

Are You a Restaurateur? Let's Bring This Space to Life.



Potential Vision

Lyric

1172 Temple Drive, Sugar Hill, GA 30518

OVERVIEW

With a growing, vibrant community and an evolving culinary scene, the stage is set for a concept that can define the market and become a true destination. Bring your creativity, your passion, and your point of view—Downtown Sugar Hill is ready for what's next.

Steakhouse, Italian, Persian, Latin, European, or elevated gastropub concepts would be an ideal fit—offering the opportunity to introduce a bold, chef-driven experience that complements and elevates the existing dining landscape.

Generous TI Allowance and Rent Abatement Available.

Calling all chefs and food lovers—this is your moment. A rare opportunity awaits a visionary restaurateur to bring the next standout dining experience to life in the heart of Downtown Sugar Hill.



Existing Condition

FOR MORE LEASING INFORMATION, PLEASE CONTACT: Todd Semrau | 404-371-4100 | tsemrau@oakrep.com

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200 Retail Parking Spaces
290 Luxury Apartments

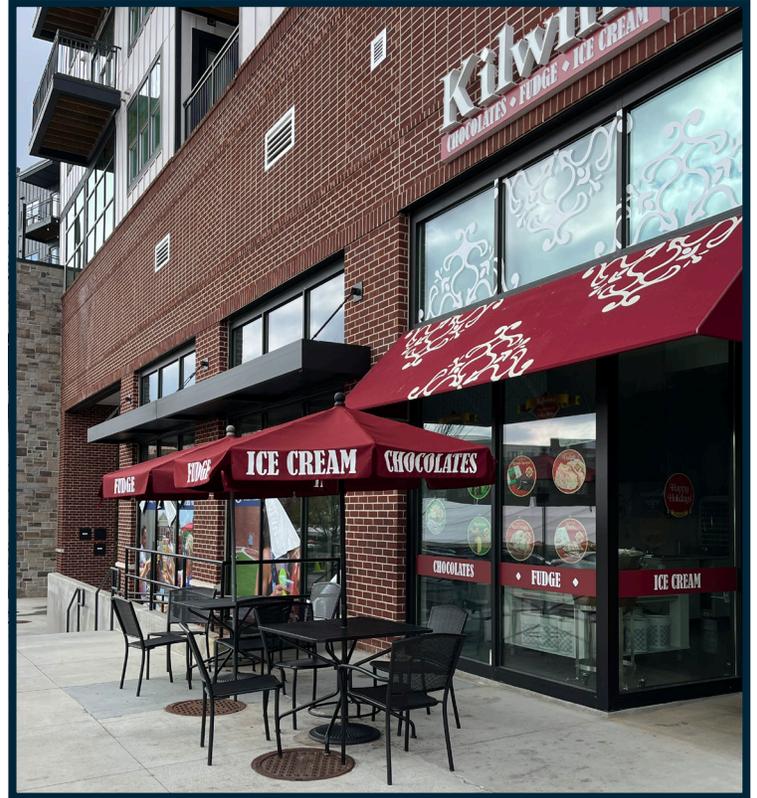


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Lyric Co-Tenants

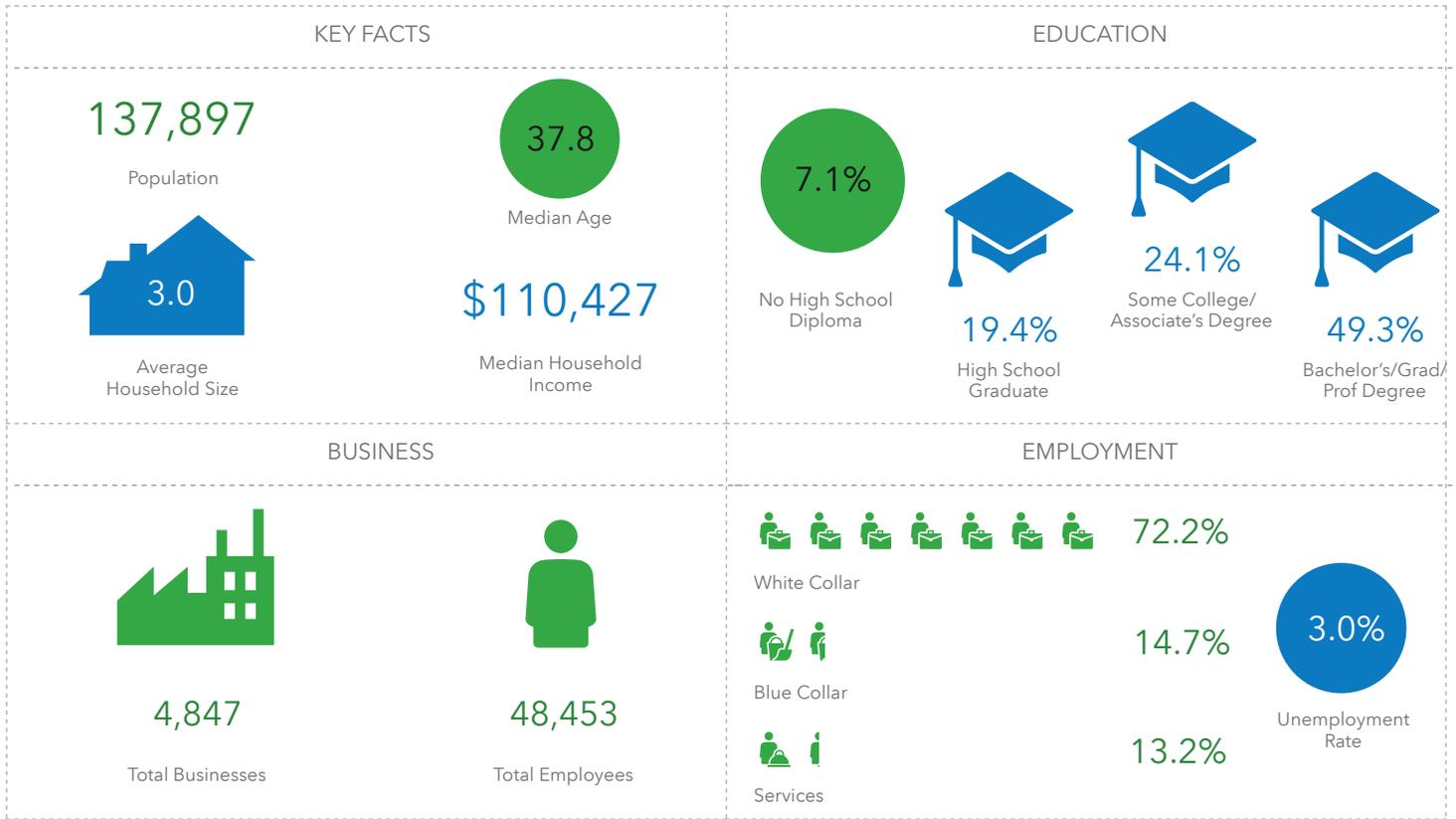
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Demographics - Within 5 Miles



Impacts Summary

Key Takeaways

Downtown activation is durable.

Since 2021 visitation to Downtown Sugar Hill has grown from just over 1.5 million visits to more than 2 million. Event-driven visitation represents roughly 10% of these visits, signaling a strong, consistent Downtown economy.

The venues operate in the black on an operating basis.

Across the past five fiscal years, combined venue operations—at the Bowl, the Eagle Theatre, and the E-Center—generate an estimated \$930,000 in average annual fiscal benefit for the City (*not including mortgage payment*).

This \$930,000 figure considers approximately \$550,000 in direct net operating revenues in addition to additional public revenues supported by venue-driven spending and property value growth, underscoring the venues' role as both cultural anchors and reliable fiscal assets for the community.

Jobs and wages have expanded alongside the venues and new housing.

Downtown employment is estimated to have grown by over one-third since 2021 to over 500 jobs with an additional \$8M+ in annual wages.

40+ induced jobs and approximately \$2.7M in wages per year due to venue-supported spending.

Property-tax performance inside the Downtown "walk-shed" is outpacing citywide performance. Within the half-mile study area, annual property-tax revenues approximately doubled from 2021 to 2024, and the area's share of the City digest rose from 27% to 34%.

Sales momentum is strong and drives City's receipts.

