

BUSINESS & BUILDING FOR SALE

SALE PRICE: \$1,590,000

465 West Pike Street Lawrenceville, GA 30046



Jimmy Carey
(305) 788-8207

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DISCLAIMER

465 WEST PIKE STREET

465 West Pike Street Lawrenceville, GA 30046

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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SUMMARY

465 WEST PIKE STREET

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PROPERTY HIGHLIGHTS

- 2,025 square-foot freestanding restaurant building
- .44-acre lot with ample parking amenities
- Brand-new full-service commercial kitchen
- Included basement providing additional storage
- Existing restaurant business transfers with sale
- Tangible and intangible assets deliver turnkey solution
- Optimal signage potential on high-visibility corridor
- SBA-approved buyers welcome for simplified financing
- Electrical and mechanical systems upgraded during recent renovation

OFFERING SUMMARY

Sale Price:	\$1,590,000
Number of Units:	1
Lot Size:	0.44 Acres
Building Size:	2,025 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	685	3,181	6,580
Total Population	1,821	8,683	18,252
Average HH Income	\$82,605	\$71,977	\$72,203

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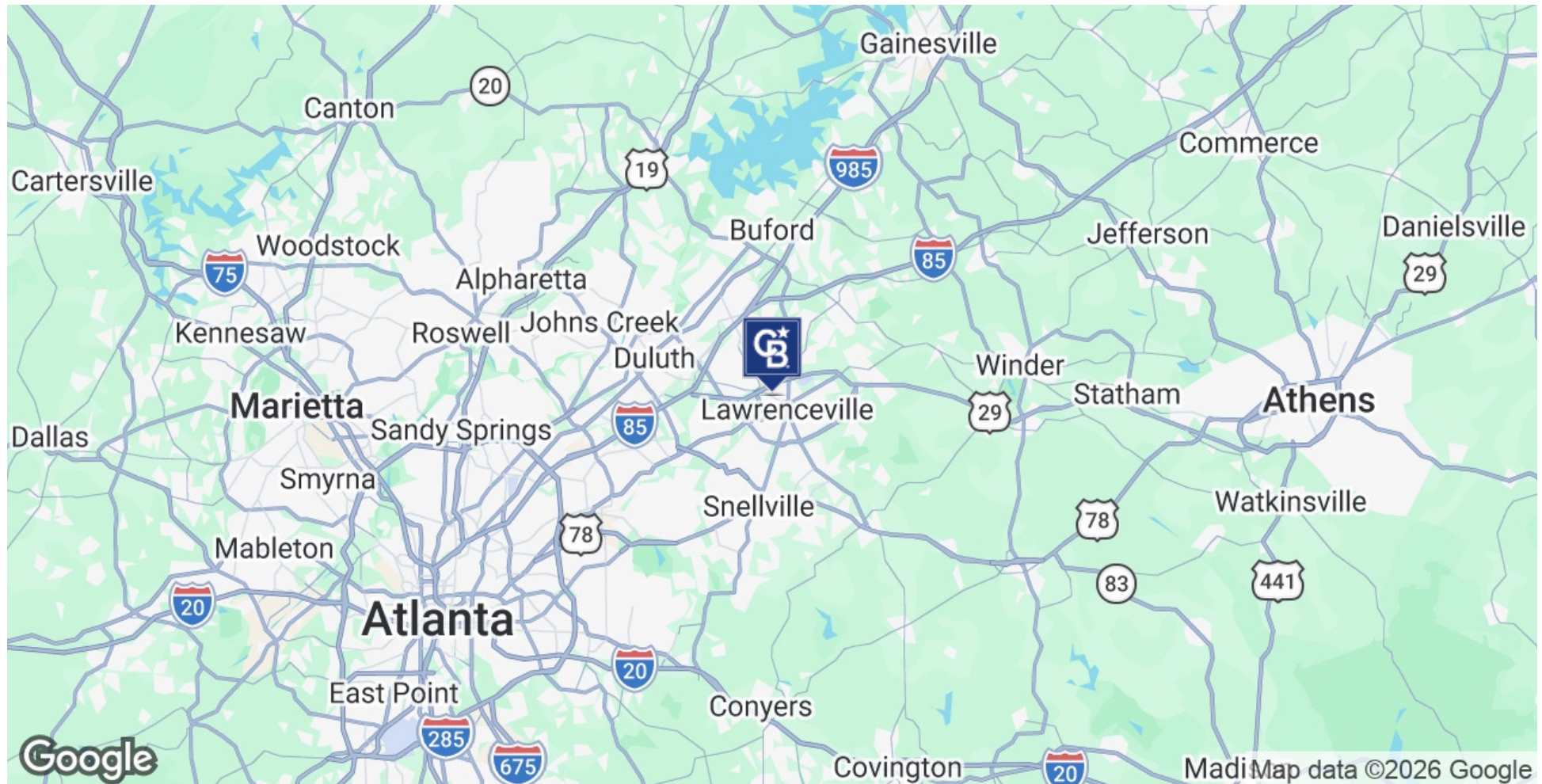


