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JAMES POTTS - RE/MAX SOUTHERN

232 S. 10th Street
remaxcommercial.com
Griffin, GA 30224

FOR SALE | EVENT VENUE PROPERTY

THE GRIFFIN OPERA HOUSE

102 N HILL ST. SUITE 200 | GRIFFIN, GA 30223



PRESENTED BY:

JAMES POTTS, CCIM

Broker/Owner
770.227.5555
GA #355350

THE GRIFFIN OPERA HOUSE

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PROPERTY DESCRIPTION

Prime Historic Investment Opportunity: The Griffin Opera House & Retail Storefronts – 102 N. Hill Street Suite 200 & 106 N. Hill Street, Griffin, GA

Exceptional, turnkey historic property in the heart of vibrant Downtown Griffin. The iconic Griffin Opera House, combined with the adjacent 3,300 SF double storefront at 106 N. Hill Street, represents a rare chance to own a landmark piece of Spalding County history with immediate income potential and unlimited upside.

Property Highlights

- Address: 102 N. Hill Street (Griffin Opera House) & 106 N. Hill Street (Retail Storefronts), Griffin, GA 30223

- Prime Downtown Location: Situated in the Griffin Commercial Historic District, steps from restaurants, shops, offices, and community events. This is the cultural and economic core of the city.

- Historic Charm Meets Modern Functionality: Originally built in the late 1800s, the Griffin Opera House has been meticulously renovated to preserve its regal early-1900s character while delivering a premier entertainment venue. Ornate details, high ceilings, balcony seating, and timeless ambiance create an unforgettable experience for guests.

The Griffin Opera House (Performance & Event Venue)

- Intimate theater space with approximately 300-person capacity, ideal for concerts, live music, comedy shows, dinner theater, private events, weddings, corporate functions, and more.

- Proven track record as a thriving entertainment destination with regular programming that draws crowds from Griffin, the broader South Metro Atlanta area, and beyond.

- Upper-level access and historic features that make it a standout venue — perfect for continuing operations as-is or expanding into additional uses like a boutique hotel, mixed-use development, or expanded retail/event hybrid.

106 N. Hill Street – Income-Producing Retail

- 3,300 SF of versatile double storefront space on the ground floor — highly visible and accessible with excellent foot traffic.

- Ideal for restaurants, retail shops, offices,

PROPERTY HIGHLIGHTS

- Two properties - 300 Seat Theater/Venue & Retail Store Front
- Multiple Revenue Streams: Ongoing event ticket sales, venue rentals, and retail leases.
- Historic Tax Credits & Incentives: Eligible for preservation incentives common in Georgia's historic districts and Opportunity Zones.
- Growth Market: Downtown Griffin is experiencing renewed interest with public-private investments, making this a strategic entry point for developers, operators, or visionary investors.
- Flexible Zoning & Uses: Tremendous potential to adapt the property to market demands while honoring its heritage.

OFFERING SUMMARY

Sale Price:	\$1,195,000
Number of Units:	2
Building Size:	9,330 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,556	11,536	19,087
Total Population	5,712	28,886	48,508
Average HH Income	\$47,031	\$64,250	\$97,556



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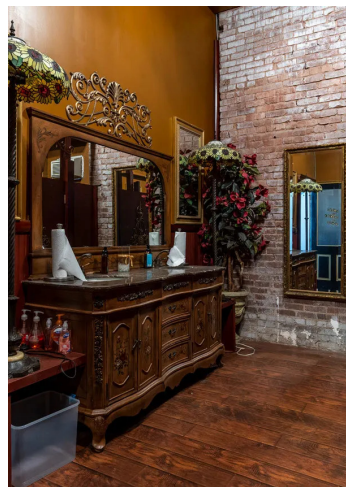
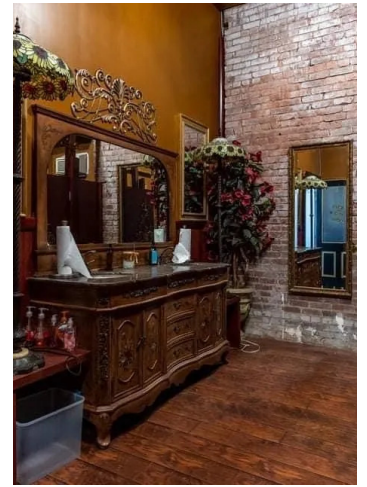
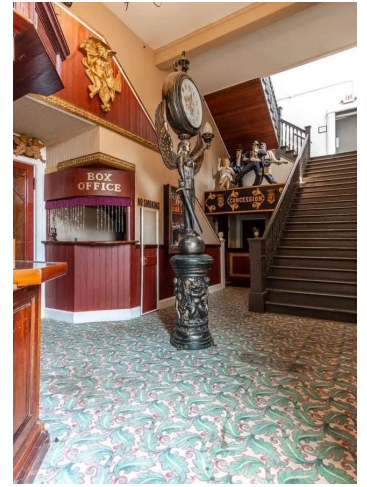
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ADDITIONAL PHOTOS