Estimated downtown sales rose from \$48M (2021) to a projected \$65M (2025).

Annual SPLOST flow-backs plus local occupational, excise, and alcohol taxes increased to over \$100k.

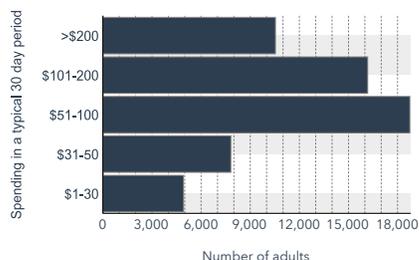


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Local Spending - *Within 5 Miles*

137,897	45,571	3.02	37.8	\$110,427	\$475,551
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value

Family Restaurants Market Potential



Annual Household Spending

\$5,002	\$1,035
Meals at Restaurants	Food & Drink on Trips

Local Business Summary

4,847	48,453
Total Businesses	Total Employees



46

Bakers (Retail)



34

Bars and Pubs



7

Doughnut Shops



18

Ice Cream Parlors



27

Coffee Shops



7

Juice Bars



28

Pizza Restaurants



325

Other Restaurants

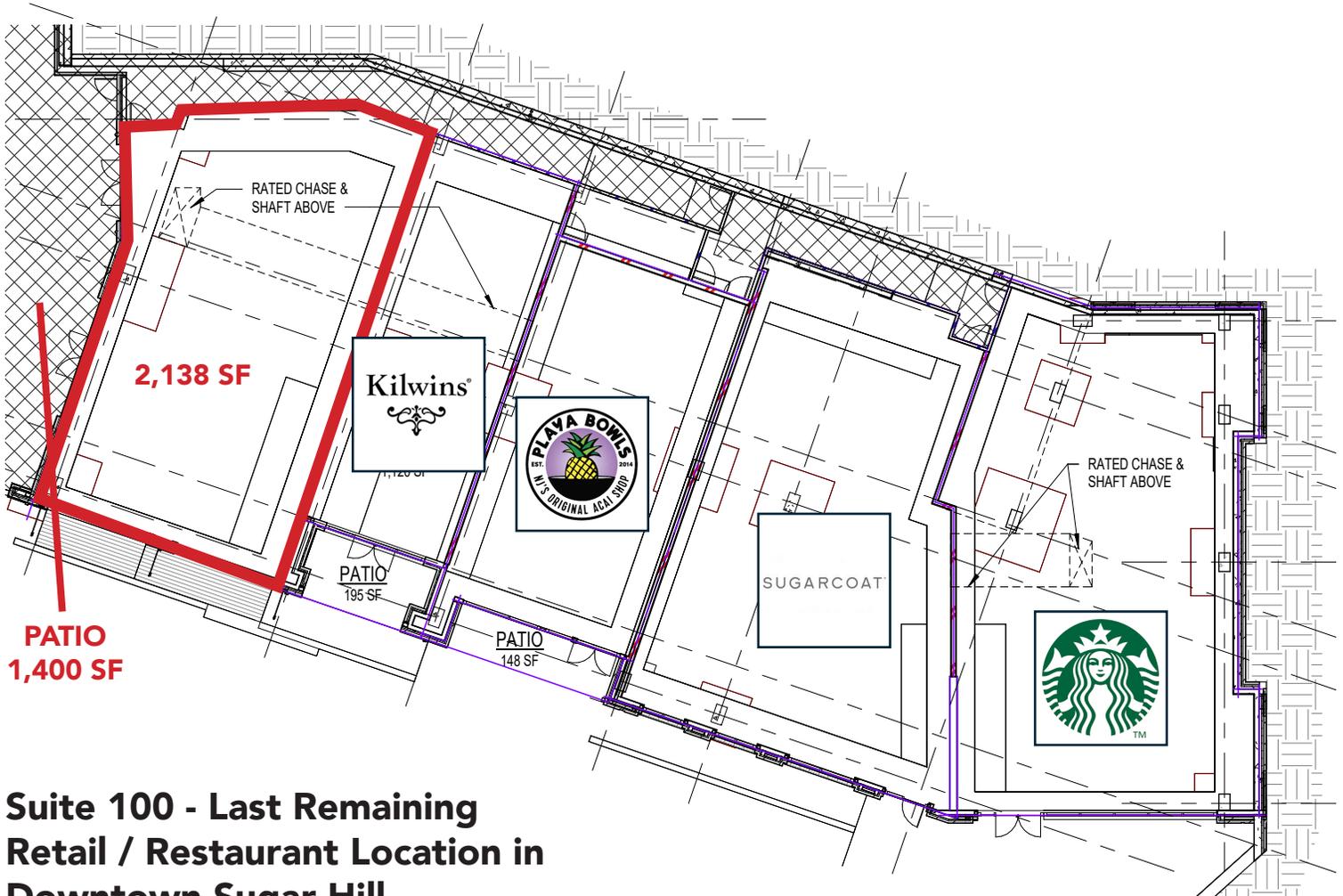
CO-TENANTS IN DOWNTOWN SUGAR HILL



