

DRIVE-THRU EQUIPPED

Owner User or Redevelopment Opportunity

VACANT
RESTAURANT

2023 Construction | General Business (C2) Zoning | Strong Frontage On Grayson Hwy (46,400 VPD)



1645 Grayson Highway | Grayson, GA

ATLANTA MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY

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RESTAURANT

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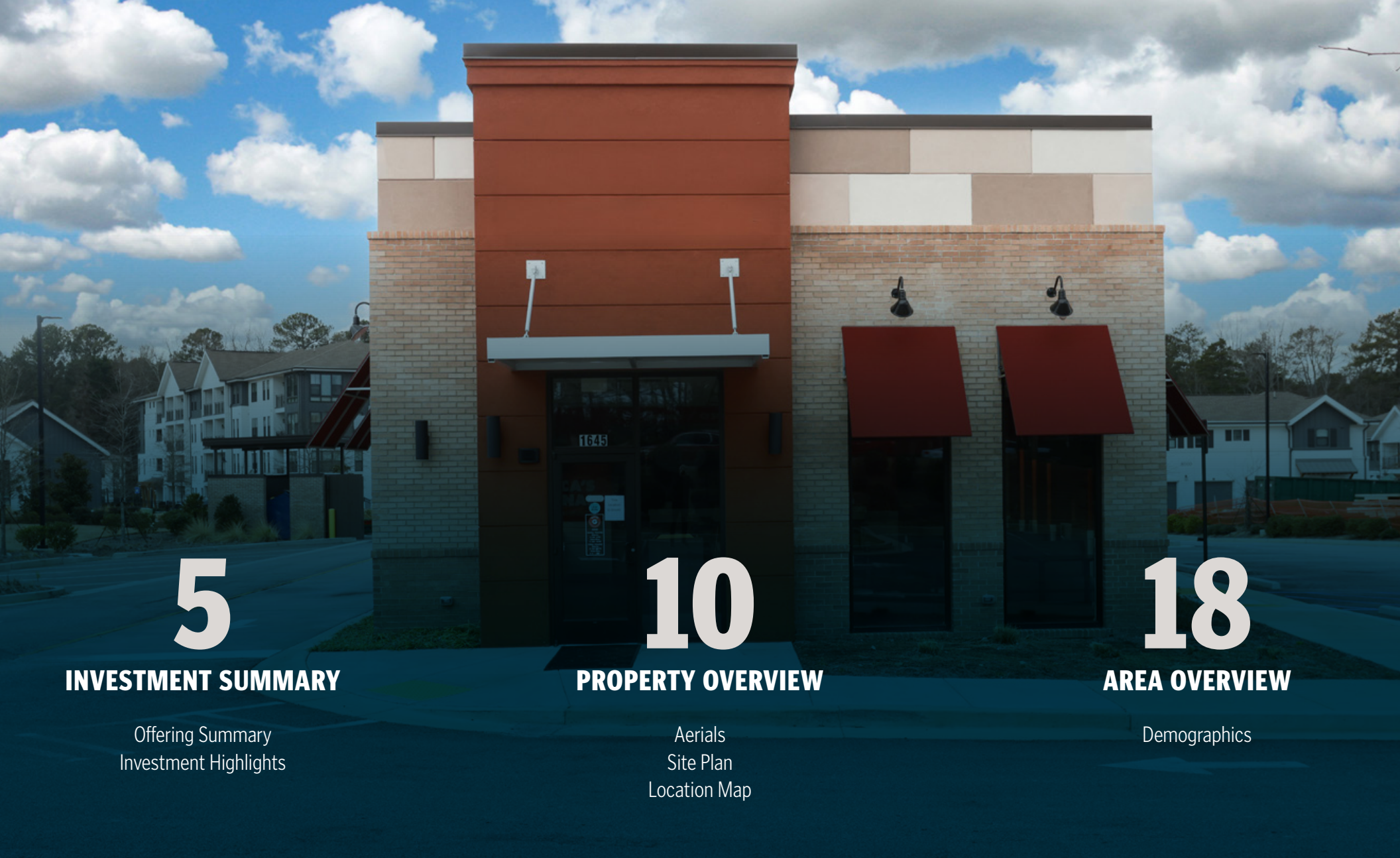
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NATIONAL NET LEASE

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INVESTMENT SUMMARY

Offering Summary
Investment Highlights

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PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

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AREA OVERVIEW

Demographics

PROPERTY PHOTO





SRS National Net Lease is pleased to present the opportunity to acquire the fee simple interest (land & building ownership) in a newly constructed retail property located along Grayson Highway in a rapidly growing Atlanta-area submarket. Built in 2023, the property is currently vacant, offering an attractive value-add opportunity for investors or owner-users. The building features modern finishes and existing drive-thru infrastructure, minimizing future capital expenditures for repositioning. Zoned General Business (C2), the site allows for a wide range of uses, providing flexibility to accommodate various concepts.

