

# FOR LEASE



## Lyric

1172 Temple Drive, Sugar Hill, GA 30518

### OVERVIEW

Sugar Hill Georgia is one of the most sought-after communities in North Atlanta. Home of the Sweet Life, Sugar Hill offers a high quality of living with nearby attractions, Lake Lanier and The Mall of Georgia. With an eclectic mix of restaurants, breweries and entertainment venues, Downtown Sugar Hill has become a popular destination. And, with the addition of hundreds of new luxury apartments and townhomes, also a popular place to live. Lyric adds more excitement to the area featuring street level retail, outdoor dining and new residences.



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

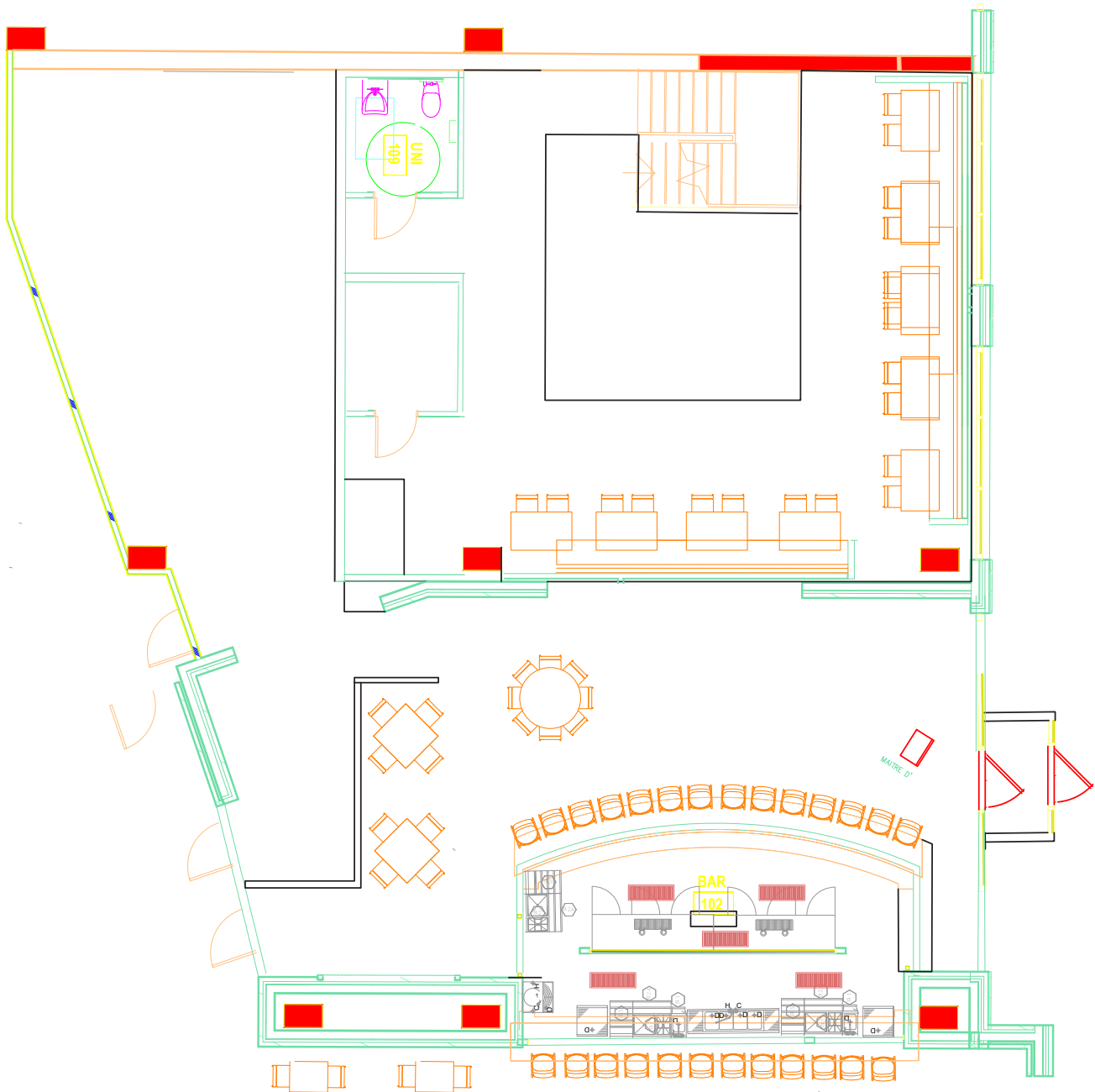
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*For space planning purposes only*