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Lyric - Site Plan

1172 Temple Drive, Sugar Hill, GA 30518



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

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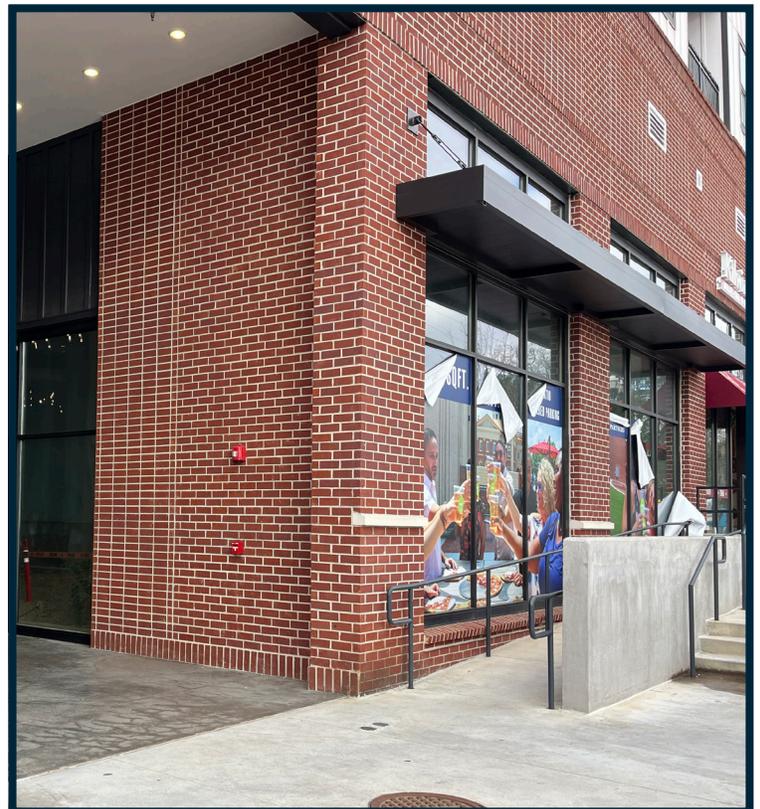
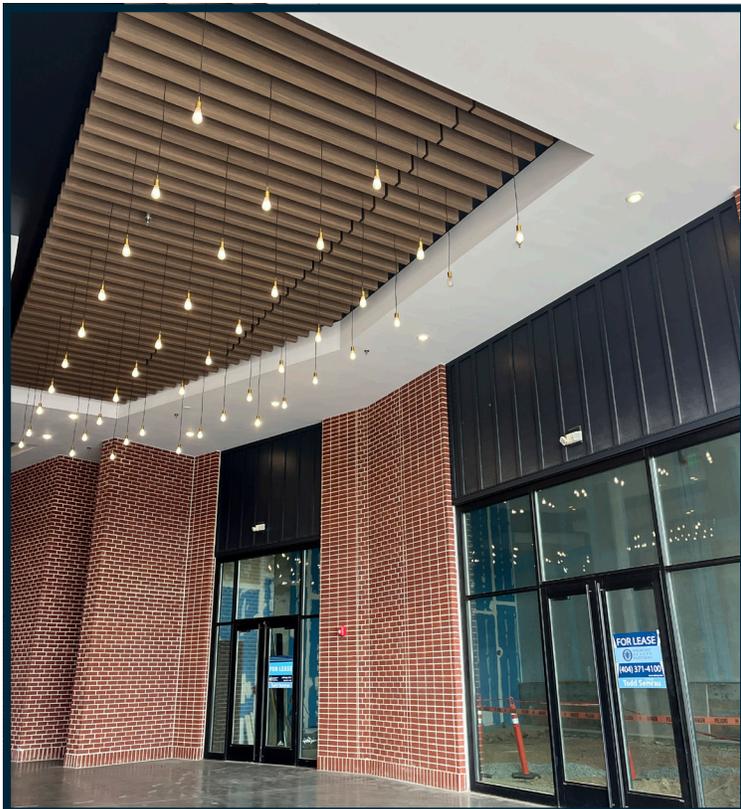
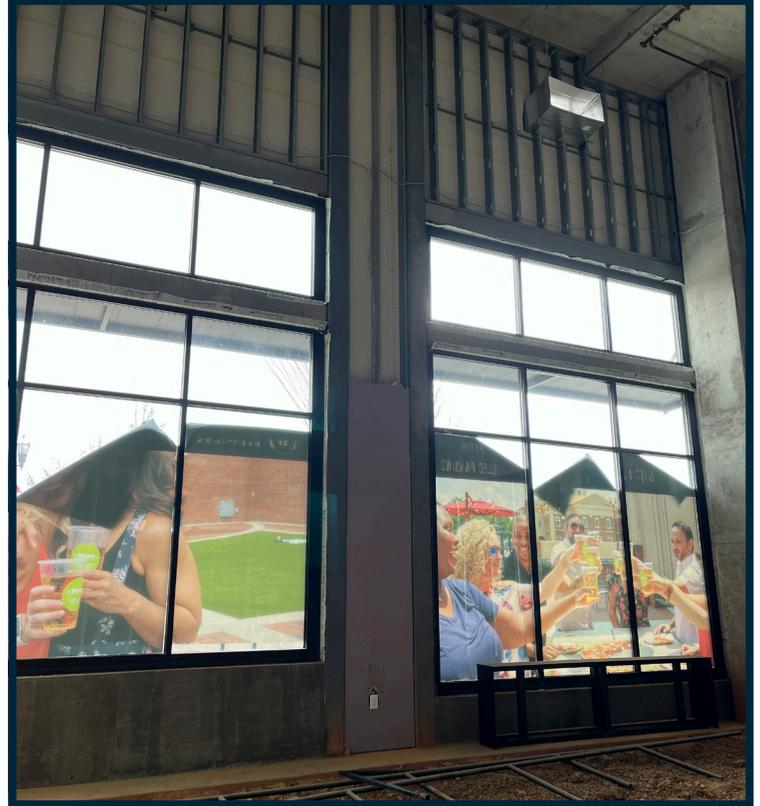
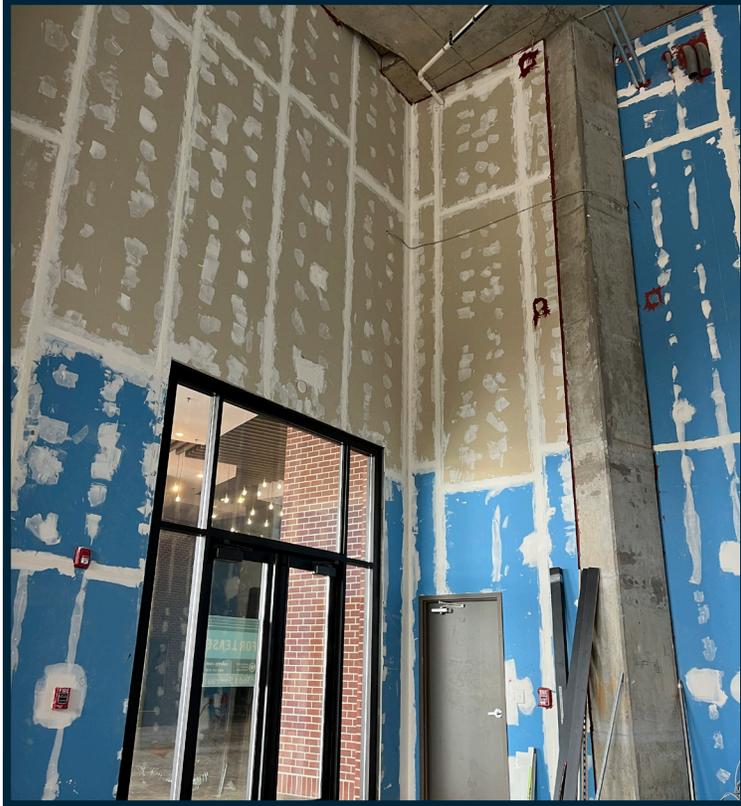
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Lyric - Suite 100 Interior

