



Grill & Chill

PRIME RESTAURANT & COMMERCIAL
REAL ESTATE OPPORTUNITY

ESTABLISHED BRAND.
STRONG LOCATION.
BRIGHT FUTURE.

Own a Winner!

SALE PRICE:
\$2.1 MILLION

CONVERSION
OPPORTUNITY AVAILABLE



Ideal for restaurant conversion
or alternative business concepts.

FOR SALE



2357 LOGANVILLE HIGHWAY
GRAYSON, GEORGIA 30017



3,134
SQ FT



0.77
ACRES



STRONG
BRAND PRESENCE



HIGH
TRAFFIC AREA



ESTABLISHED
CUSTOMER BASE



TURNKEY
OPERATION



GREAT INVESTMENT
POTENTIAL



IDEAL FOR
INVESTORS &
OWNER-OPERATORS



LISTED BY

RAVI THAKKAR

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YOUNG INTERNATIONAL

COMMERCIAL

RESIDENTIAL

LOAN SUPPORT





Property Overview

2357 Loganville Hwy presents an opportunity to acquire an established restaurant and commercial real estate property positioned along Loganville Highway (GA-20) in Grayson, Georgia.

The property consists of approx. 3,134 SF of restaurant space situated on approximately 0.77 acres, offering a substantial commercial site within an established corridor serving the Grayson and surrounding communities.

The property is positioned near residential neighborhoods, retail centers, grocery stores, healthcare providers, schools, restaurants, and other everyday services.

The existing restaurant infrastructure provides an opportunity for a buyer to continue the current operation, introduce a new concept, or explore other permitted commercial uses, subject to applicable zoning and approvals.