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LOCATION MAP

465 WEST PIKE STREET

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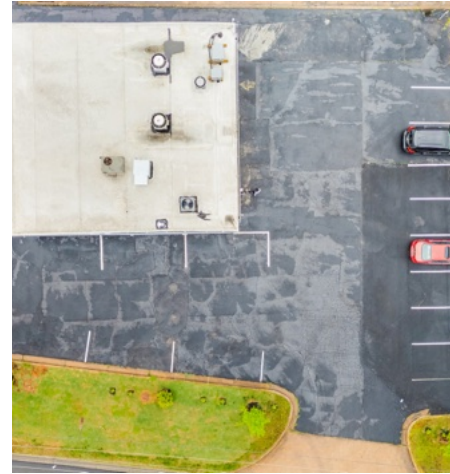


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EXTERIOR PHOTOS

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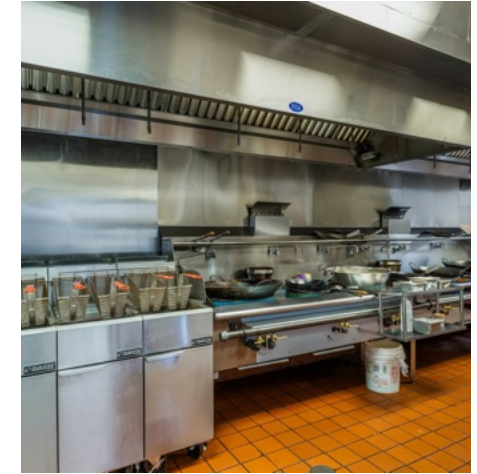
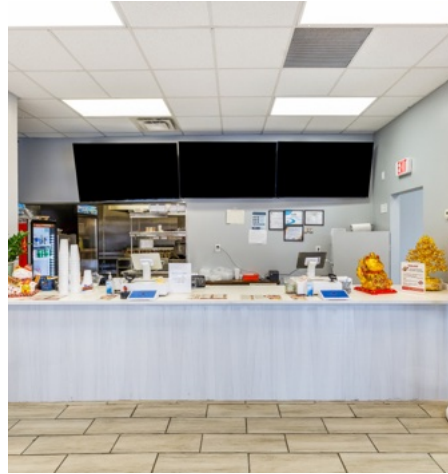


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INTERIOR PHOTOS

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FULL DESCRIPTIONS

465 WEST PIKE STREET

465 West Pike Street Lawrenceville, GA 30046



PROPERTY DESCRIPTION

Situated on a .44-acre site with unmatched exposure along the high-volume West Pike Street corridor, this 2,025-square-foot freestanding restaurant presents a fully equipped turnkey opportunity. The recently renovated space includes a new commercial kitchen, expansive dining area, and ample basement storage tailored for restaurant operations. A generous parking field supports diners and staff, while the freestanding architecture allows for prominent signage and direct curb appeal. The offering includes all tangible and intangible assets of the current Wing/Chinese restaurant, creating a seamless transition for a new owner operator or investor seeking immediate cash flow from an established food-and-beverage business.

LOCATION DESCRIPTION

This property occupies a high-visibility, hard-corner position on a major Lawrenceville thoroughfare, exposed to over 42,655 vehicles daily. Strategically located within one mile of Northside Hospital Gwinnett, the Gwinnett Justice & Administration Center, and Georgia Gwinnett College, the site benefits from a massive daytime population of nearly 19,000 workers. The area is bolstered by rapid residential growth, including over 1,200 new luxury units, and a stable, high-income demographic spending over \$291 million annually on dining. These institutional anchors and neighboring developments create a recession-proof environment, making this an exceptional opportunity for retail investors or a high-volume restaurant owner-operator to capture a captive, diverse, and expanding market.