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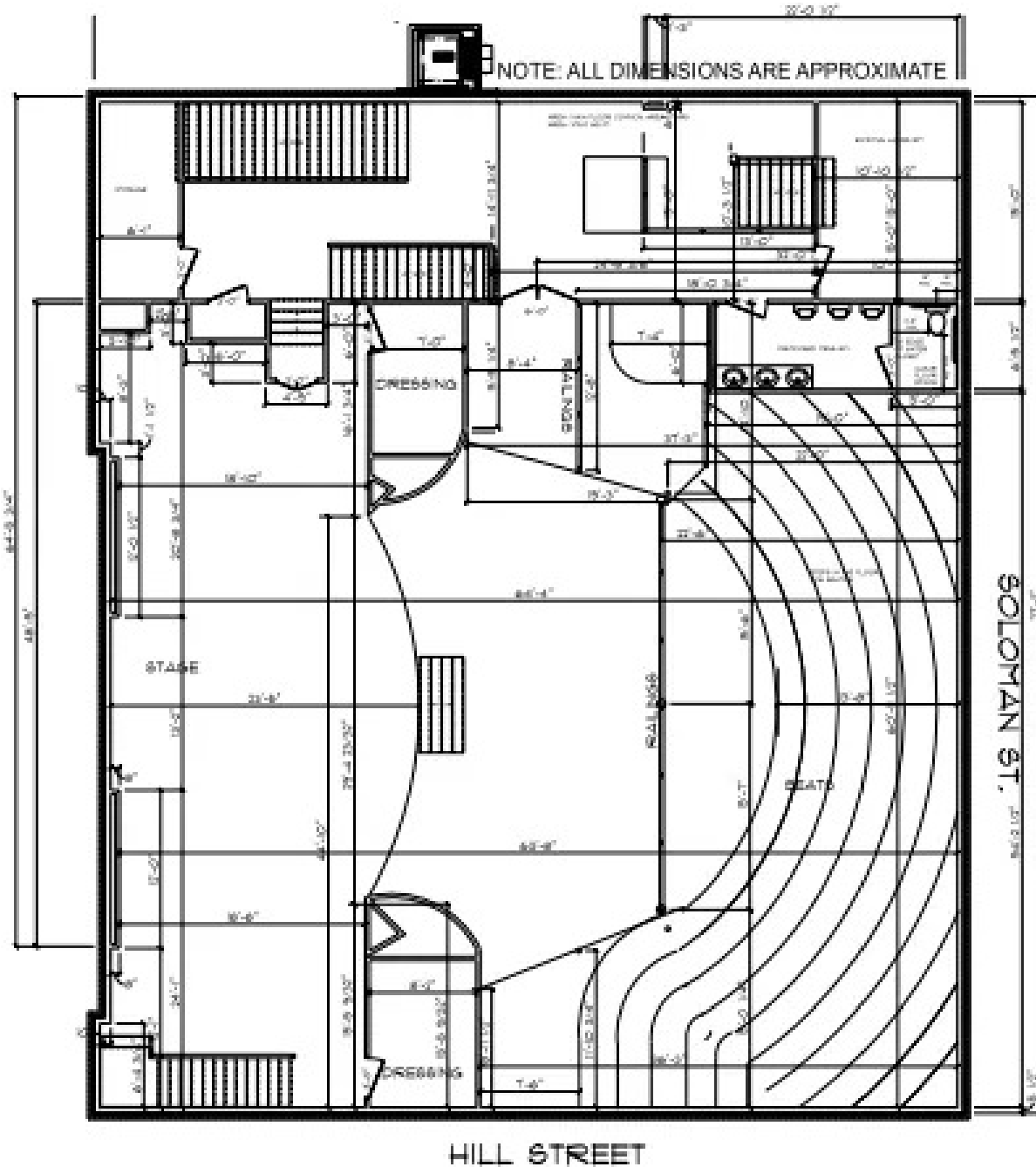
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PLANS

