



**TURNKEY EVENT HALL  
FULLY EQUIPPED WITH  
HIGH-TRAFFIC EXPOSURE**

6080 Lawrenceville Hwy | Tucker, GA 30084



**ATLANTA LEASING  
& INVESTMENT**

**±5,771 SF Turnkey Event Hall Owner  
User or Investment Opportunity**



## TURNKEY EVENT HALL FULLY EQUIPPED WITH HIGH- TRAFFIC EXPOSURE

±5,771 SF Turnkey Event Hall Owner  
User or Investment Opportunity

SALES PRICE *Inquire for Pricing*

ADDRESS 6080 Lawrenceville Hwy  
Tucker, GA 30084

SQUARE FEET 5,771 SF

PARCEL SIZE 1.25 Ac's

PARKING ~125 spots

## SALE HIGHLIGHTS

- Rare opportunity to purchase an established event hall in highly sought-after Gwinnett County
- Potential redevelopment opportunities with flexible C2 zoning
- Surrounded by national franchises/established businesses
- Amazing visibility
- High Traffic count with +/- 30,000 vehicles/day
- Rare Owner User or Investment Opportunity
- Existing books in place through the end of 2023, giving buyer guaranteed income if they purchase and continue as an event hall
- Incredible location on high-traffic Lawrenceville Hwy with +/- 30,000 vehicles/day
- 5-mile radius demographics indicate \$87K median household income and 10% growth over the last 5 years

## EXECUTIVE SUMMARY

Atlanta Leasing is pleased to offer exclusively an opportunity to purchase an established event hall on high traffic Lawrenceville Hwy. The 5,711 SF single-story building is perfect for any investor or owner-operator looking to acquire an established event hall. This property is in line with numerous QSRs and is prime for long-term growth. Owner/operator will vacate at time of sale.

## EXTERIOR



**6080 LAWRENCEVILLE HWY, TUCKER, GA 30084**

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# INTERIOR



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## ZONING

Section 210-170. C-2 General Business District. ([see page 34 of hyperlink](#))

**210-170.1 Purpose and Intent.**

The C-2 General Business District is intended to provide adequate space in appropriate locations along major streets, thoroughfares and intersections for various types of business use. These uses include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods. The intensity of development and uses in the C-2 General Business District is greater than in the C-1 Neighborhood Business District because it is intended to serve a greater population and to offer a wider range of goods and services.

**210-170.2 Permitted Uses.**

Uses permitted in the C-2 District are as listed in the UDO in [Section 230-100 Table of Permitted and Special Uses](#) provided that they comply with the [Supplemental Use Standards of Section 230-130](#).

**210-170.3 Accessory Uses and Structures.**

Accessory uses and structures shall be permitted in the C-2 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in [Section 230-120 Accessory Use Standards](#) of the UDO.

**210-170.4 Special Uses.**

Special uses may be permitted in the C-2 District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in [Section 270-30](#) and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

**210-170.5 Property Development Standards.**

Property in the C-2 District shall be developed in accordance with [Section 230-10 Dimensional Standards of Zoning Districts](#) and the applicable site related provisions contained in Title 3 of the UDO.

