

FOR LEASE



**Heart of Downtown
Lawrenceville**



PROPERTY OVERVIEW

134 E. Crogan Street is a 2nd generation 1,584 square foot restaurant space with a kitchen area and a 1,500 gallon grease trap. The space also includes a front brick patio area and a rear two-story deck for additional seating.

- » New buildout with all new electrical, plumbing, HVAC and two new ADA restrooms.
- » 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.

Downtown Lawrenceville Restaurant Space

134 E. Crogan Street
Lawrenceville, GA 30046

\$34.00/SF + \$4.30/SF NNN



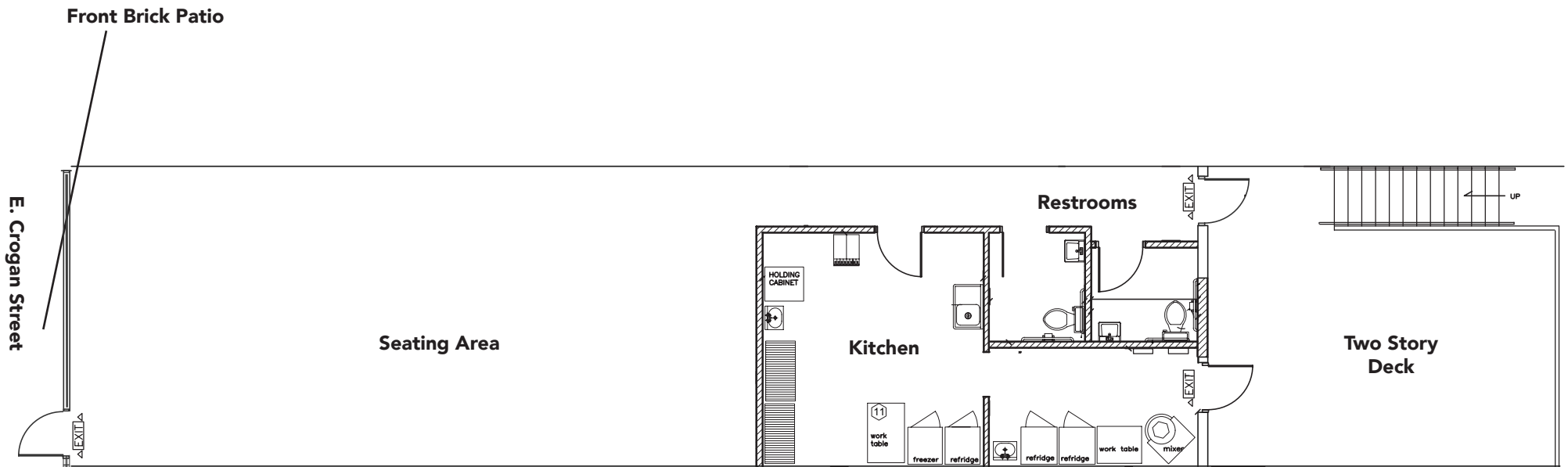
FOR MORE INFORMATION, PLEASE CONTACT
Fisher Paty | 404-371-4100 | fpaty@oakrep.com

FOR LEASE



Downtown Lawrenceville Restaurant Space

134 E. Crogan Street, Lawrenceville, GA 30046



FOR MORE INFORMATION: Fisher Paty 404-371-4100 | fpaty@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.

FOR LEASE



Downtown Lawrenceville Restaurant Space

134 E. Crogan Street, Lawrenceville, GA 30046



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.

FOR LEASE



Downtown Lawrenceville Restaurant Space

134 E. Crogan Street, Lawrenceville, GA 30046



LAWRENCEVILLE
GEORGIA



- | | | |
|---------------|--------------------|-------------------------|
| 1. Oyster Bay | 4. McCray's Tavern | 7. Boulder Creek Coffee |
| 2. La Cazuela | 5. Local Republic | 8. Cosmo's Little Italy |
| 3. Dominick's | 6. Aurora Theatre | 9. Universal Joint |

FOR MORE INFORMATION: Fisher Paty 404-371-4100 | fpaty@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.