THE GRIFFIN OPERA HOUSE

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OPERA HOUSE FLOOR

SCALE: 1/8" = 1'-0"



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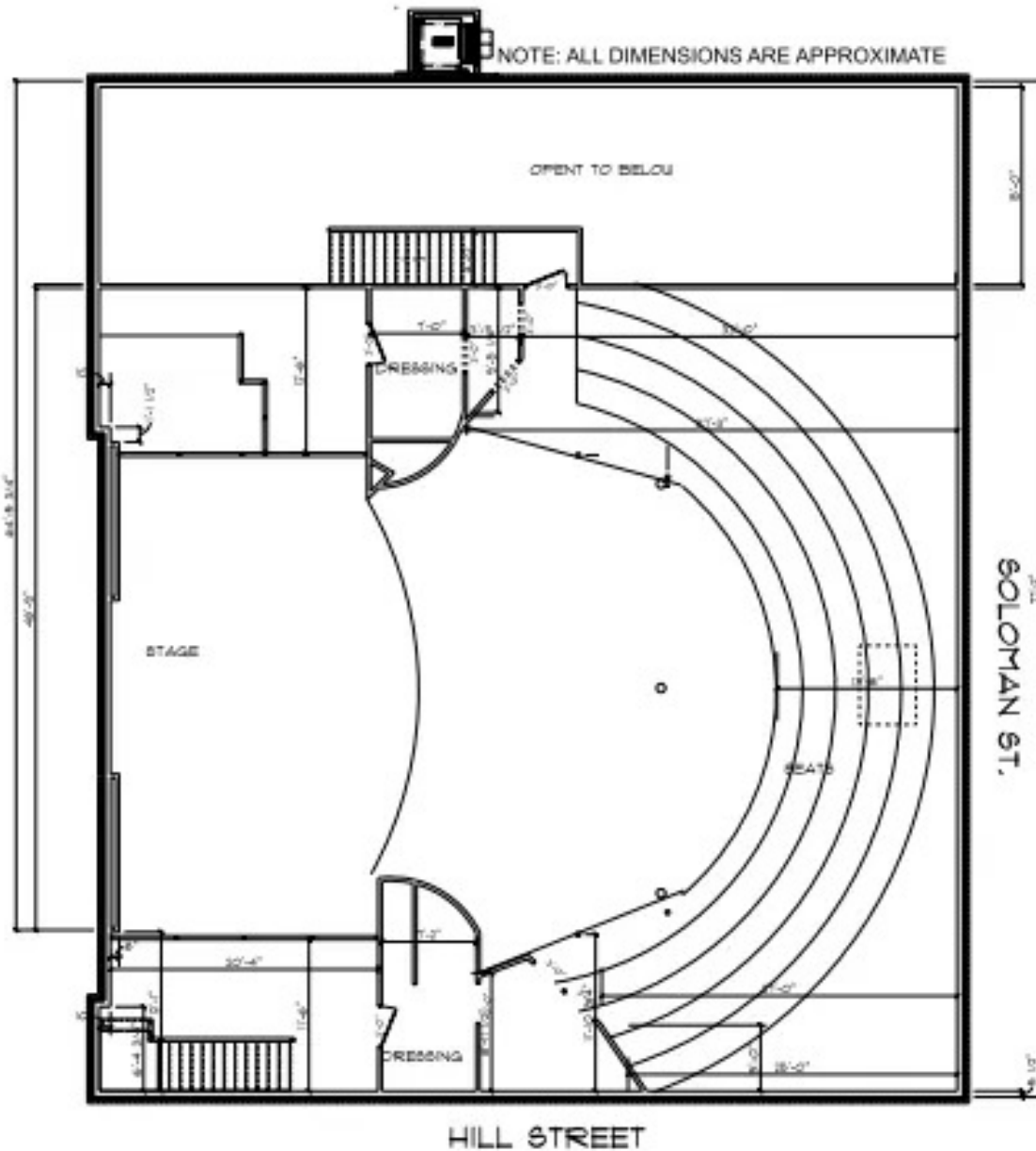
