

FOR LEASE



OAKHURST
REALTY
PARTNERS

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 Real 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

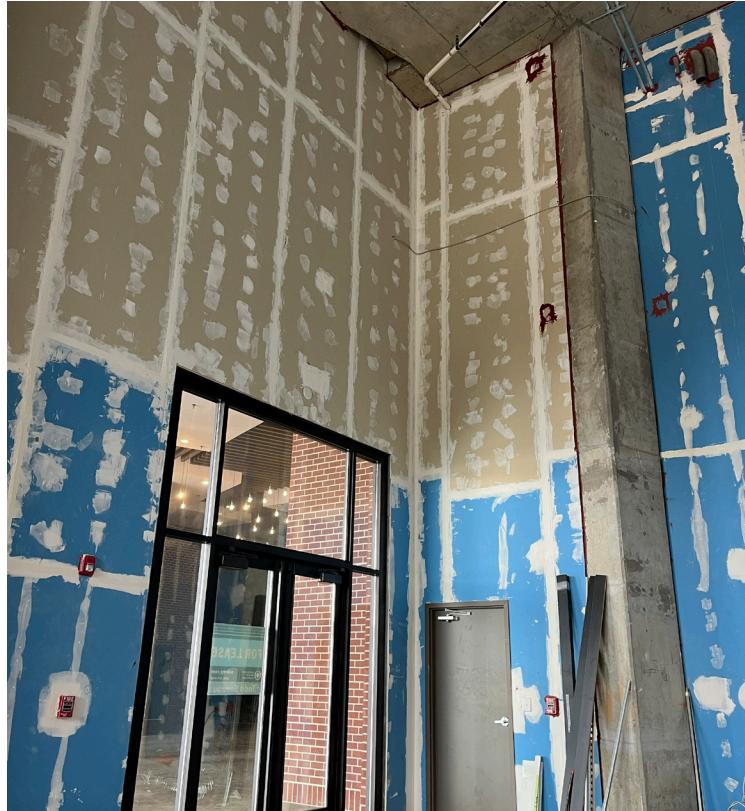
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RESTAURANT SPACE HIGHLIGHTS