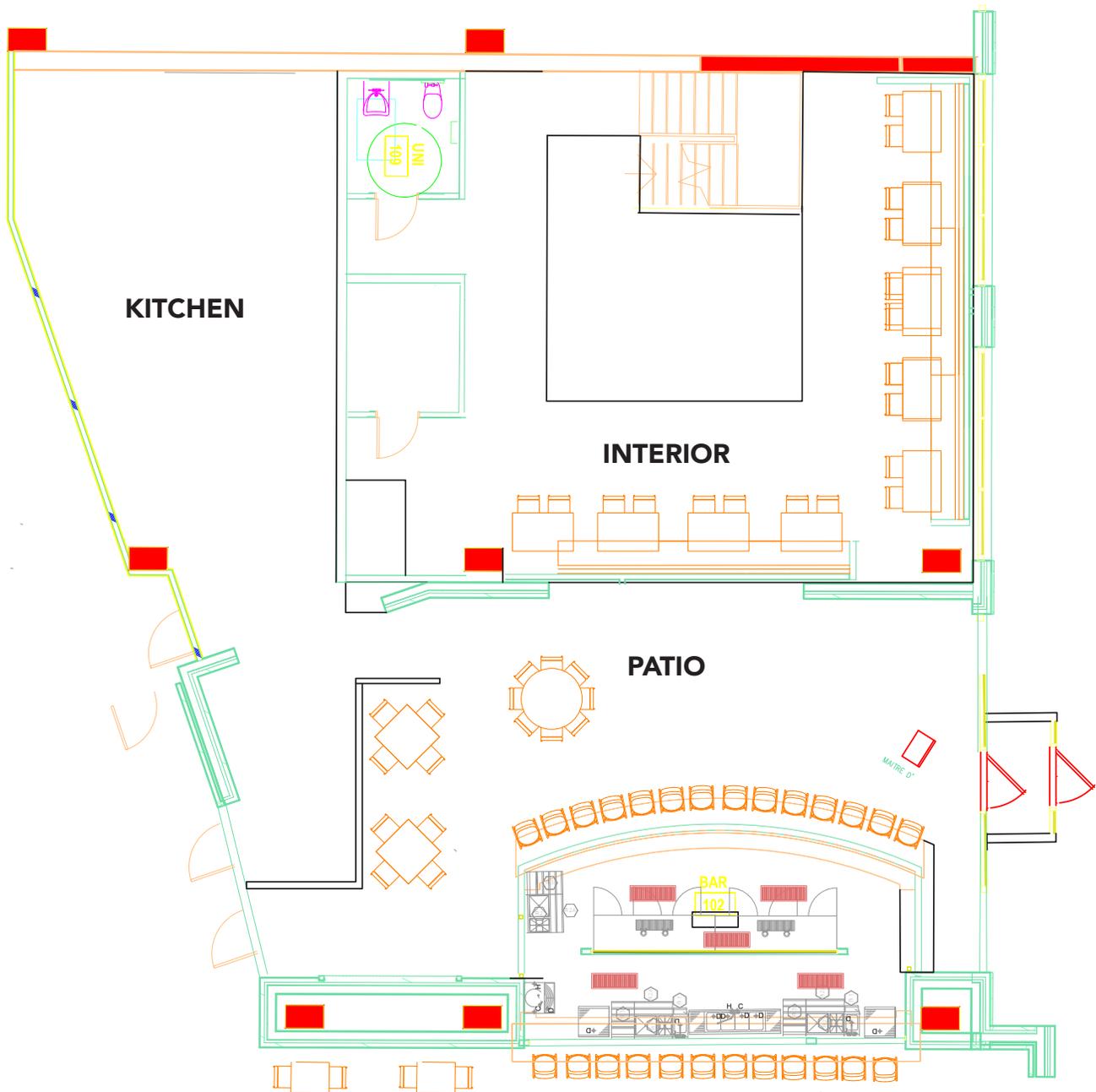
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Sample Restaurant Layout