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BALCONY FLOOR
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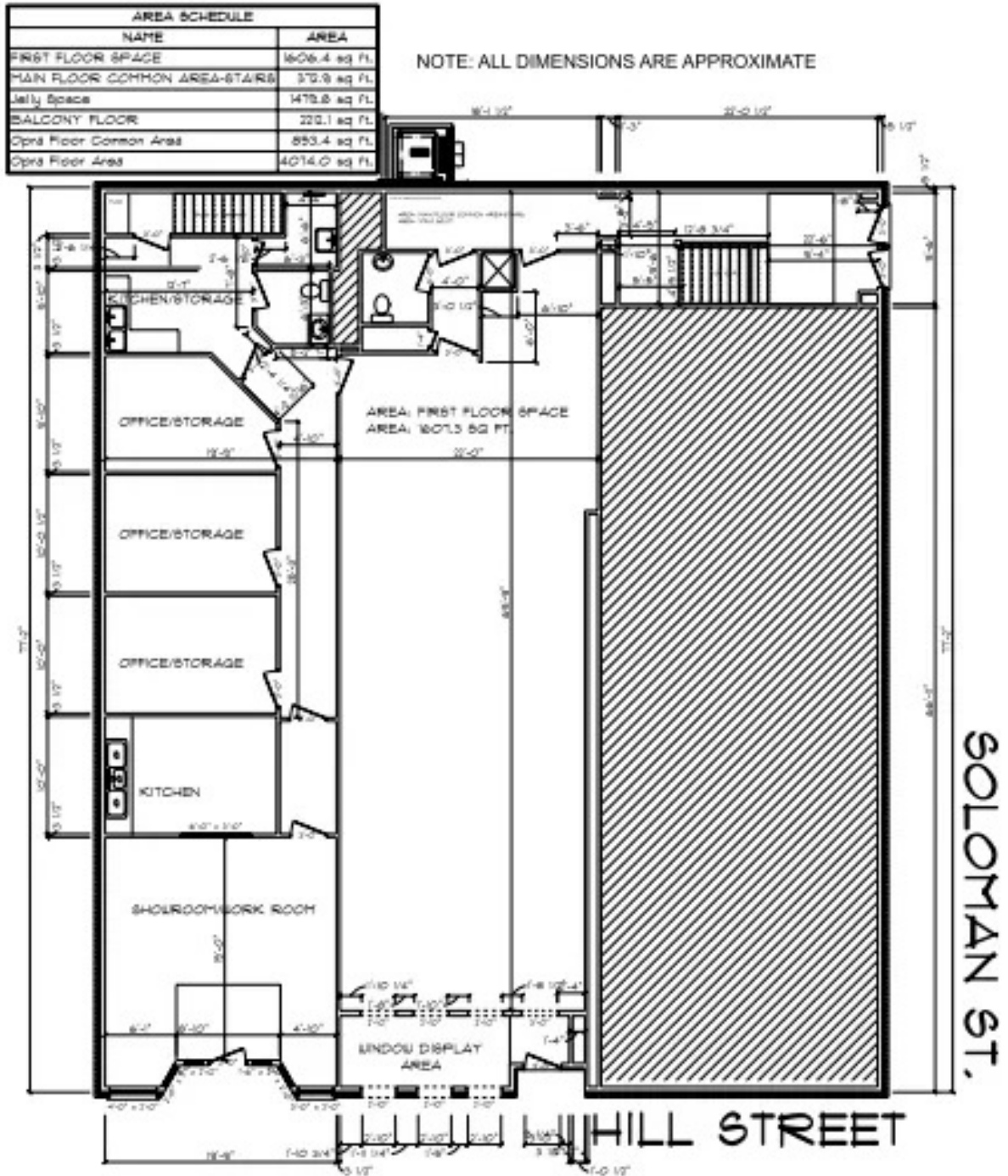
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MAIN FLOOR



