



TURNKEY RESTAURANT FOR SALE!

Turnkey restaurant for sale fronting Sugarloaf Parkway, offering a prime high-visibility location in one of Lawrenceville's busiest corridors. This fully built-out space presents a ready-to-operate opportunity for restaurateurs seeking immediate market entry in a thriving commercial area.

3153 SUGARLOAF PKWY,
LAWRENCEVILLE, GA 30045



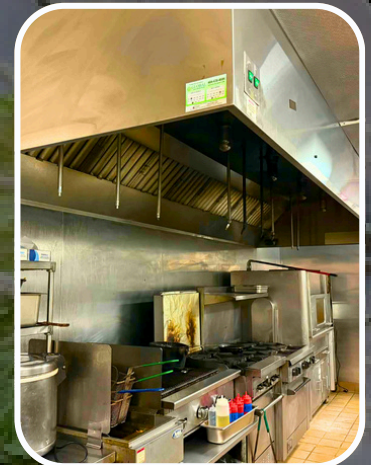
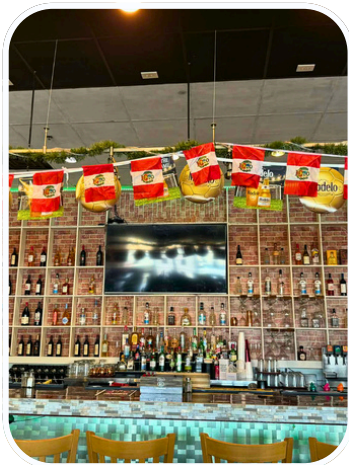
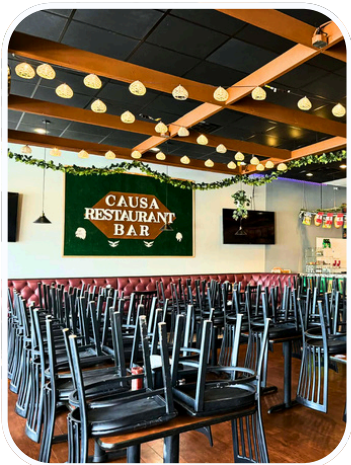
MR COMMERCIAL BROKERS

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SALES HIGHLIGHTS

Total space available 2,400 SF.

- **Monthly rent: \$5,000 all-in.**
- Lease term: 4 years remaining + one (1) five (5) year renewal option.
- Turnkey restaurant for sale fronting Sugarloaf Parkway.
- Newly built-out kitchen and full bar.
- Includes hood system, grease trap, and brand-new water heater.
- Recently upgraded kitchen equipment.
- Flexible layout that can accommodate a variety of restaurant concepts.
- Ideal for operators seeking a ready-to-go opportunity in a thriving area.



LOCATION OVERVIEW



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Johnny's Pizza
NEW YORK STYLE

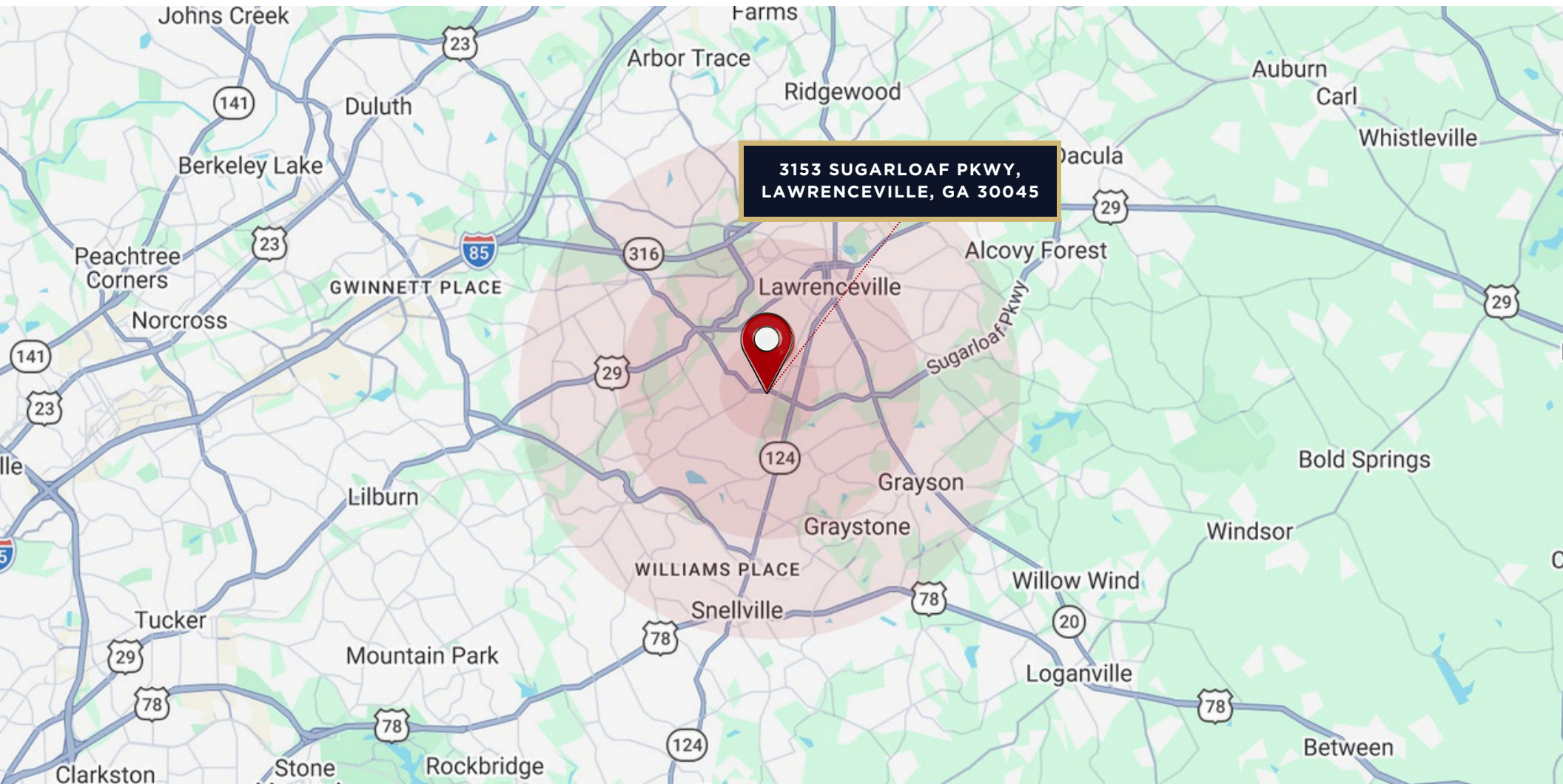


WING MASTER



This restaurant space is positioned along Sugarloaf Parkway, a major retail and commuter corridor in Lawrenceville, with excellent visibility and traffic exposure. The location benefits from proximity to established shopping centers, national retailers, and residential neighborhoods, driving strong day-to-day consumer activity. Convenient access to nearby arterials and major highways makes it easy for both local and regional customers to visit, supporting a wide range of dining concepts in a vibrant commercial environment.

DEMOGRAPHICS



TOTAL POPULATION

1 MILE	3 MILES	5 MILES
10,665	84,098	219,402

MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$107,300	\$94,034	\$89,560

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,724	28,861	74,615

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SPECIAL
LUNCH
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SOUP and
drink *
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11:00am 3:00pm
\$ 11.99



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