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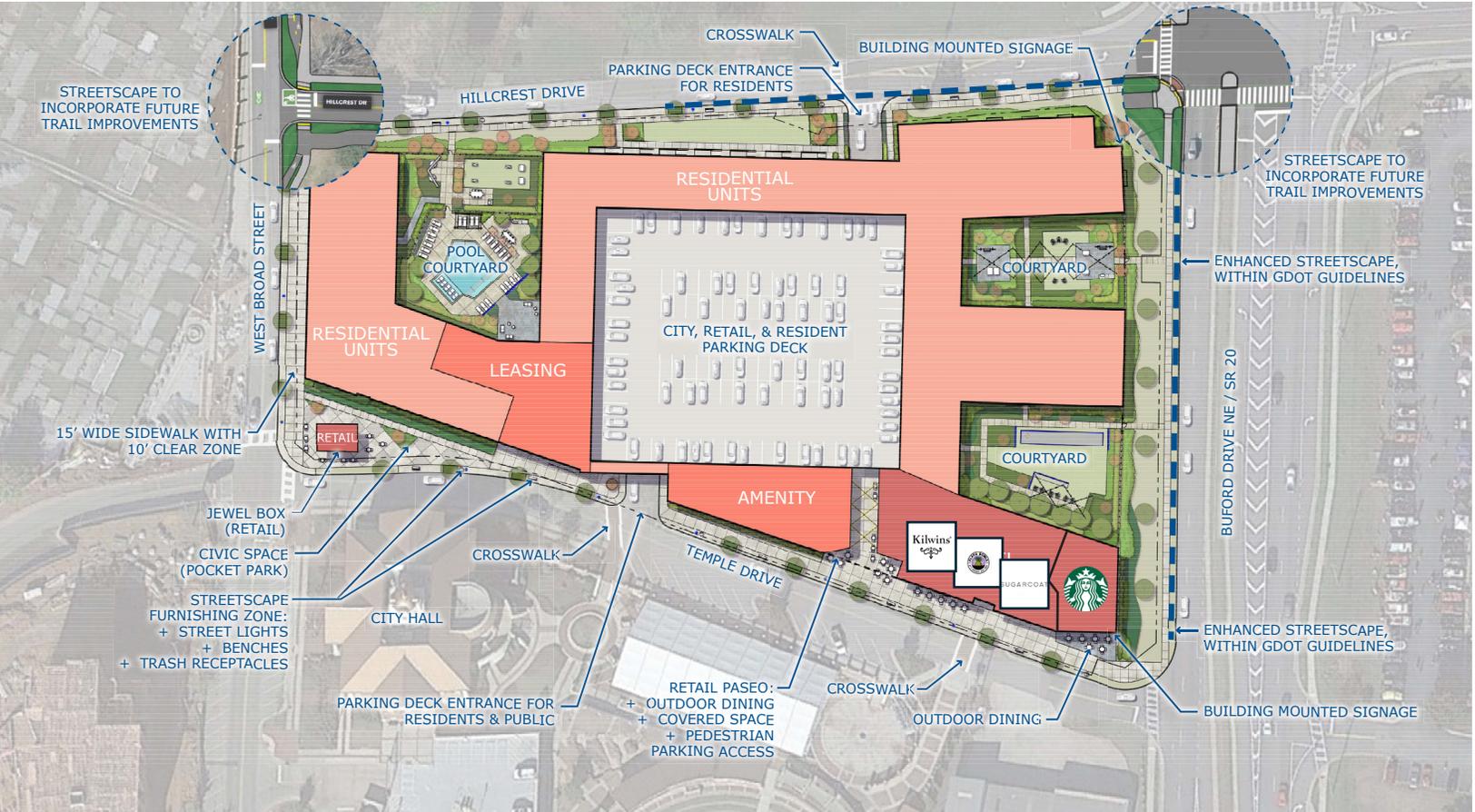
For space planning purposes only