The property is positioned within a dense retail corridor alongside national brands including Sherwin-Williams, Dunkin', and Ace Hardware, among others. Nearby retail destinations include Grayson Commons, a Kroger-anchored neighborhood center with approximately 1.8 million annual visits. The corridor continues to experience growth, with newly constructed Chase Bank, Starbucks, and Whataburger locations, as well as new residential developments including The Whitby, Towns at Webb Gin, and Grayson Ridge Apartments, totaling more than 600 units. Additional residential growth along the corridor includes Clark Lake Estates and Lennar's Clark Lake Village, comprising 220+ new single-family homes. This expanding retail and residential base supports sustained consumer demand. The site is also in close proximity to key community anchors, including Starling Elementary, Grayson Elementary, and Couch Middle School, which generate consistent daily traffic in the area. With prominent frontage along Grayson Highway (46,400 VPD), the property benefits from strong visibility and accessibility. The property is directly adjacent to The Dylan at Grayson, a 234-unit apartment community, providing a built-in residential consumer base. The 5-mile trade area is supported by more than 185,200 residents and 54,300 employees, with an average household income of \$113,216, underscoring the area's strong demographics and retail spending power.

PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY

VACANT
RESTAURANT



OFFERING

Price	\$1,950,000
Price / SF	\$886
Occupancy	Vacant
Zoning	General Business (C2)

PROPERTY SPECIFICATIONS

Rentable Area	2,200 SF
Land Area	0.96 Acres
Property Address	1645 Grayson Highway Grayson, Georgia 30017
Parking	27 Spaces
Year Built	2023
Parcel Number	R5137 301
Ownership	Fee Simple (Land & Building Ownership)

Value-Add Opportunity | 2023 Construction | Drive-Thru Equipped | General Business (C2) Zoning

- Currently vacant, presenting an attractive value-add opportunity
- Constructed in 2023, the building features modern finishes and drive-thru infrastructure, minimizing future capital expenditures for repositioning
- Zoned General Business (C2), allowing for a wide range of uses

Dense Retail Corridor | Surrounded By New Development

- Situated within a dense retail corridor alongside national brands including Sherwin-Williams, Dunkin', and Ace Hardware, among others
- Nearby retail destinations include Grayson Commons, a Kroger-anchored neighborhood center with approximately 1.8 million annual visits
- Surrounded by new residential developments including The Whitby, Towns at Webb Gin, and Grayson Ridge Apartments, totaling more than 600 units
- Additional residential growth along the corridor includes Clark Lake Estates and Lennar's Clark Lake Village, comprising 220+ new single-family homes
- Recent retail developments along the corridor include newly constructed Chase Bank, Starbucks, and Whataburger

Proximity To Community Anchors

- The property is in close proximity to key community anchors, including Starling Elementary, Grayson Elementary, and Couch Middle School, which promote consistent daily traffic in the area

Strong Frontage On Grayson Hwy (46,400 VPD)

- The property benefits from prominent frontage on Grayson Hwy (46,400 VPD), a key local thoroughfare providing strong visibility and access

Adjacent To The Dylan at Grayson (234 Units) | Strong Demographics In 5-Mile Trade Area

- The property is directly adjacent to The Dylan at Grayson, a 234-unit apartment community, providing a built-in residential consumer base
- More than 185,200 residents and 54,300 employees support the trade area
- \$113,216 average household income



LOCATION



Grayson, Georgia
Gwinnett County
Atlanta MSA

ACCESS



Grayson Hwy/State Hwy 20: 1 Access Point

TRAFFIC COUNTS



Grayson Hwy/State Hwy 20: 46,400 VPD
Hillside Dr: 12,900 VPD
Scenic Hwy/State Hwy 124: 42,500 VPD

IMPROVEMENTS



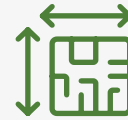
There is approximately 2,200 SF of existing building area

PARKING



There are approximately 27 parking spaces on the owned parcel.
The parking ratio is approximately 12.3 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: R5137 301
Acres: 0.96
Square Feet: 41,818