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AERIAL VIEW

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DEMOGRAPHICS

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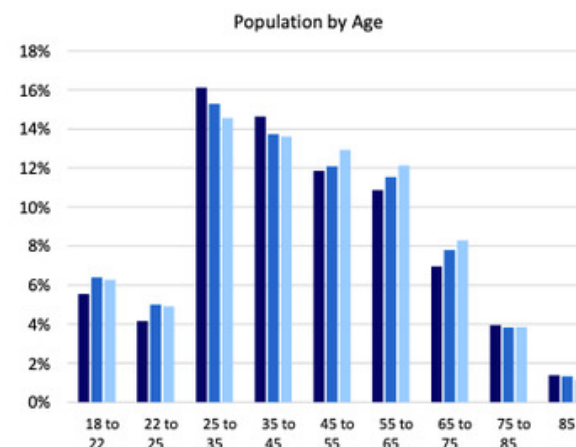
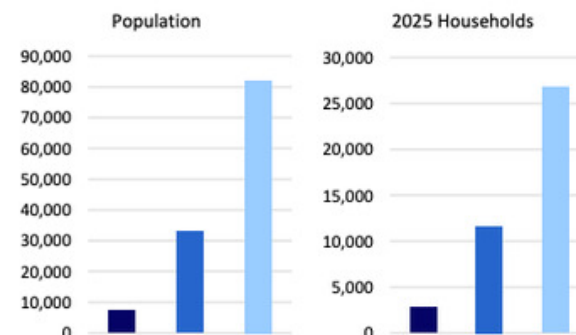
Address 465 West Pike Street



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Current						
2025 Population	7,145	---	33,070	---	82,159	---
2030 Projected Population	7,665	---	35,435	---	88,067	---
Pop Growth (%)	7.3%	---	7.2%	---	7.2%	---
2025 Households	2,770	---	11,601	---	26,777	---
2030 Projected Households	2,975	---	12,472	---	28,783	---
HH Growth (%)	7.4%	---	7.5%	---	7.5%	---
Census Year						
2010 Population	6,937	---	31,154	---	71,047	---
2020 Population	7,060	---	31,860	---	78,794	---
Pop Growth (%)	1.8%	---	2.3%	---	10.9%	---
2010 Households	2,835	---	11,320	---	23,510	---
2020 Households	2,738	---	11,161	---	25,638	---
HH Growth (%)	-3.4%	---	-1.4%	---	9.1%	---
Total Population by Age						
Average Age (2025)	36.6		37.2		37.8	
Children (2025)						
0 - 4 Years	485		2,053		4,792	
5 - 9 Years	480		1,924		4,667	
10-13 Years	398		1,717		4,166	
14-17 Years	393		1,931		4,740	
Adults (2025)						
18 to 22	396	5.5%	2,113	6.4%	5,158	6.3%
22 to 25	297	4.2%	1,650	5.0%	4,025	4.9%
25 to 35	1,151	16.1%	5,056	15.3%	11,957	14.6%
35 to 45	1,045	14.6%	4,542	13.7%	11,179	13.6%
45 to 55	846	11.8%	3,995	12.1%	10,616	12.9%
55 to 65	777	10.9%	3,814	11.5%	9,963	12.1%
65 to 75	497	7.0%	2,576	7.8%	6,809	8.3%
75 to 85	282	3.9%	1,264	3.8%	3,155	3.8%
85 +	98	1.4%	434	1.3%	932	1.1%



5/15/2026

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DEMOGRAPHICS (CONT.)