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Downtown Sugar Hill

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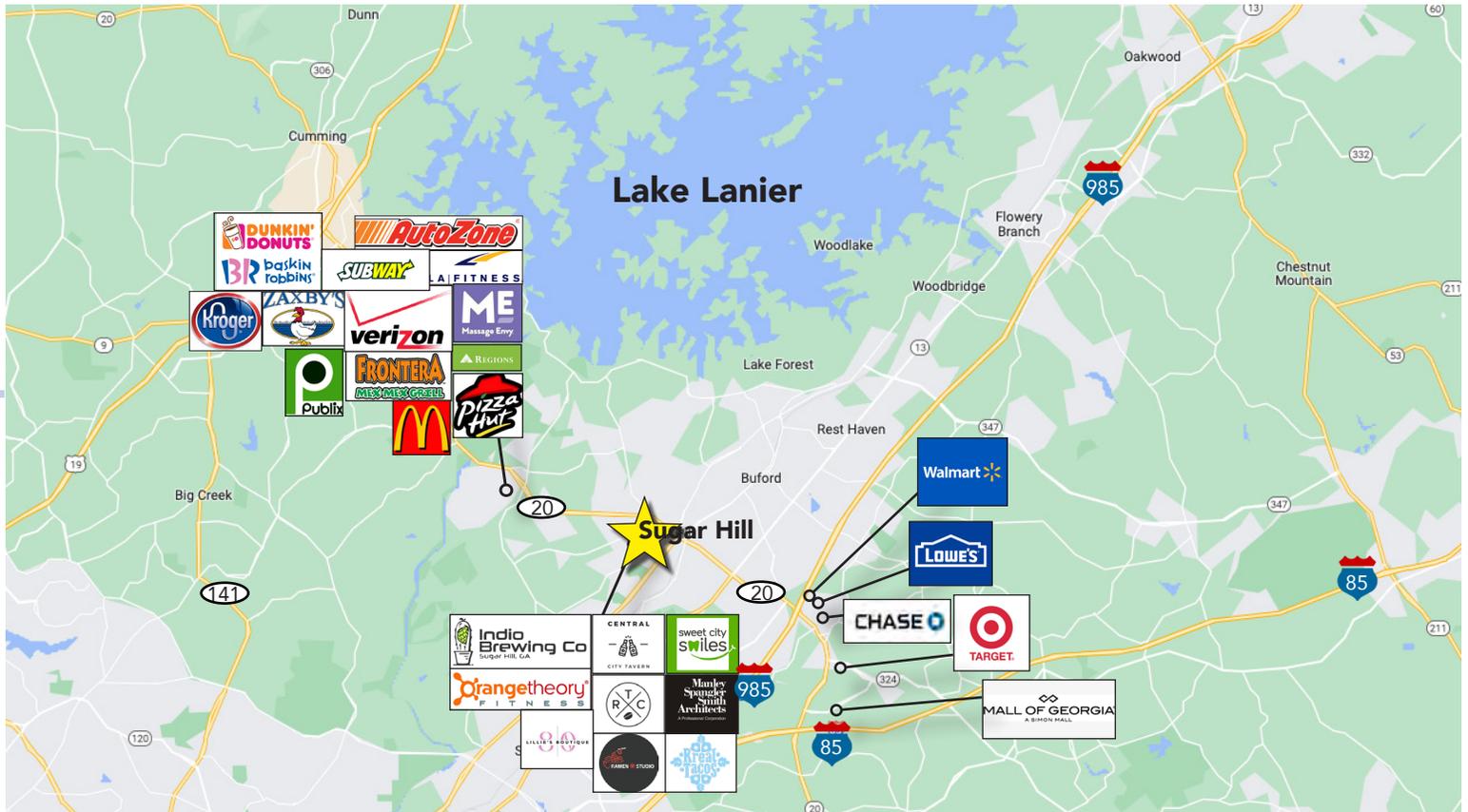
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