

# FOR LEASE



OAKHURST  
REALTY  
PARTNERS

## RESTAURANT & RETAIL SHIPPING CONTAINERS



## The Refinery

1450 Peachtree Industrial Blvd, Sugar Hill, GA 30518

### OVERVIEW

A unique opportunity to lease pop up space along the Sugar Hill Greenway in the Refinery development. Two shipping containers have been fabricated for restaurant and retail use. They are available and ready for lease. Ideal uses include coffee, ice cream, smoothies, burgers/hotdogs, pretzels, produce, baked goods, general retail.



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

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.



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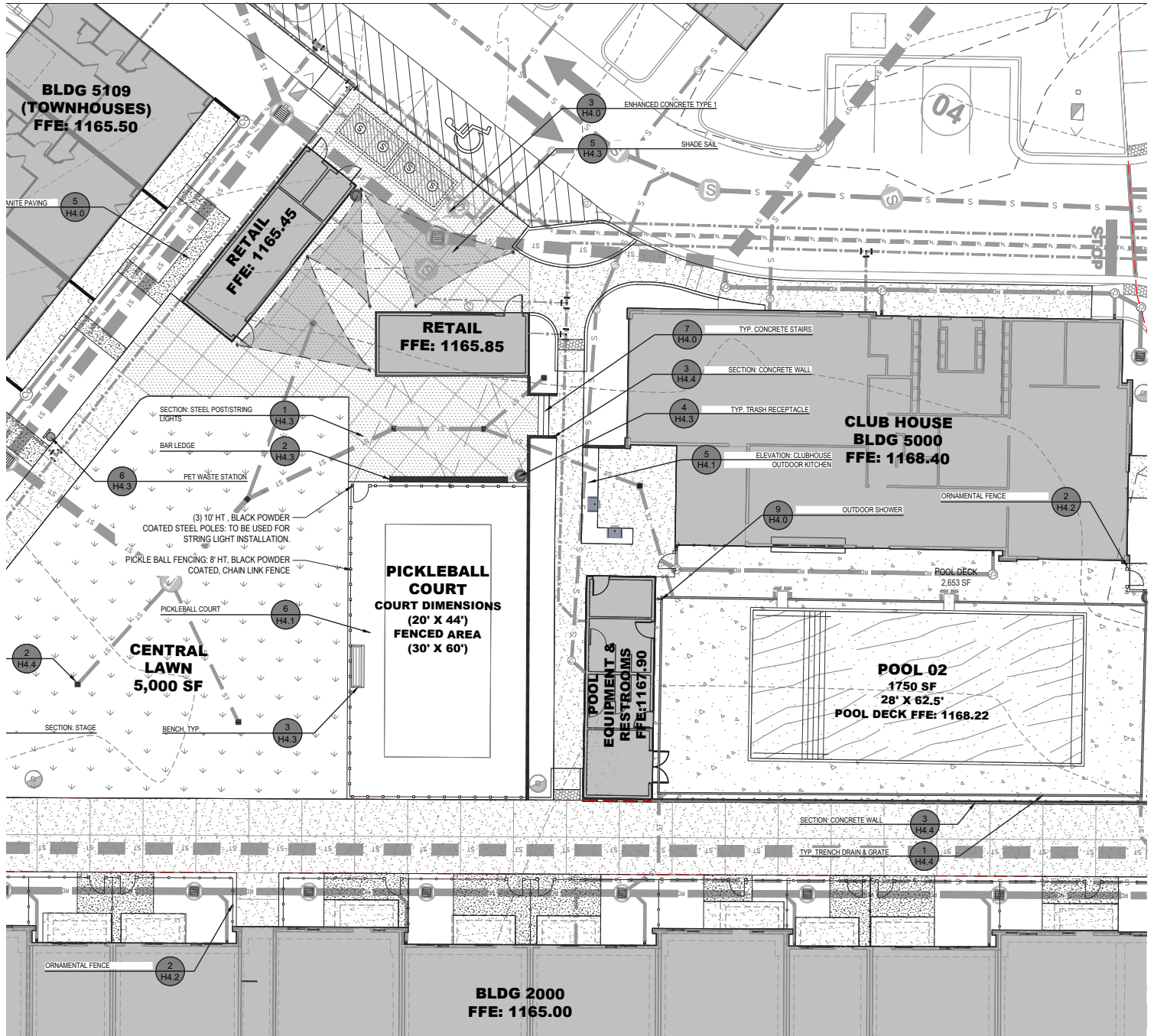
### Refinery Retail Space Highlights