- » 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

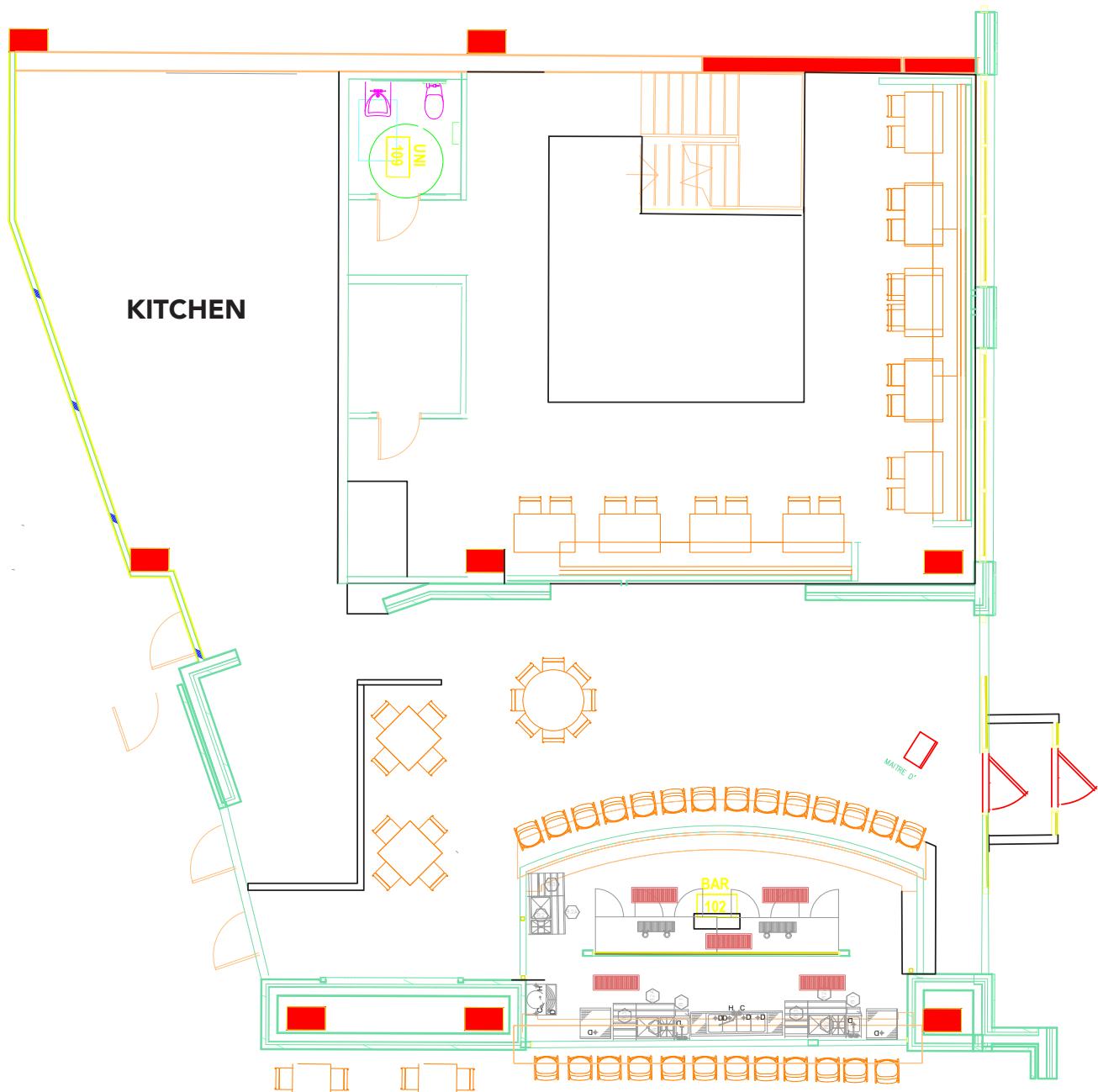
Cars Per Day

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Sample Restaurant Layout

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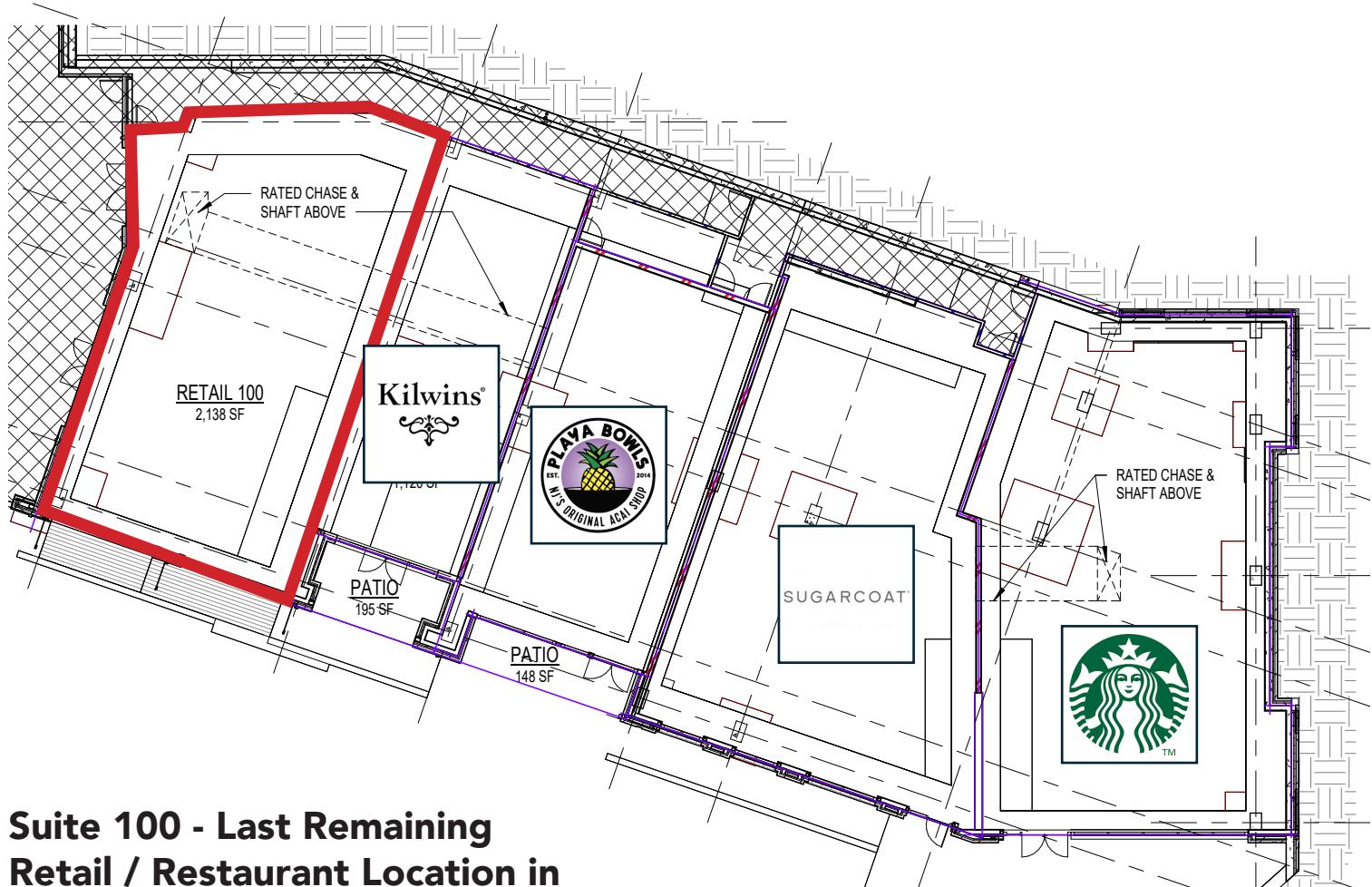
For space planning purposes only

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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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