



FOR SALE

FULLY EQUIPPED FREESTANDING RESTAURANT | DOWNTOWN GAINESVILLE

628 EE Butler Pkwy SE | Gainesville, GA 30501

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628 E.E. BUTLER PKWY | GAINESVILLE, GA 30501

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Norton Commercial Acreage Group, LLC

434 Green Street | Gainesville, GA 30501

NortonCommercial.com

OFFERING SUMMARY

628 E.E. BUTLER PKWY | GAINESVILLE, GA 30501



For Sale: \$2,300,000

* Includes: All FF&E, including fully quipped kitchen



Built: 2021/2022
Building SF: 5,400
Acreage: 0.41 +/-
Zoning: GB
Gainesville City Limits

Positioned within the growing Gainesville–Hall County market, the property serves a regional population of approximately 226,600 residents. The Gainesville–Hall County MSA experienced approximately 7.9% population growth between 2020 and 2025, while Hall County’s median household income has reached approximately \$80,900. Its location near Downtown Gainesville also provides access to a substantial daytime population generated by surrounding healthcare, education, government and professional employment centers.



Area: 1300+/- New Residential Units

Proposed Site for Hall County Courthouse



EE Butler Pkwy

First Citizens Bank

College Avenue

SOUTH STATE BANK

The information contained herein is from other sources and believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Some images may have been AI Generated and/or altered for visual assistance. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors and change without notice.



Area: 1300+/- New Residential Units

Jesse Jewell Pkwy

E.E. Butler Pkwy

Proposed

Proposed

Main Street

Bradford St



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DOWNTOWN GAINESVILLE

Downtown Gainesville is the lively heart of the city, full of charm, character, and a strong sense of community. Set within the historic Commercial District, the area spans about 18 acres and features over 50 beautifully preserved buildings. Main and Washington Streets are lined with unique boutiques, cozy cafés, local art galleries, and popular spots for live music, rooftop drinks, and even old-school arcade fun. Landmarks like the Old Hall County Courthouse and the Smithgall Arts Center with its outdoor pavilion add culture and history to the mix. With regular festivals, a downtown trolley, and plenty of walkable streets, it's a vibrant place where locals and visitors love to gather.

LAKE LANIER

Lake Lanier adds a ton of lifestyle value to the area. With nearly 700 miles of shoreline, it's the kind of place where you can spend the day boating, fishing, paddle boarding, or just relaxing by the water. Locals enjoy a variety of marinas, waterfront restaurants, and scenic spots to unwind—whether it's a weekend adventure or a quick evening escape. Lake Lanier Islands is a major draw, offering everything from lakeside beaches and golf to the family-favorite Margaritaville Water Park, making it easy to turn a regular day into a mini vacation.

NORTHEAST GEORGIA MEDICAL CENTER

Northeast Georgia Medical Center is just minutes away and plays a big role in supporting the health of the community. As the main hospital in the Northeast Georgia Health System, it offers 653 beds and a wide range of advanced services—including a Level I Trauma Center, 28 operating rooms, and full emergency care. Families especially benefit from the Women & Children's Pavilion, which includes a Level III NICU and dedicated pediatric services. In 2025, NGMC opened its new 11-story Green Tower—a \$566 million expansion that added 96 inpatient beds (with future capacity for over 190), a rooftop helipad with direct access to surgical and cardiac care, and a modernized emergency department. It's a trusted resource for high-quality care, right around the corner.

