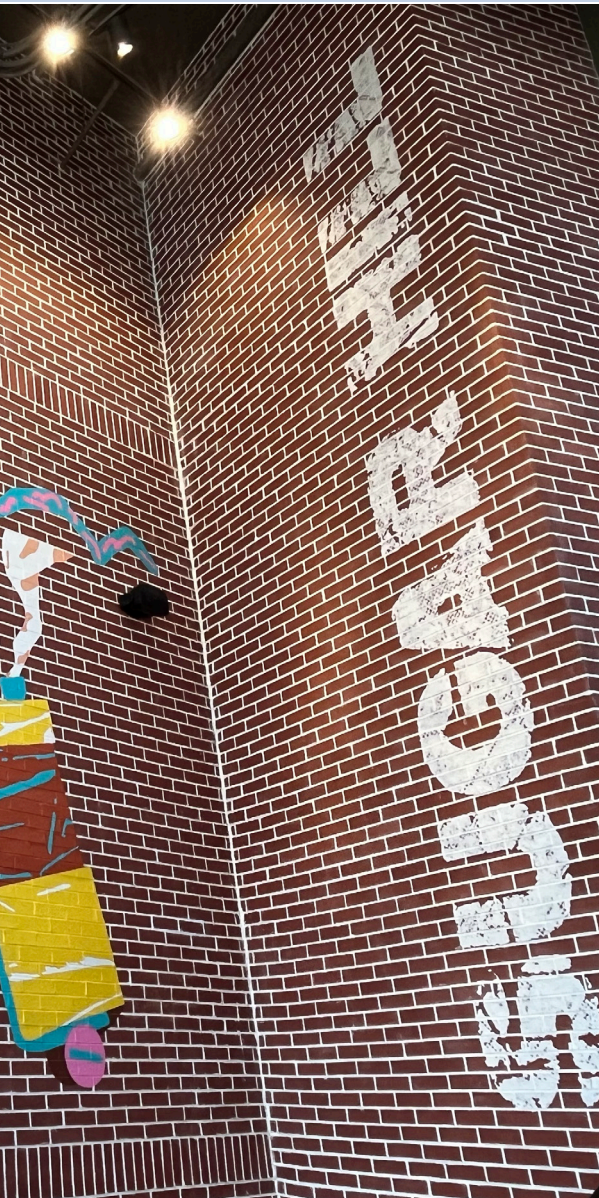


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### RESTAURANT SPACE HIGHLIGHTS

- » Large Covered Patio - 1400 SF
- » Free Parking - Over 200 Garage Parks
- » Downtown Business District - Last Remaining Space!
- » Located Next to Sugar Hill Amphitheater
- » Generous Tenant Improvement Allowance
- » Free Rent Period