CONSTRUCTION



Year Built: 2023

ZONING



General Business (C2)

Presidential Markets

Park Place Shopping Center

The Shoppes at Webb Gin

Snellville Exchange

The Dylan at Grayson
(234 Apartments)

VACANT RESTAURANT

tropical CAFE
Multi-Tenant

ALLURE
NAIL BAR
Multi-Tenant

Grayson Park Estates

HILLSIDE DR SW 4,200 VPD

20

GRAYSON HWY 46,400 VPD





BODYPLEX
HEALTH & FITNESS
Advance Auto Parts

Clark Lake Estates and Lennar's Clark Lake Village - Combined 220+ New Single Family Homes

BURGER KING
ACE
W
STARBUCKS
PANDA EXPRESS
WHATABURGER
CHIPOTLE

Grayson Elementary School

GOODYEAR
TRUIST
WELLS FARGO
TACO BELL

Public Storage

Grayson Commons
Kroger
State Farm
American Deli
ZAXBY'S
McDonald's
Marcos Pizzeria
Jason Mies

Starling Elementary

Couch Middle School

VACANT RESTAURANT

The Dylan at Grayson (234 Apartments)

GRAYSON HWY 46,400 VPD

20

tropical CAFE Multi-Tenant

ALLURE NAIL BAR Multi-Tenant

HILLSIDE DR SW 4,200 VPD



Northside Hospital Gwinnett

Central Gwinnett High School

Gwinnett County Airport

LAWRENCEVILLE

Lawrenceville Market

CVS pharmacy

RaceTrac

Big Blue Marble Academy

Public Storage

HILLSIDE DR SW 4,200 VPD

The Dylan at Grayson (234 Apartments)

ALLURE NATL BAR Multi-Tenant
TROPICAL CAFE Multi-Tenant

VACANT RESTAURANT

20

GRAYSON HWY 46,400 VPD





20

WEBB GIN HOUSE RD 12,900 VPD

Public Storage

Big Blue Marble Academy

VACANT RESTAURANT

The Dylan at Grayson (234 Apartments)

Starling Elementary

Couch Middle School

- Starbucks
- Panda Express
- Chipotle
- Whataburger

- Taco Bell
- Chase

WELLS FARGO

Clark Lake Estates and Lennar's Clark Lake Village - Combined 220+ New Single Family Homes

Grayson Commons

- Kroger
- State Farm
- American Deli
- Zaxby's
- McDonald's
- Marco's Pizza
- Jersey Mike's

