

# FOR LEASE



OAKHURST  
REALTY  
PARTNERS

Heart of Downtown  
Lawrenceville

TAKE A  
VIRTUAL  
TOUR

## PROPERTY OVERVIEW

158 E. Crogan Street is a 2nd generation 2,320 square foot restaurant space (plus basement storage space) with a kitchen area, 1,500 gallon grease trap and walk in cooler. The space also includes two restrooms and a front brick patio area for additional seating.

- » Ample free parking in two city owned parking decks within easy walking distance.
- » Downtown Lawrenceville is a destination as it is the cultural epicenter in the area for dining and shopping.
- » Over 187,000 people live within a 5-mile radius with average annual household income of approximately \$80,000.

## 2nd Gen Downtown Lawrenceville Restaurant Space

158 E. Crogan Street  
Lawrenceville, GA 30046

**\$29.50/SF + \$6.00/SF NNN (\$6,863/mo)**



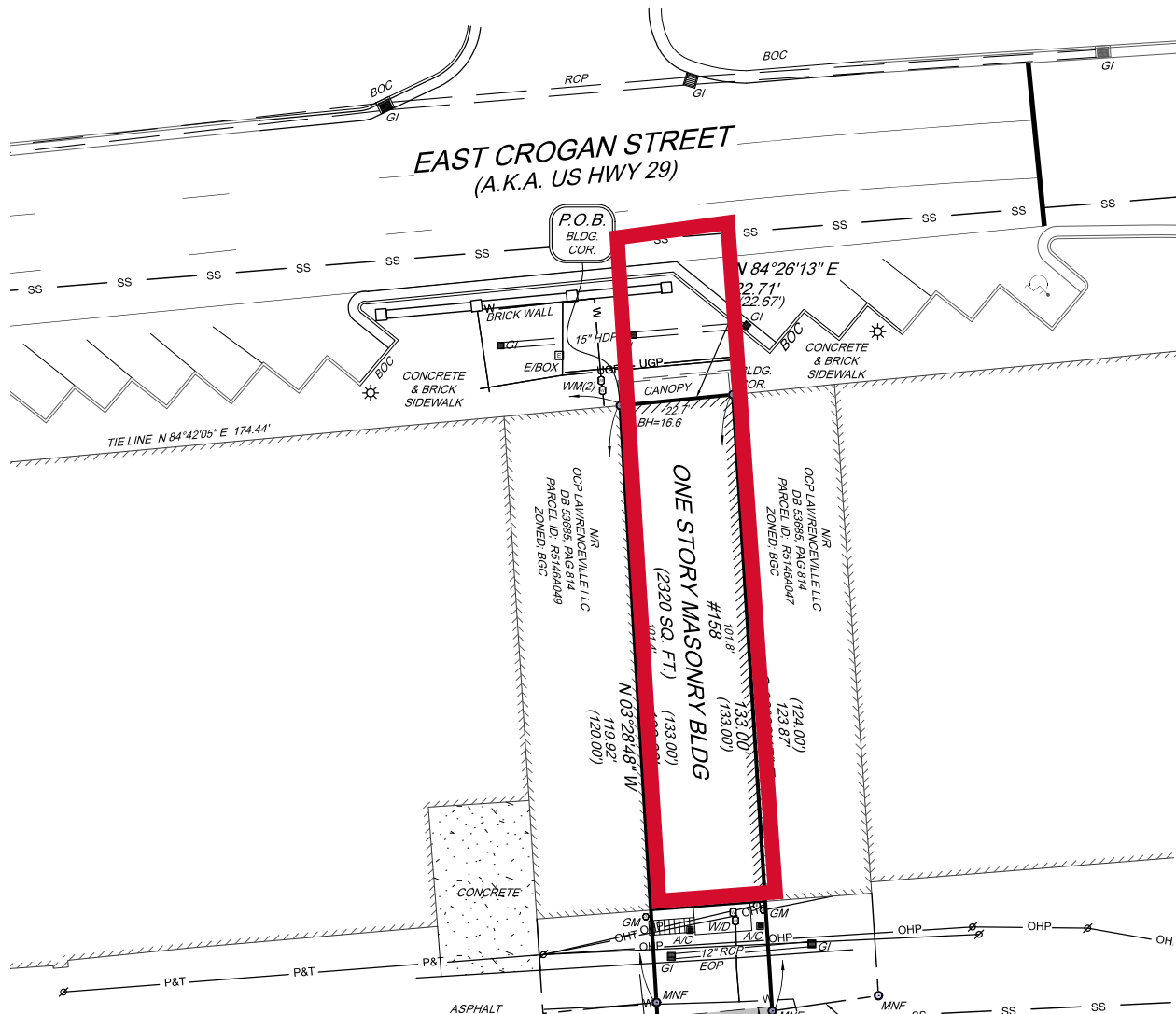
**FOR MORE INFORMATION, PLEASE CONTACT**  
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## 2nd Gen Downtown Lawrenceville Restaurant Space

158 E. Crogan Street, Lawrenceville, GA 30046



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### **Downtown Lawrenceville Highlights**

- » Lawrenceville is the county seat for Gwinnett County, the 2nd most populated county in the state. The city of Lawrenceville government is very focused on promoting its downtown with over 30 city-sponsored events each year in downtown Lawrenceville.
- » Downtown Lawrenceville is anchored by the Aurora Theatre, which is the 2nd largest theater in metro ATL and Gwinnett County's only professional theater. It produces over 600 events annually drawing over 80,000 visitors to downtown Lawrenceville.
- » The daytime population boasts average annual household incomes of approximately \$85,000 and includes over 1,800 Gwinnett County government employees in downtown Lawrenceville, over 5,000 employees at Gwinnett Medical Center Hospital 1.5 miles from downtown, and 845 full time employees and 12,000 students that attend Georgia Gwinnett College 2.2 miles from downtown, all within the city of Lawrenceville.

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## 2nd Gen Downtown Lawrenceville Restaurant Space

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- |               |                    |                         |
|---------------|--------------------|-------------------------|
| 1. Oyster Bay | 4. McCray's Tavern | 7. Aurora Theatre       |
| 2. La Cazuela | 5. Local Republic  | 8. Boulder Creek Coffee |
| 3. Dominick's | 6. Universal Joint |                         |

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