### Within 5 Miles



**125,562**

Population



**41,069**

Total Households



**\$151,552**

Average Household Income



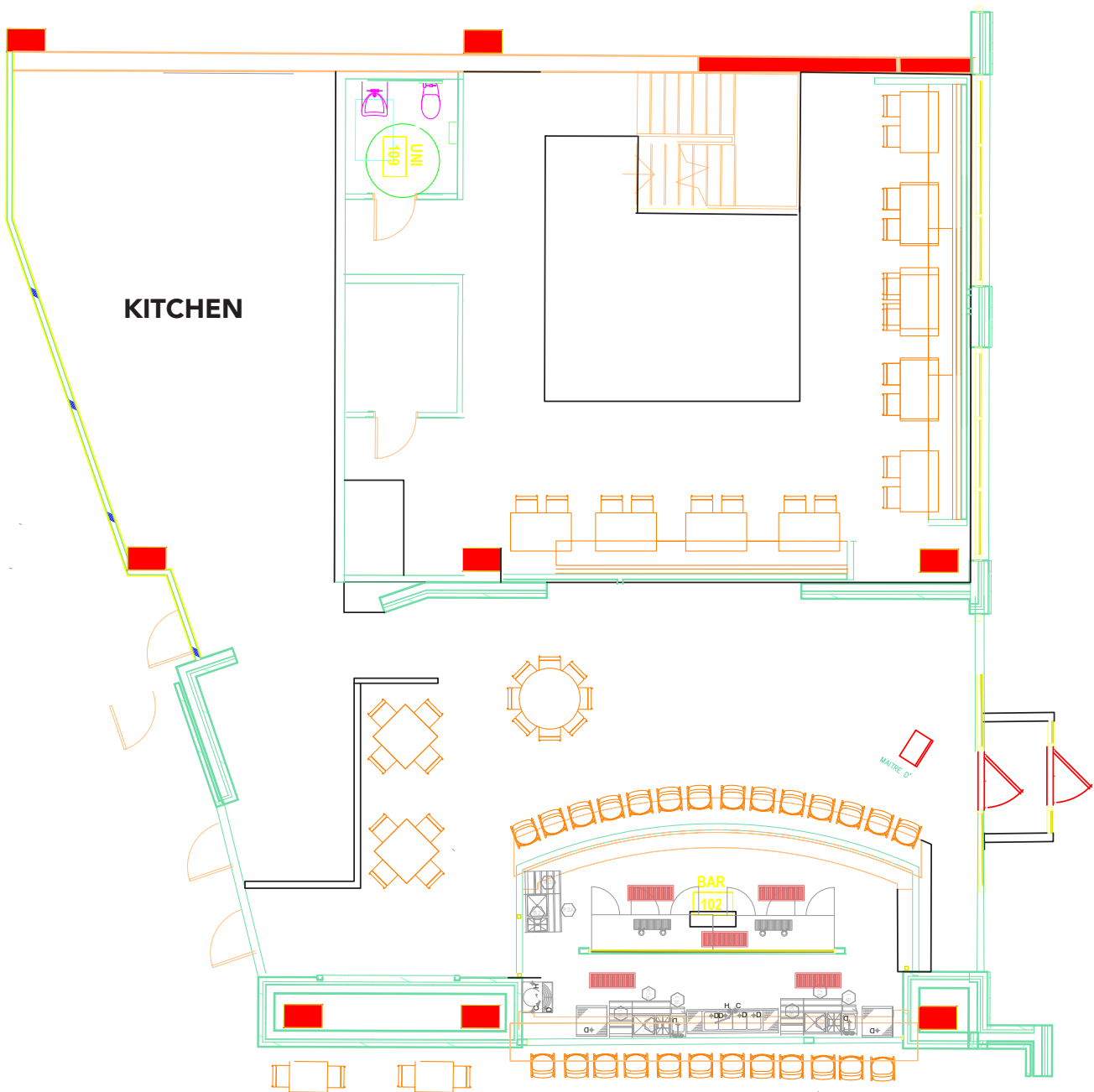
**46,000**

Cars Per Day

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## Sample Restaurant Layout

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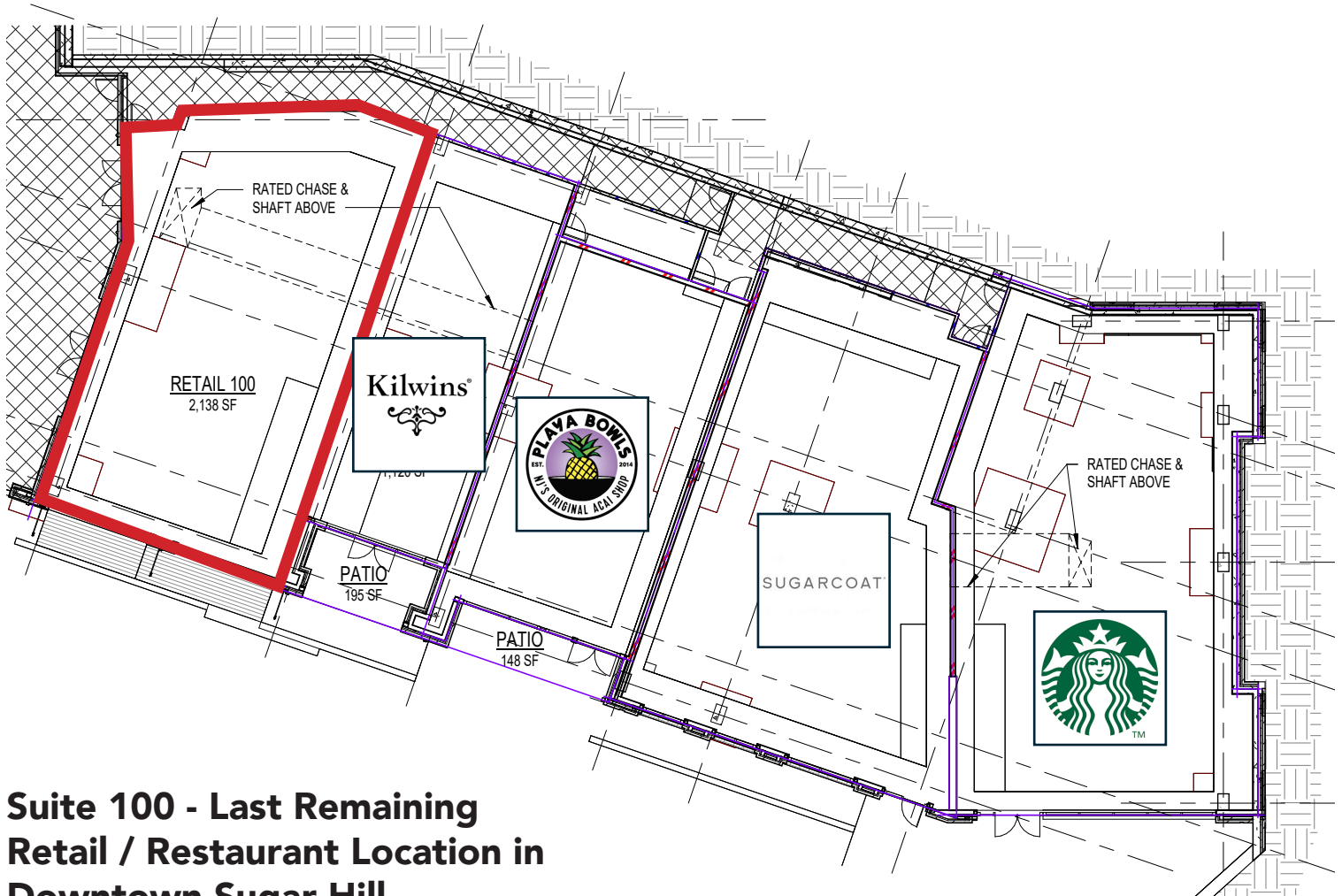
*For space planning purposes only*

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**Suite 100 - Last Remaining  
Retail / Restaurant Location in  
Downtown Sugar Hill**

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## Lyric Co-Tenants

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