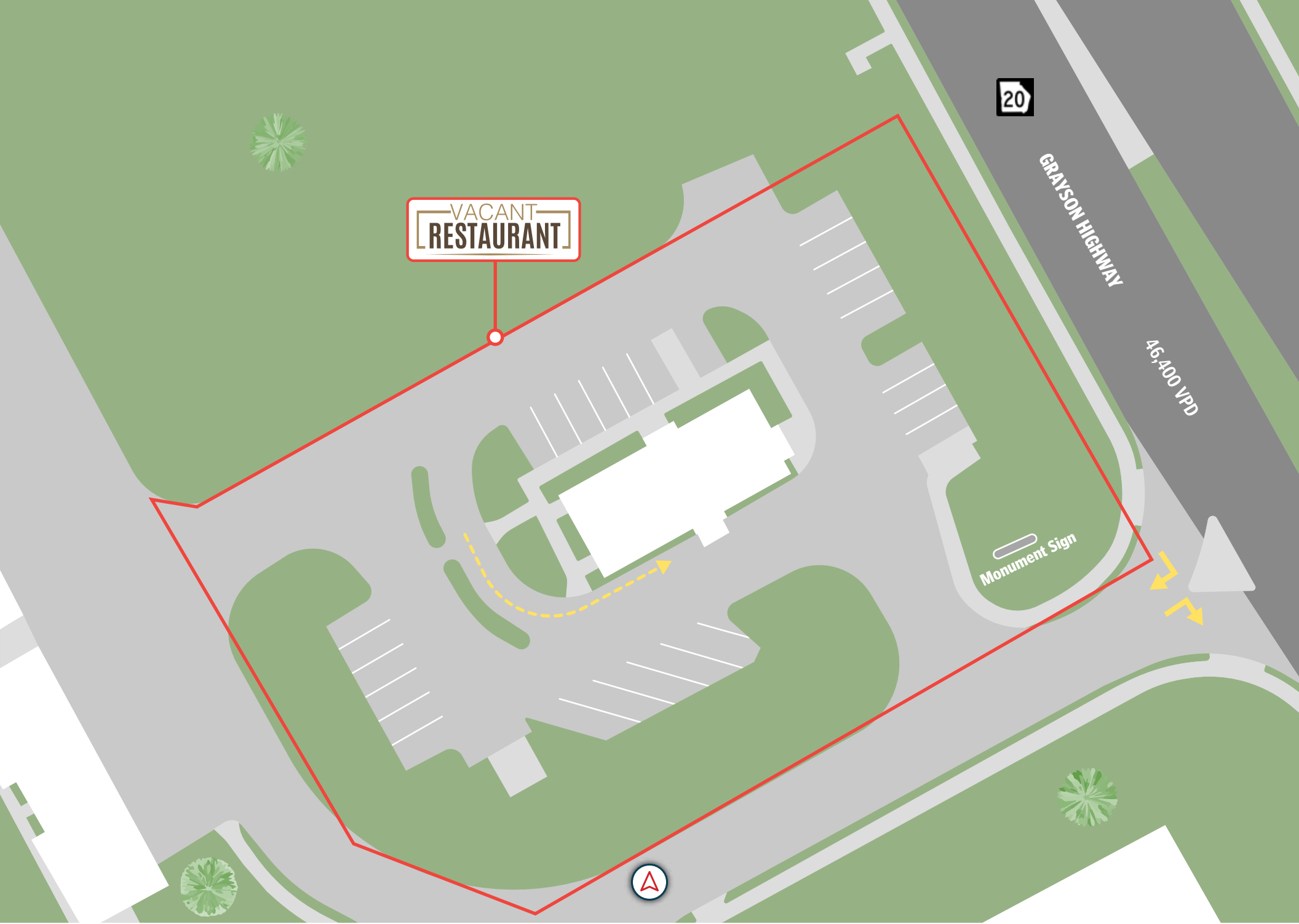
- Truist
- Goodyear

BURGER KING

GRAYSON HWY 46,400 VPD







VACANT
RESTAURANT

20

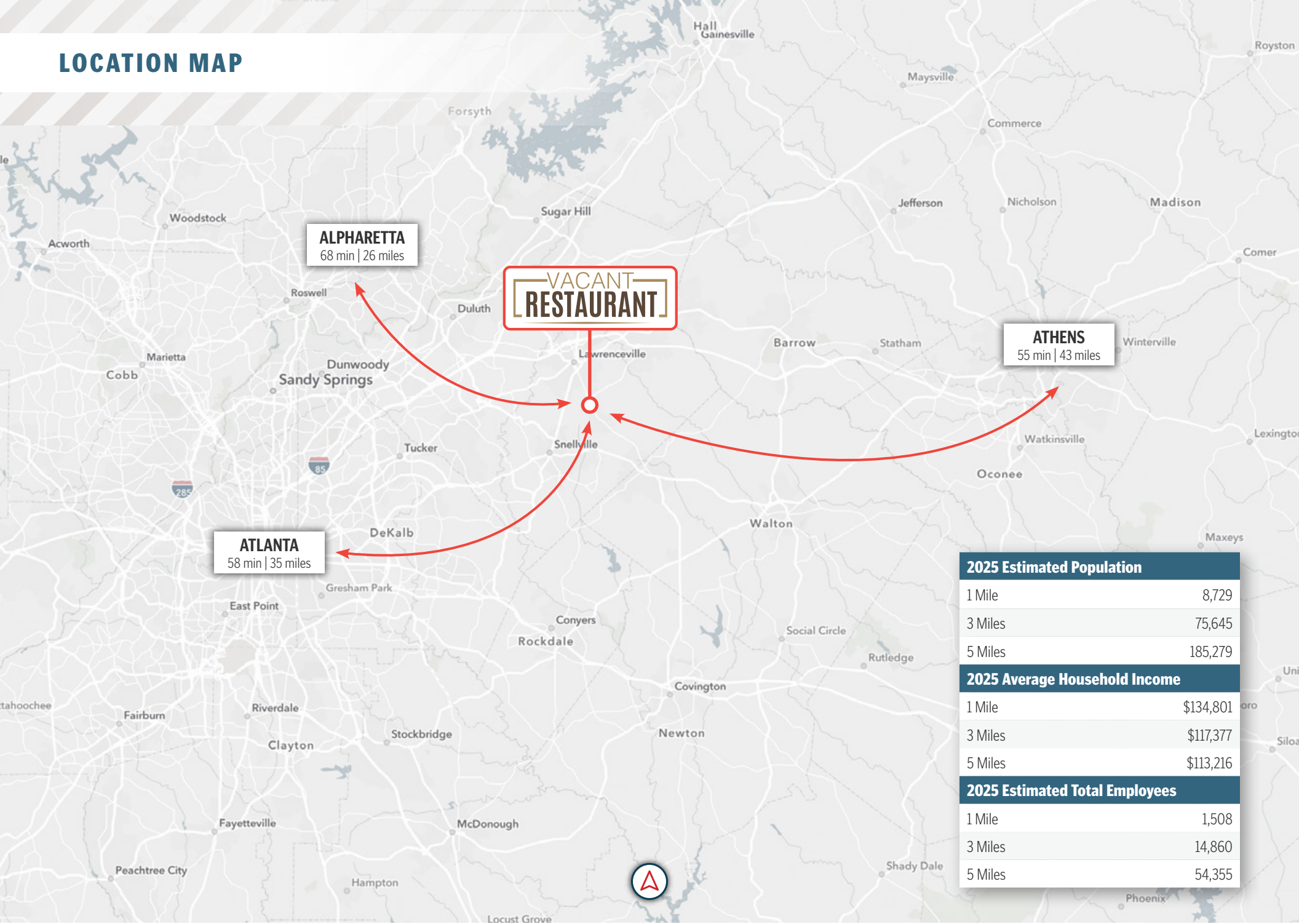
GRAYSON HIGHWAY

46,400 VPD

Monument Sign



LOCATION MAP



2025 Estimated Population	
1 Mile	8,729
3 Miles	75,645
5 Miles	185,279
2025 Average Household Income	
1 Mile	\$134,801
3 Miles	\$117,377
5 Miles	\$113,216
2025 Estimated Total Employees	
1 Mile	1,508
3 Miles	14,860
5 Miles	54,355



GRAYSON, GEORGIA

Grayson is a growing suburban city located in Gwinnett County, northeast of Atlanta. Known for its family-oriented neighborhoods, community atmosphere, and convenient access to major highways, Grayson offers suburban living with proximity to metropolitan amenities. The city has experienced steady residential growth while maintaining a small-town character within the Atlanta metropolitan area.

Grayson's economy is supported by retail, healthcare, education, professional services, and small businesses. Many residents commute to employment centers throughout Gwinnett County and the greater Atlanta region. Local commercial activity is concentrated along Grayson Highway (GA-20) and surrounding corridors, where shopping centers, restaurants, and service providers continue to expand alongside residential development.

Grayson offers a variety of parks and recreational amenities, including community parks, sports fields, and walking trails. The city hosts local festivals, farmers markets, and seasonal events that contribute to its community appeal. Residents also benefit from proximity to regional attractions such as shopping centers, golf courses, and entertainment venues throughout Gwinnett County and the greater Atlanta area.