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### LYRIC SUGAR HILL HIGHLIGHTS

- » New Mixed Use Development in Downtown Sugar Hill
- » 2,138 SF + 1,400 SF Patio Space Available
- » Co-Tenants: Starbucks, Kilwins and Playa Bowls
- » 400 Parking Spaces
- » 290 Luxury Apartment Homes
- » Adjacent to the City Amphitheater, Splash Park and Performing Arts Center

### Within 5 Miles



**125,562**

Population



**41,069**

Total Households



**\$151,552**

Average Household Income



**46,000**

Cars Per Day

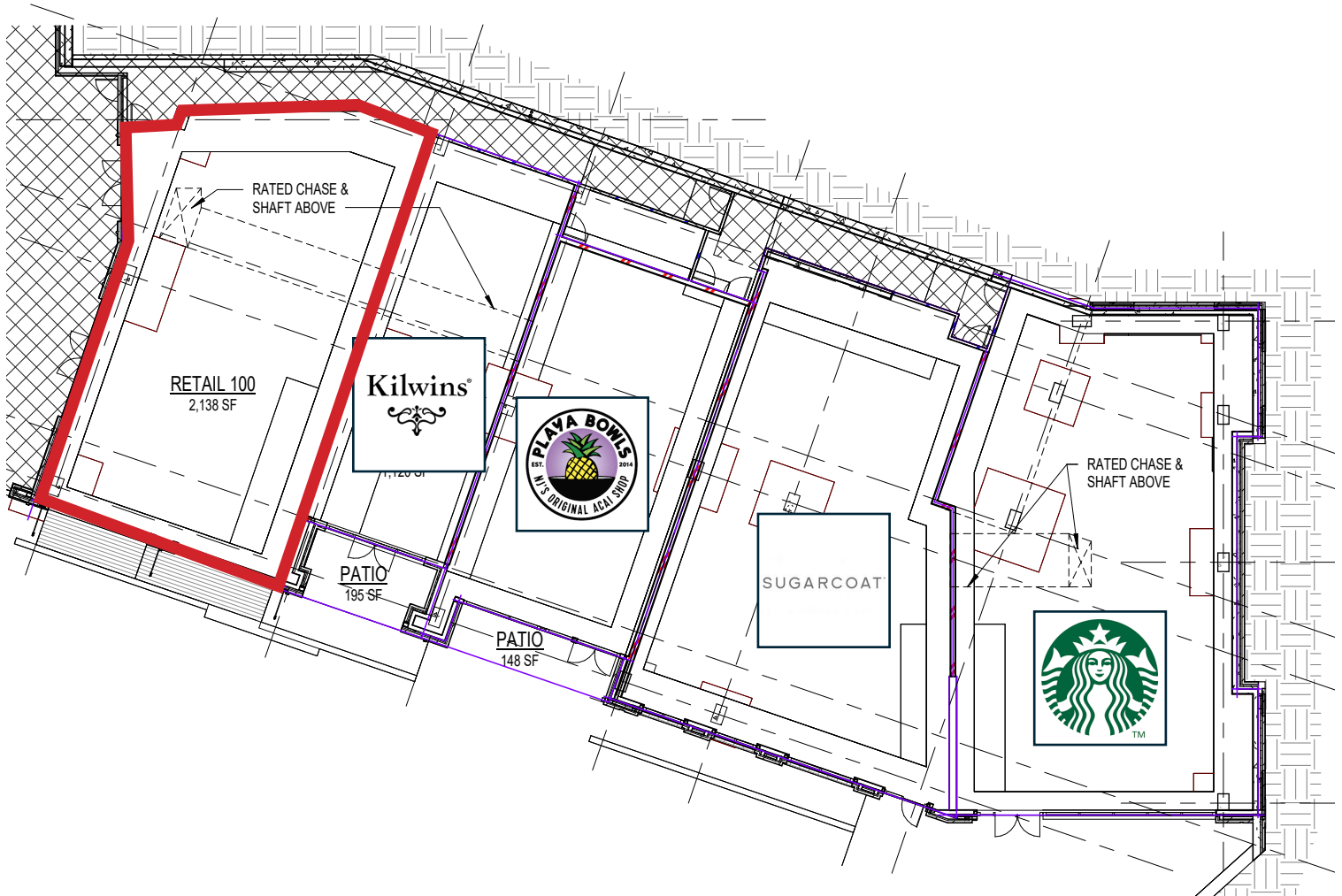


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### **Suite 100 - Last Remaining Retail / Restaurant Location in Downtown Sugar Hill**