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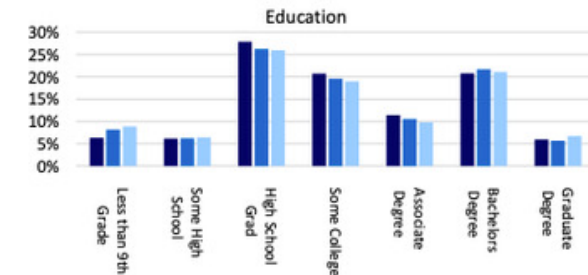
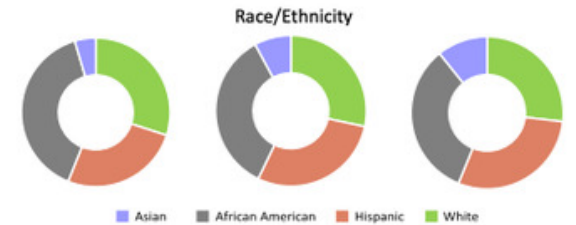
Address 465 West Pike Street



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	2,005	28.1%	8,942	27.0%	21,023	25.6%
Hispanic	1,743	24.4%	9,093	27.5%	22,973	28.0%
Black	2,631	36.8%	11,031	33.4%	25,910	31.5%
Asian	304	4.3%	2,480	7.5%	8,425	10.3%
Language at Home (2025)						
Spanish	6,660		31,017		77,367	
	1,728	26.0%	6,886	22.2%	17,812	23.0%
Asian Language	140	2.1%	1,523	4.9%	5,093	6.6%
Ancestry (2025)						
American Indian (ancestry)	15	0.2%	60	0.2%	151	0.2%
Hawaiin (ancestry)	0	0.0%	10	0.0%	28	0.0%
Household Income (2025)						
Per Capita Income	\$29,676	---	\$29,899	---	\$32,213	---
Average HH Income	\$76,553	---	\$85,233	---	\$98,839	---
Median HH Income	\$57,394	---	\$68,447	---	\$81,670	---
Less than \$25,000	507	18.3%	1,684	14.5%	3,218	12.0%
\$25,000 - \$34,999	370	13.4%	1,069	9.2%	1,832	6.8%
\$35,000 - \$49,999	331	12.0%	1,539	13.3%	2,770	10.3%
\$50,000 - \$74,999	480	17.3%	1,883	16.2%	4,695	17.5%
\$75,000 - \$99,999	303	10.9%	1,516	13.1%	3,518	13.1%
\$100,000 - \$149,999	284	10.3%	2,129	18.4%	5,558	20.8%
\$150,000 - \$199,999	354	12.8%	1,173	10.1%	3,153	11.8%
\$200,000+	140	5.0%	608	5.2%	2,033	7.6%
Education (2025)						
Less than 9th Grade	4,696		21,681		54,612	
	296	6.3%	1,767	8.2%	4,842	8.9%
Some High School	289	6.2%	1,341	6.2%	3,515	6.4%
High School Grad	1,307	27.8%	5,683	26.2%	14,188	26.0%
Some College	972	20.7%	4,245	19.6%	10,365	19.0%
Associate Degree	535	11.4%	2,287	10.5%	5,344	9.8%
Bachelors Degree	974	20.7%	4,697	21.7%	11,515	21.1%
Graduate Degree	278	5.9%	1,232	5.7%	3,650	6.7%



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DEMOGRAPHICS (CONT.)

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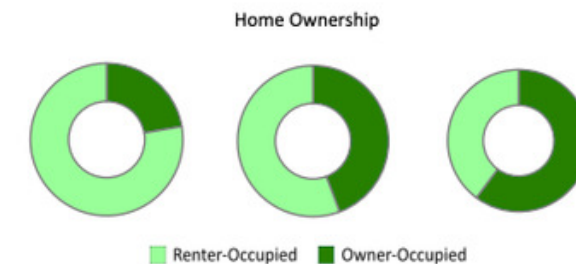
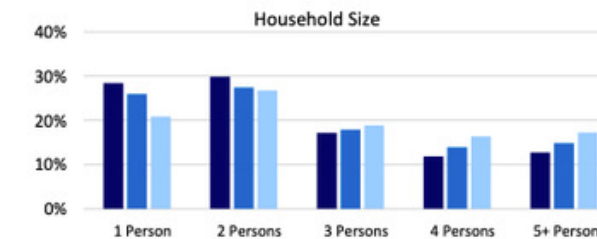
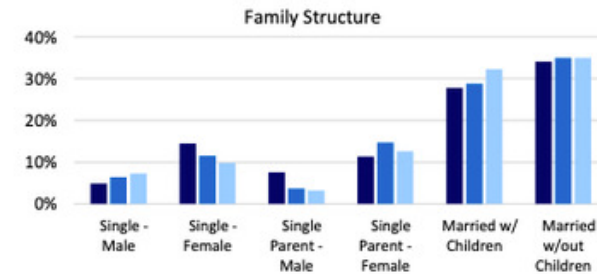
Address 465 West Pike Street