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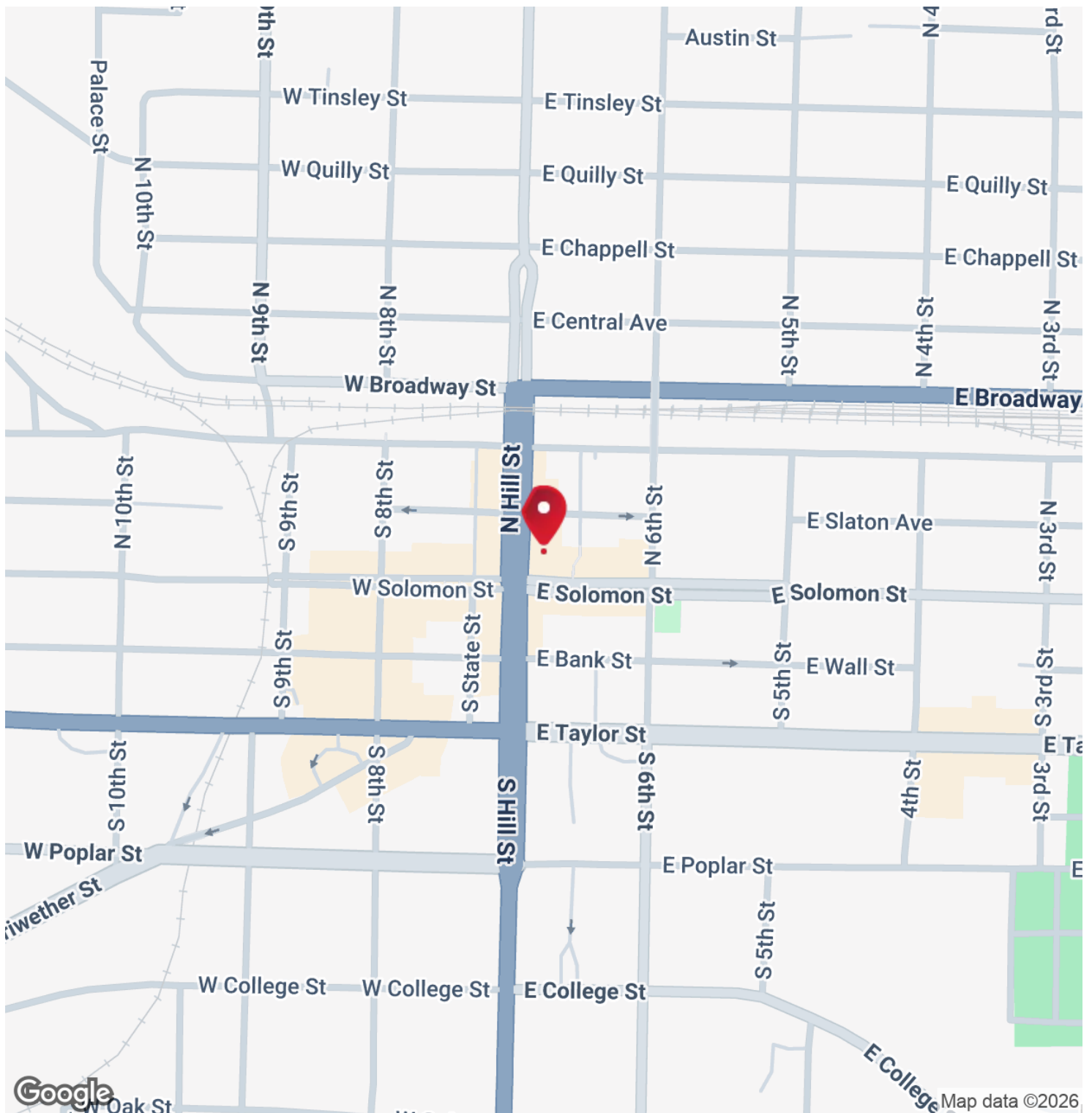
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LOCATION MAP