- Large Covered Patio
- Free Parking
- Downtown Business District
- Located Next to Sugar Hill Amphitheater
- Generous Tenant Improvement Allowance
- Free Rent Period

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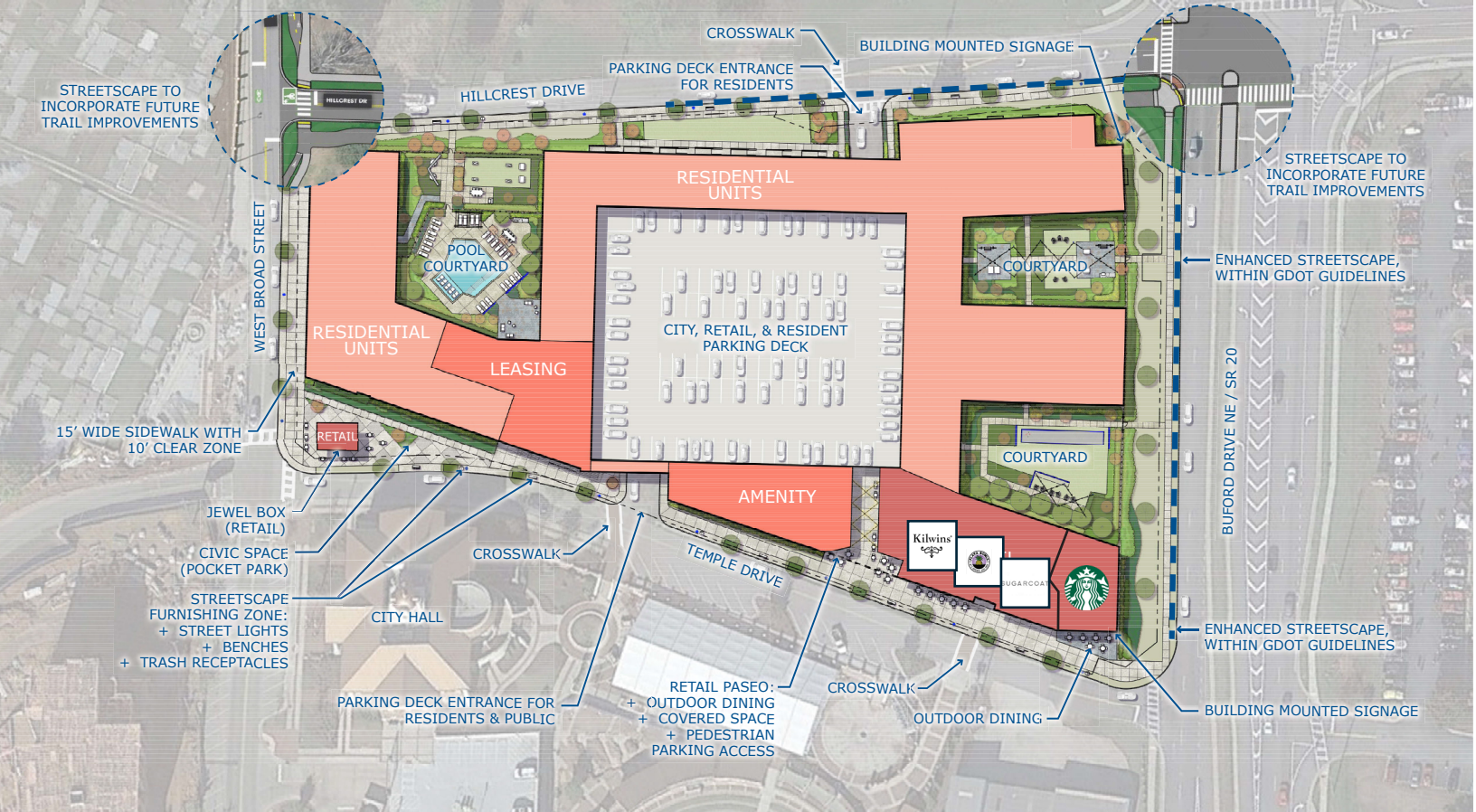


