

FOR SALE

\$1,590,000

FREESTANDING RESTAURANT PROPERTY & BUSINESS

465 W. PIKE STREET - LAWRENCEVILLE, GA 30046

 **42,655**

VEHICLES PER DAY

ON GA-120 / WEST PIKE ST

HIGH VISIBILITY

STRONG DAYTIME WORKFORCE

PRIME LOCATION



**FREESTANDING
TURNKEY
RESTAURANT
PROPERTY**



**SALE INCLUDES
REAL ESTATE,
BUSINESS &
ASSETS**



**HIGH TRAFFIC
LOCATION
APPROX. 42,655
VPD ON GA-120**



**STRONG
DAYTIME
WORKER
POPULATION**



**DEDICATED
AMPLE
PARKING LOT**



**FULLY
EQUIPPED
BRAND NEW
COMMERCIAL
KITCHEN**

WHY THIS LOCATION STANDS OUT

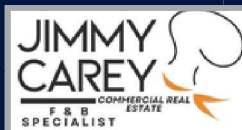
- ✓ 18,836 DAYTIME WORKERS WITHIN 1 MILE (4.91) WORKER-TO-RESIDENT RATIO)
- ✓ MASSIVE LUNCH & WEEKDAY TRAFFIC DRIVEN BY HOSPITALS, GOVERNMENT, COLLEGE & COMMUTERS
- ✓ 291.8 MILLION ANNUAL FOOD-AWAY FROM-HOME SPEND WITHIN 5 MILES
- ✓ HIGH DIVERSITY INDEX (86.2) WITH LARGE HISPANIC (26-29%) & BLACK (31-45%) POPULATION
- ✓ LOWER STAFFING FRICTION WITH 30.8% YOUTH UNEMPLOYMENT WITHIN 1 MILE



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information deemed reliable but not guaranteed



JIMMY CAREY



**CAMILLE
OLABARRIETA**

**BUILT FOR:
HIGH-VOLUME!**

IDEAL FOR:

- ✓ FRANCHISE CONVERSION
- ✓ QUICK SERVICE RESTAURANT
- ✓ FAST CASUAL CONCEPTS
- ✓ BREAKFAST & BRUNCH
- ✓ CATERING CONCEPTS
- ✓ GHOST KITCHEN
- ✓ COMMISARY
- ✓ MEDICAL CORRIDOR DINING
- ✓ OWNER OPERATORS
- ✓ INVESTORS
- ✓ E-2 VISA INVESTORS

POWERFUL MARKET FUNDAMENTALS



18,836

DAYTIME WORKERS
WITHIN 1 MILE

4.91

WORKER-TO-RESIDENT
RATIO



42,655

VEHICLES PER DAY
ON GA-120

WEEKDAY TRAFFIC
70-80% HIGHER
THAN SUNDAYS



\$291.8M

FOOD AWAY FROM HOME
SPEND WITHIN 5 MILES

\$3,967

ANNUAL SPEND PER
HOUSEHOLD



86.2

DIVERSITY INDEX
(3-MILE RING)

26-29 HISPANIC 31-45%
BLACK POPULATION



20.9%

TRANSPORTATION /
MATERIAL MOVING
WORKFORCE (1 MILE)

LARGE BLUE-COLLAR
CUSTOMER BASE

NEARBY TRAFFIC DRIVERS



NORTHSIDE HOSPITAL GWINNETT

-1.6 miles | 352 Beds -3,800 Employees
24-hour operations drive constant traffic



GWINNETT JUSTICE & ADMINISTRATION CENTER

Within 7 minutes | Students & faculty
create additional daily demand



GEORGIA GWINNETT COLLEGE

-1 mile | County courthouses and
administrative offices



STRONG EMPLOYMENT CORRIDOR

Medical, government, logistics, retail &
professional services drive lunch traffic

PROPERTY AERIAL



GROWTH & DEVELOPMENT

The immediate Lawrenceville corridor is experiencing a surge in infill townhome and luxury multifamily development driven by downtown revitalization, expanding medical employment, and continued Gwinnett county population growth.



1,200+
NEW RESIDENTIAL
UNITS IN PIPELINE



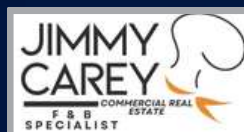
MULTIFAMILY
& TOWNHOME
DEVELOPMENT



DOWNTOWN
LAWRENCEVILLE
REVITALIZATION

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BUILT-IN RESTAURANT INFRASTRUCTURE

- BRAND-NEW FULL-SERVICE COMMERCIAL KITCHEN
- VENT HOOD SYSTEM 24 FT
- WALK-IN COOLER/FREEZER
- VERSATILE LAYOUT SUPPORTS FULL-SERVICE DINING OR QUICK-CASUAL CONCEPT
- 2,025-SQUARE FOOT BUILDING
- 2 BATHROOMS
- LARGE STORAGE AREA
- GREASE TRAP
- LARGE DEDICATED PREP AREA

Situated on a .44-acre site with unmatched exposure along the high-traffic West Pike Street corridor, this 2,025-square-foot freestanding restaurant presents a fully equipped turnkey opportunity for restaurant operators and investors alike. The recently renovated space features a large commercial kitchen, spacious dining area, and ample basement storage specifically designed to support high-volume food service operations.

The property offers the flexibility to continue operating the existing restaurant business or convert the space into a new concept tailored to the buyer's vision. In addition to traditional restaurant use, the property is ideally suited for operators seeking commissary, catering, meal prep, ghost kitchen, or centralized production capabilities, offering exceptional versatility for a wide range of food and beverage concepts.

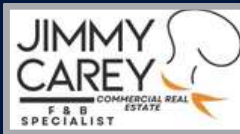
PROPERTY HIGHLIGHTS

- FREESTANDING COMMERCIAL RESTAURANT PROPERTY
- .44 ACRE LOT WITH TWO ENTRANCES
- HIGHLY VISIBLE CORNER LOCATION
- DEDICATED PARKING LOT FOR 30
- AMPLE BASEMENT FOR ADDITIONAL STORAGE
- ELECTRICAL AND MECHANICAL SYSTEMS UPGRADED DURING RECENT RENOVATION
- NEWLY REMODELED AND CODE COMPLIANT
- SALE INCLUDES REAL ESTATE, BUSINESS & ASSETS
- ZONING CODE: BG



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CAMILLE OLABARRIETA