Grayson is served by the Gwinnett County Public Schools system, one of the largest and highly regarded districts in Georgia. Local schools include Grayson Elementary, Bay Creek Middle School, and Grayson High School, known for strong academics and athletics. Higher education opportunities are available nearby through institutions such as Georgia Gwinnett College, Gwinnett Technical College, and universities throughout the Atlanta metropolitan region. The nearest airport to Grayson is Atlanta Airport which is 33.3 miles away.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	8,729	75,645	185,279
2030 Projected Population	9,792	80,368	197,173
2010 Census Population	5,043	56,595	140,857
Projected Annual Growth 2025 to 2030	2.32%	1.22%	1.25%
Historical Annual Growth 2010 to 2020	2.14%	1.84%	1.80%
Households & Growth			
2025 Estimated Households	2,987	24,165	58,584
2030 Projected Households	3,387	25,848	62,646
2010 Census Households	1,705	18,560	45,711
Projected Annual Growth 2025 to 2030	2.55%	1.36%	1.35%
Historical Annual Growth 2010 to 2020	1.98%	1.53%	1.48%
Income			
2025 Estimated Average Household Income	\$134,801	\$117,377	\$113,216
2025 Estimated Median Household Income	\$110,542	\$98,127	\$94,203
2025 Estimated Per Capita Income	\$46,492	\$37,556	\$35,738
Businesses & Employees			
2025 Estimated Total Businesses	219	1,712	5,521
2025 Estimated Total Employees	1,508	14,860	54,355





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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