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### Downtown Sugar Hill



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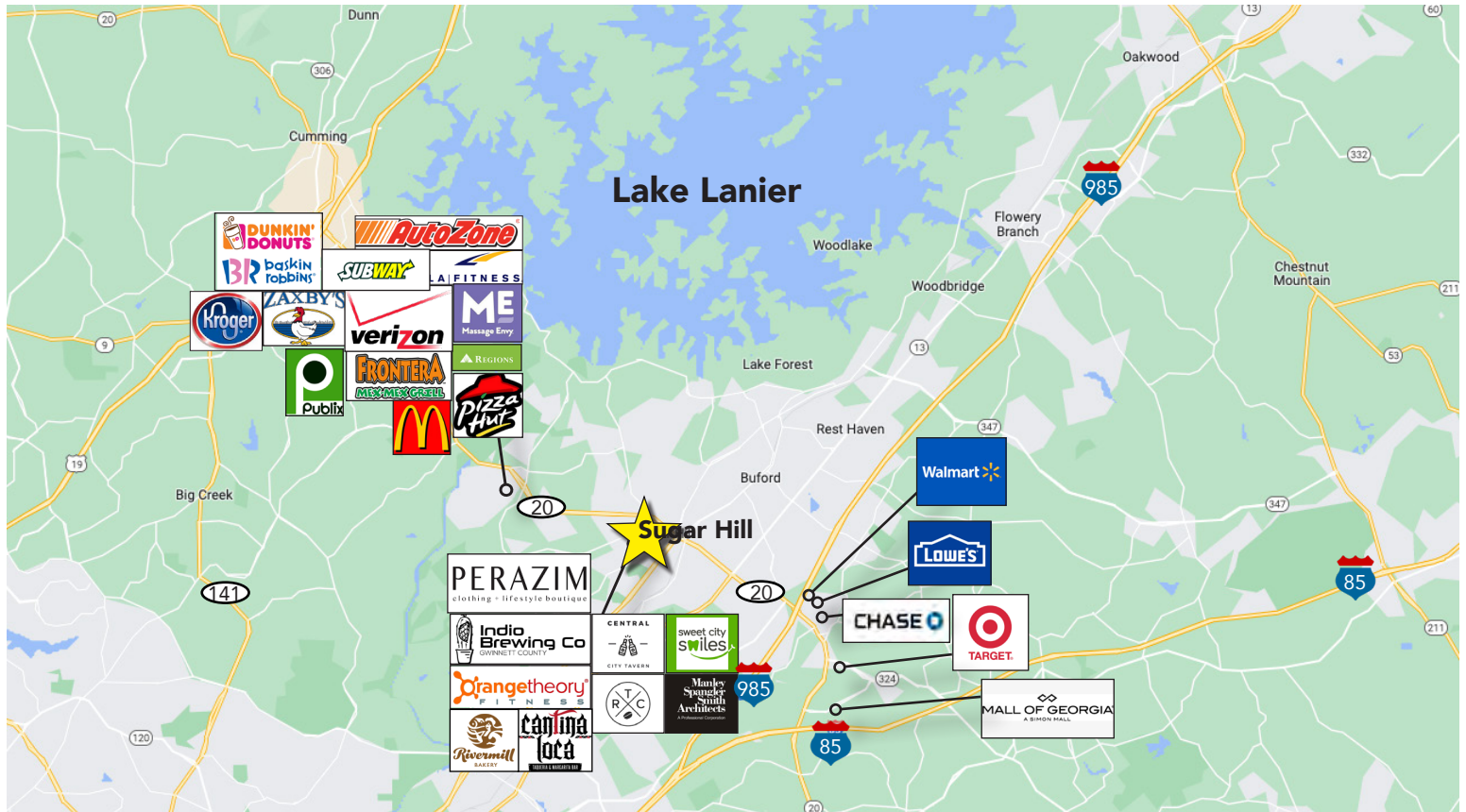


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