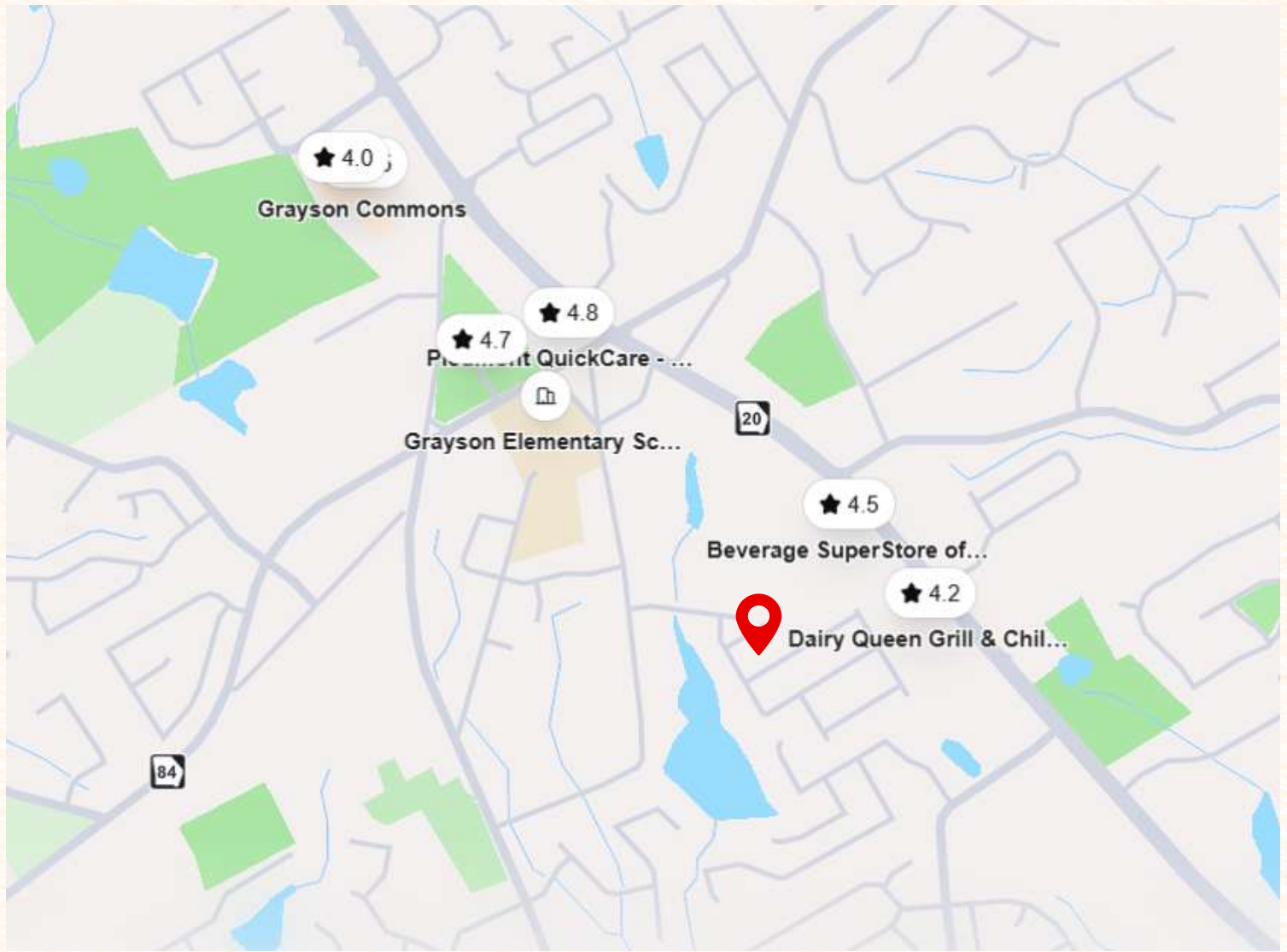
Investment Highlights

- **Prime Loganville Highway Location** – Positioned along GA-20 in an established commercial corridor with convenient access to Grayson, Loganville, and Lawrenceville.
- **Established Restaurant Facility** – Existing restaurant infrastructure provides an opportunity to continue the current operation or introduce a new restaurant concept.
- **Commercial Real Estate Included** – Opportunity to acquire approximately 3,134 SF of building space on approximately 0.77 acres, providing both business and real estate value.
- **Strong Surrounding Trade Area** – Located near established residential communities, retail centers, grocery stores, healthcare providers, schools, restaurants, and other businesses.
- **High Visibility & Accessibility** – Loganville Highway location provides convenient access and strong exposure within an active commercial corridor.
- **Owner-User Opportunity** – Well suited for a hands-on restaurant operator or business owner seeking to control both the operating location and underlying commercial real estate.
- **Growth Potential** – Opportunity to improve sales performance through active management, operational efficiencies, focused marketing, and customer development.
- **Absentee-Owned Operation** – Current absentee ownership creates an opportunity for a hands-on owner-operator to become more involved in daily operations and pursue additional business growth.
- **Flexible Commercial Opportunity** – Existing restaurant use provides an established foundation, with potential for other permitted commercial uses subject to zoning and applicable approvals.

Surrounding Attractions

- **Grayson Commons / Kroger** – Established shopping and grocery destination with everyday retail and services.
- **Piedmont Urgent Care – Grayson** – Convenient nearby healthcare and urgent care services.
- **Piedmont QuickCare – Grayson** – Nearby medical services serving the Grayson community.
- **Grayson Elementary School** – Approximately 0.6 miles away, serving the surrounding residential community.
- **Bay Creek Middle School** – Approximately 1.1 miles away and conveniently accessible from the property.
- **Grayson High School** – Approximately 2 miles away, serving a large surrounding residential area.
- **Downtown Grayson** – Local destination featuring restaurants, shops, community businesses, and city amenities.
- **Grayson Village / Publix** – Convenient grocery, shopping, dining, and everyday services.
- **Loganville Town Center / Publix** – Major nearby retail and grocery destination serving the broader trade area.
- **Grayson Park** – Nearby recreational destination offering outdoor and community amenities.
- **Piedmont Eastside Medical Center** – Regional healthcare facility serving Grayson and surrounding communities.
- **Sugarloaf Mills** – Major regional shopping and entertainment destination with a wide variety of retail, dining, and entertainment options.





 **2357 Loganville Hwy, Grayson, GA
30017, United States**



Residential | Commercial | Investment | Land
Real Estate & Loan Support Specialist



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