- » Two structures - 296 SF Each
- » Convertible spaces to serve as either counter service or full retail store space with entry point for customers
- » Both are cold dark shells, with connections and infrastructure for power, water, sewer, and gas services
- » Wi-fi hot spots will be provided outside each space
- » Common covered/shade area between buildings with restrooms
- » One container has full grease trap access, the other will only have sewer access
- » Outside of the retail container providing hookups for 2-3 food trucks in the parallel spaces that will include water and power
- » 223 Apartments, Town Homes and Row Houses
- » Walking distance to Downtown Sugar Hill

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## The Refinery - Site Plan

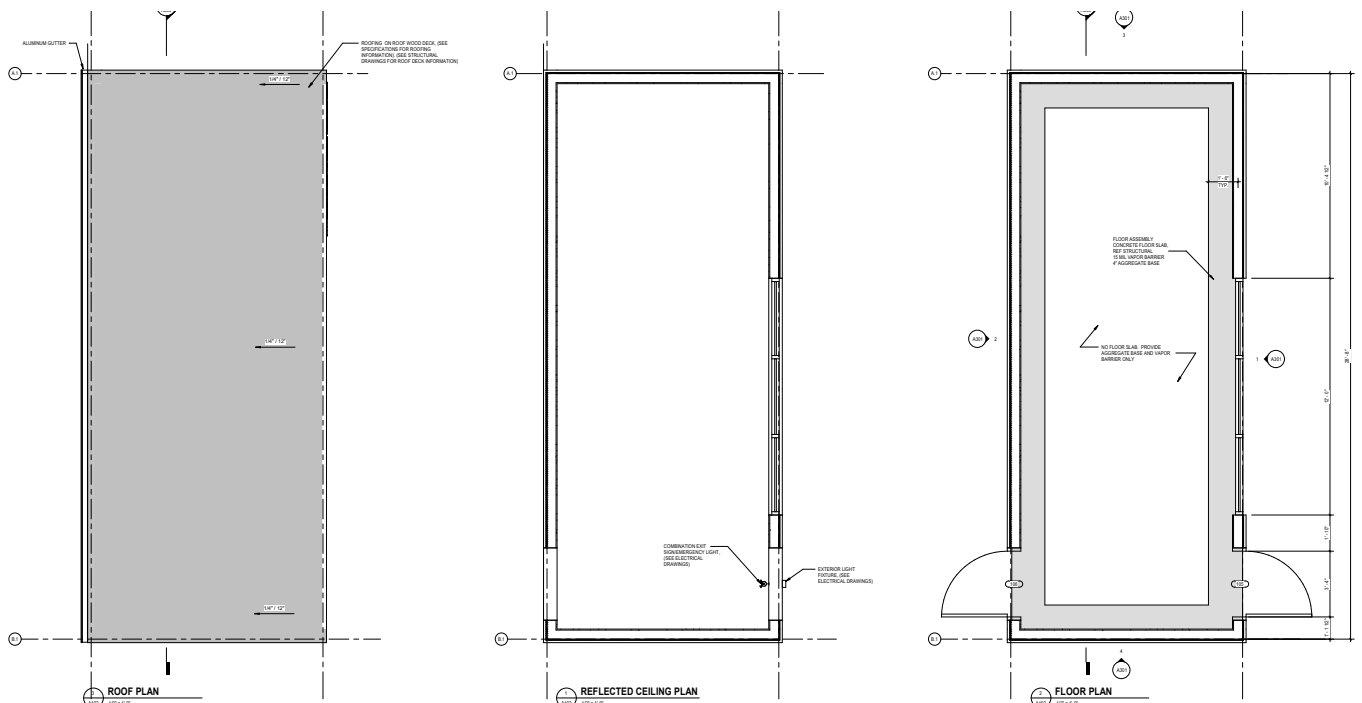
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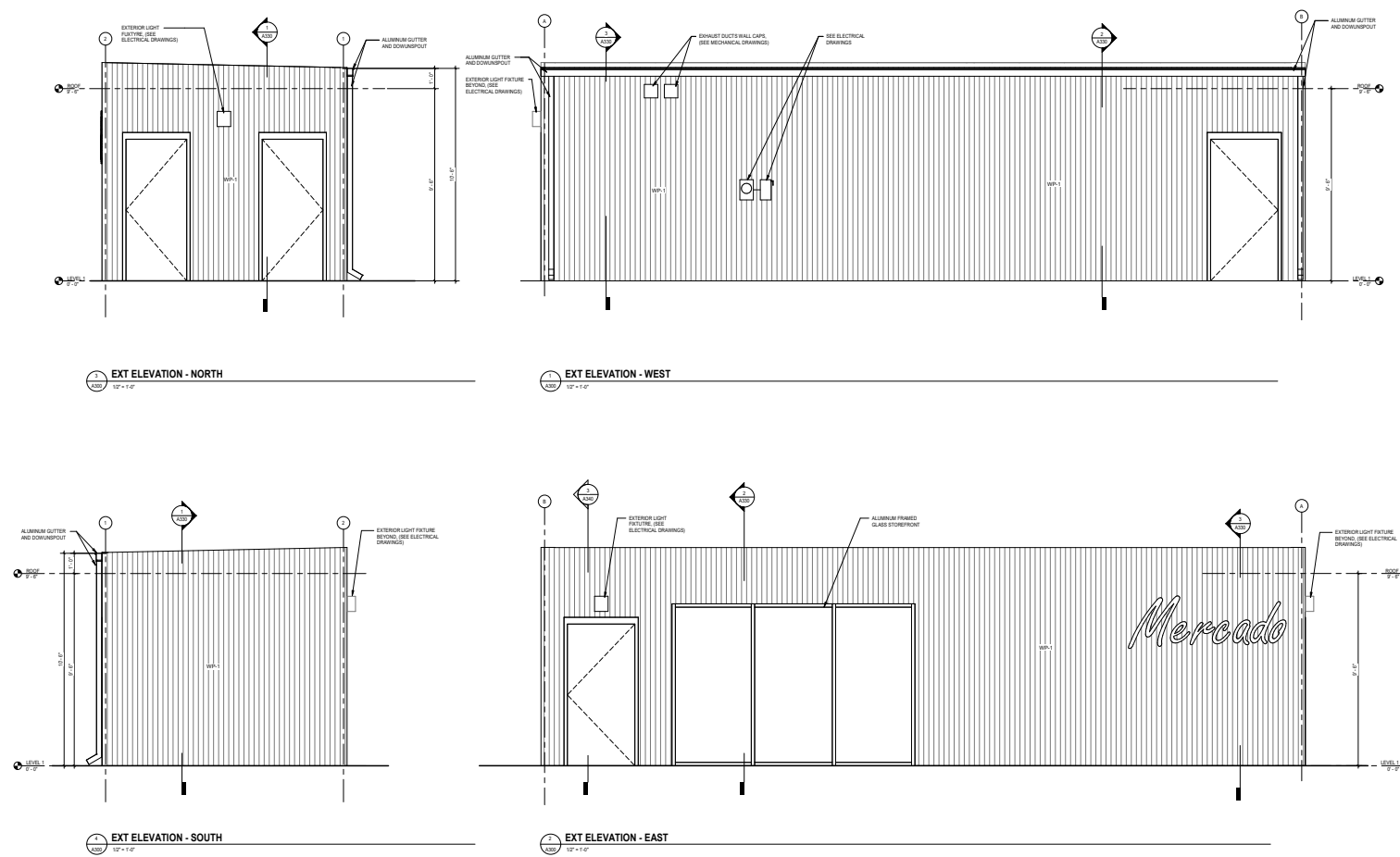
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The Refinery - Design Schematics

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## Sugar Hill Greenway

The Sugar Hill Greenway is a 16.5-mile multi-use trail under construction in and around the city of Sugar Hill, Georgia intended for shared use by pedestrians, bicyclists, wheelchair users, joggers, and other non-motorized users. The first 4.5-mile leg is open and ready for feet to hit the ground running! Once complete it will connect downtown to neighborhoods, schools, parks and the Western Gwinnett Bikeway.