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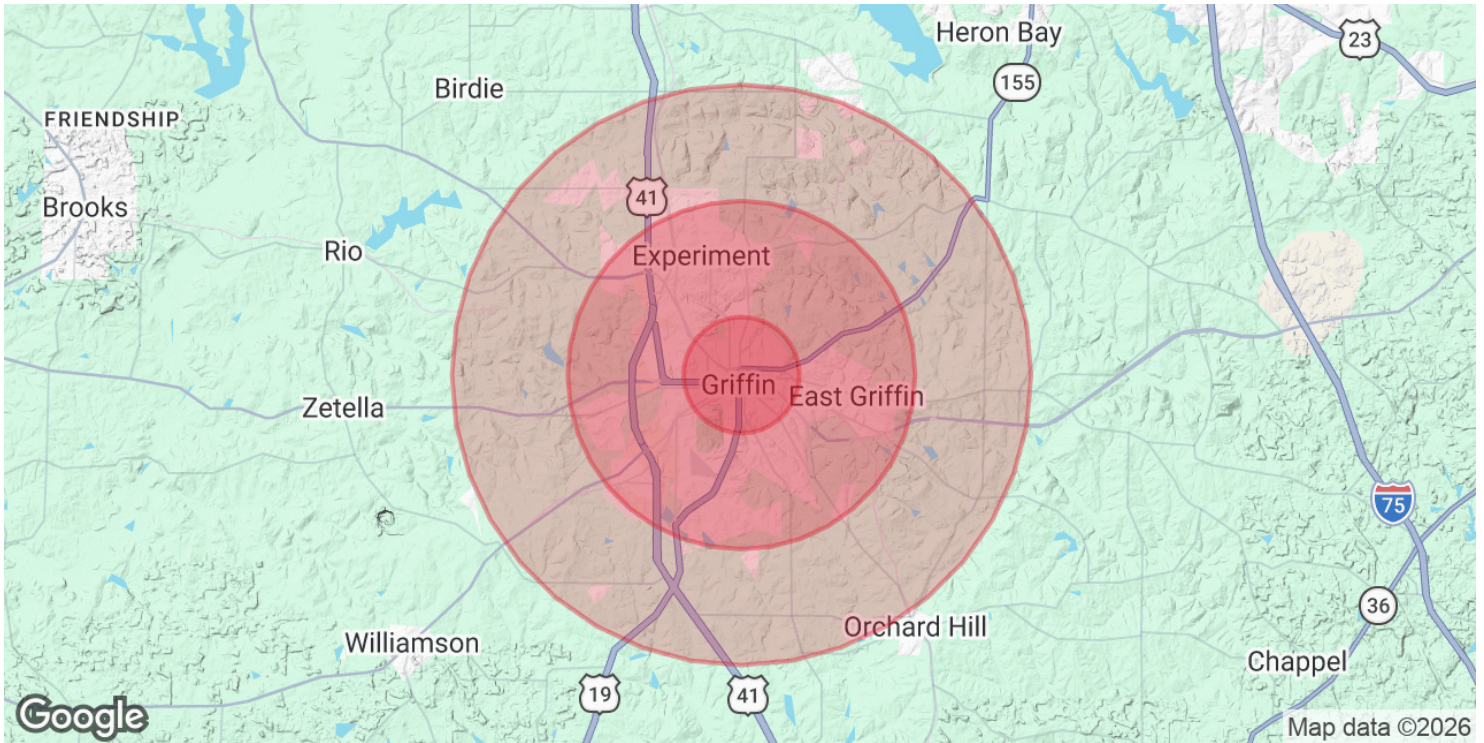
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,712	28,886	48,508
Average Age	34.6	35.8	38.2
Average Age (Male)	32.9	32.4	35.0
Average Age (Female)	38.6	39.7	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,556	11,536	19,087
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$47,031	\$64,250	\$97,556
Average House Value	\$139,067	\$169,560	\$204,124

2023 American Community Survey (ACS)



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