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Family Structure (2025)	1,817		7,943		20,053	
Single - Male	88	4.8%	507	6.4%	1,457	7.3%
Single - Female	263	14.5%	912	11.5%	1,961	9.8%
Single Parent - Male	137	7.5%	293	3.7%	644	3.2%
Single Parent - Female	206	11.3%	1,168	14.7%	2,521	12.6%
Married w/ Children	504	27.7%	2,284	28.8%	6,464	32.2%
Married w/out Children	619	34.0%	2,778	35.0%	7,006	34.9%
Household Size (2025)						
1 Person	787	28.4%	3,012	26.0%	5,579	20.8%
2 Persons	827	29.9%	3,177	27.4%	7,156	26.7%
3 Persons	476	17.2%	2,076	17.9%	5,052	18.9%
4 Persons	328	11.8%	1,612	13.9%	4,375	16.3%
5+ Persons	352	12.7%	1,723	14.9%	4,614	17.2%
Home Ownership (2025)	2,770		11,601		26,777	
Owners	616	22.3%	5,136	44.3%	16,101	60.1%
Renters	2,153	77.7%	6,465	55.7%	10,675	39.9%
Components of Change (2025)						
Births	91	1.3%	407	1.2%	971	1.2%
Deaths	46	0.6%	212	0.6%	536	0.7%
Migration	-125	-1.8%	20	0.1%	331	0.4%
Unemployment Rate (2025)		3.9%		3.6%		3.5%
Employment, Pop 16+ (2025)	5,587		26,438		66,222	
Armed Services	1	0.0%	81	0.3%	109	0.2%
Civilian	3,616	64.7%	17,925	67.8%	44,999	68.0%
Employed	3,463	62.0%	17,215	65.1%	43,274	65.3%
Unemployed	153	2.7%	710	2.7%	1,725	2.6%
Not in Labor Force	1,971	35.3%	8,514	32.2%	21,223	32.0%
Businesses						
Establishments	710	---	1,985	---	3,877	---
Employees (FTEs)	8,453	---	23,777	---	44,826	---



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RETAIL MAP

465 WEST PIKE STREET

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FINANCIAL SUMMARY

465 WEST PIKE STREET

465 West Pike Street Lawrenceville, GA 30046

INVESTMENT OVERVIEW

Price	\$1,590,000
Price per SF	\$785
Price per Unit	\$1,590,000

OPERATING DATA

FINANCING DATA

Down Payment	\$1,590,000
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WHY COLDWELL BANKER COMMERCIAL

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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ADVISOR BIO

465 WEST PIKE STREET
465 West Pike Street Lawrenceville, GA 30046



JIMMY CAREY

Commercial Sales Agent

jimmy.carey@cbcmetrobrokers.com

Direct: (305) 788-8207 | Cell: (305) 788-8207

GA #430382

PROFESSIONAL BACKGROUND

Jimmy Carey is Atlanta's Premier Restaurant Broker — a Business Broker and Commercial Real Estate Agent with Coldwell Banker Commercial Metro Brokers who specializes exclusively in the restaurant and food & beverage industry. From business sales and going-concern transactions to tenant representation and landlord representation, Jimmy operates across every side of the deal — serving clients throughout Georgia with the depth of knowledge that only comes from decades inside the industry he now represents.

Where most brokers learn the restaurant business from the outside, Jimmy learned it from inside the kitchen. With 37 years of hands-on experience as a chef, concept creator, and multi-unit restaurant operator, he brings a level of industry fluency that no generalist broker can match. He understands food costs, lease structures, operator psychology, and the real reasons restaurants sell — because he has lived every one of them.

That expertise is what his clients hire him for. Whether he's taking a profitable going-concern to market, positioning an asset sale for maximum recovery, negotiating a lease for an incoming tenant, or advising a landlord on how to attract and retain the right food & beverage operator, Jimmy operates from a foundation of firsthand knowledge that makes every

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5775 Glenridge Drive Building D, Suite 200
Atlanta, GA 30328
678.320.4800

Jimmy Carey
(305) 788-8207



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