## SUGAR HILL GREENWAY



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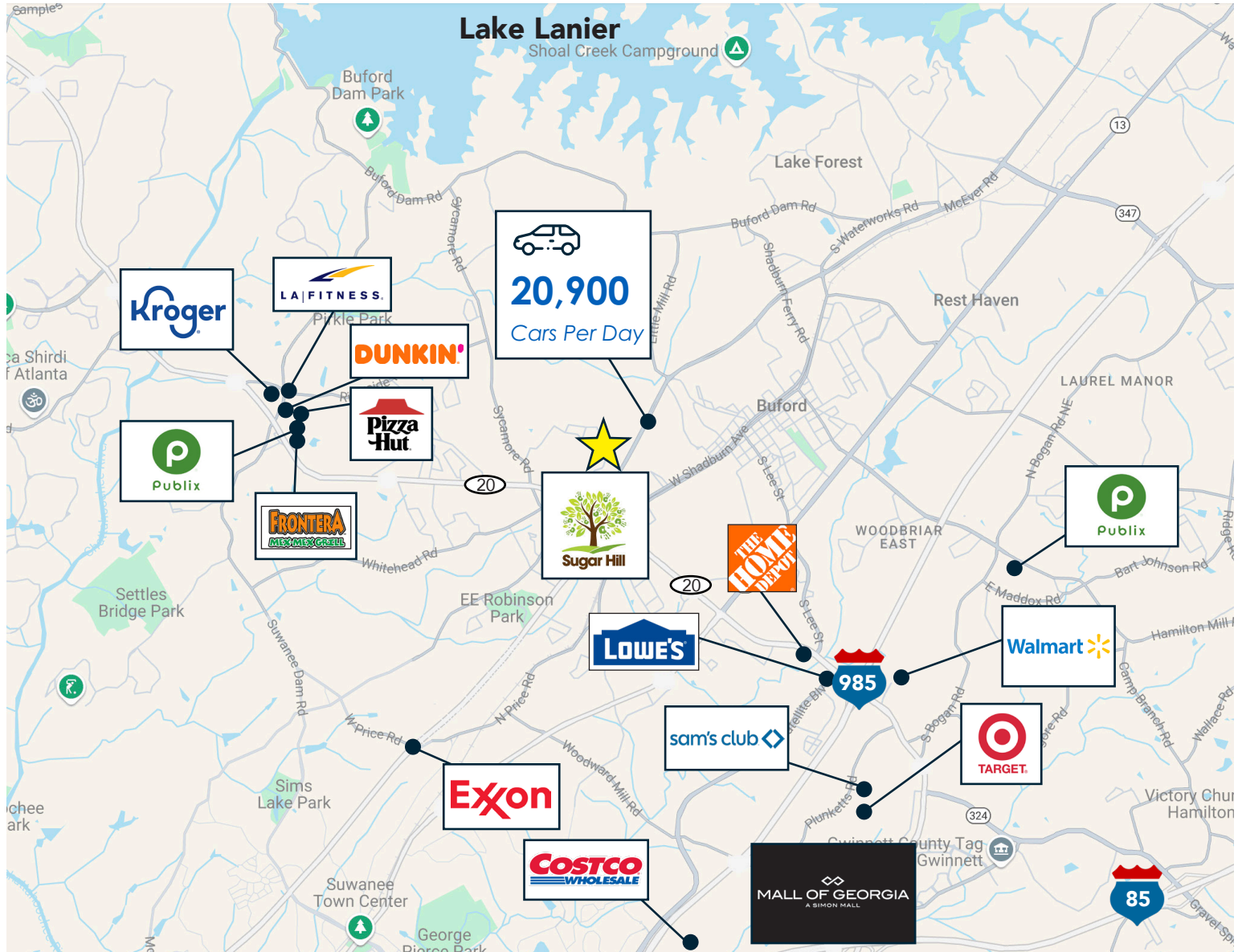
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**Subject Property**

## Within 5 Miles



**131,022**  
Population



**\$144,685**  
Average Household Income



**43,203**  
Total Households



**20,900**  
Cars Per Day