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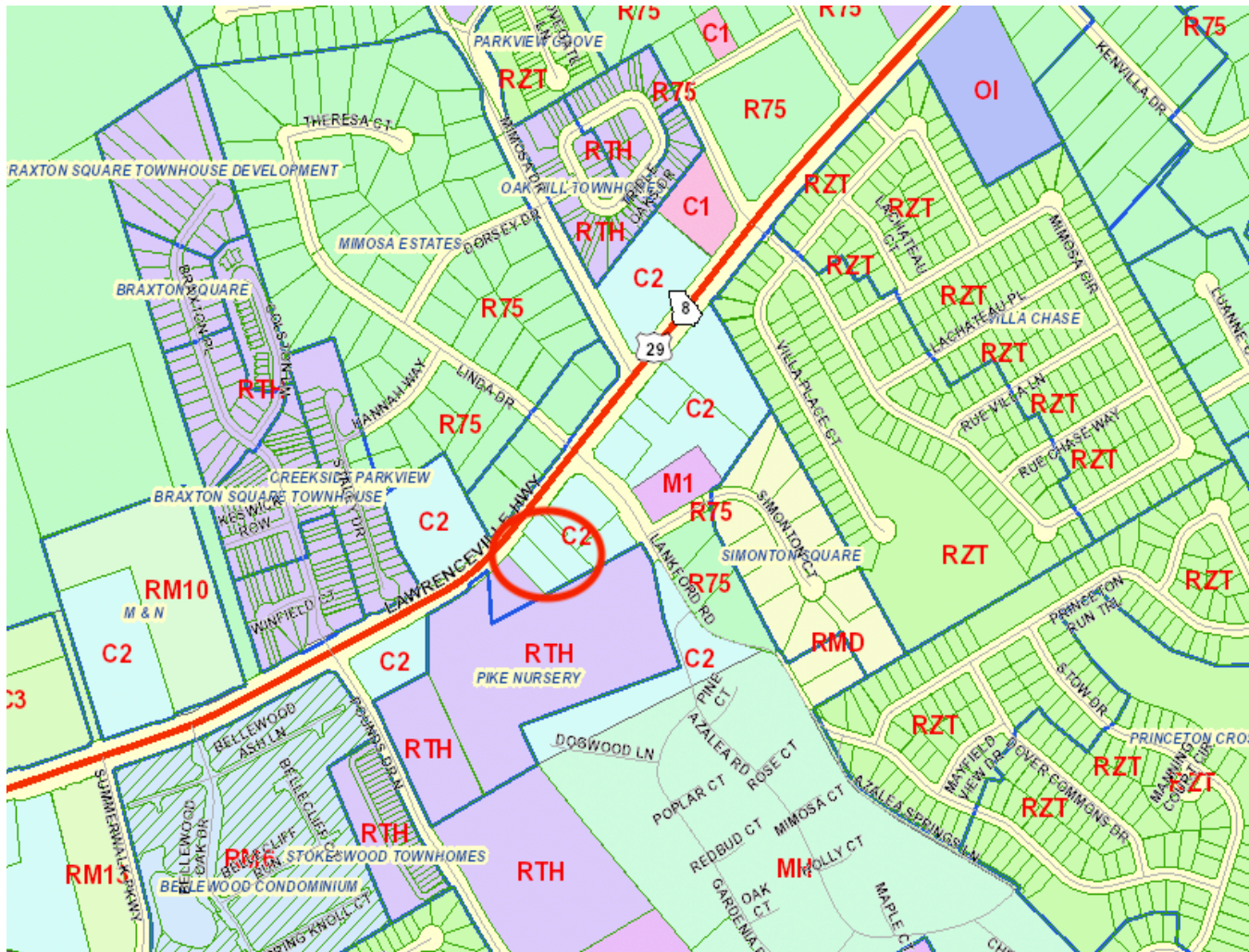
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# ZONING



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## AREA RETAIL MAP



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DAVID AYNES  
Managing Broker  
404-348-4448  
Dave@AtlantaLeasing.com

DREW McDUFFIE  
Leasing & Sales Associate  
404-348-4448  
Drew@AtlantaLeasing.com

STUART HOPE  
Leasing & Sales Associate  
404-348-4448  
Stuart@AtlantaLeasing.com

## DEMOGRAPHICS – POPULATION

Radius	2-Mile	5-Mile	10-Mile
2010 Population	30,721	213,893	856,023
2022 Population	33,851	236,653	975,295
2027 Population Projection	35,333	246,410	1,017,913
Annual Growth 2010-2022	0.8%	0.9%	1.2%
Annual Growth 2022-2027	0.9%	0.8%	0.9%
Median Age	37.7	36.1	36.8
Bachelor's Degree or Higher	33%	29%	38%
U.S. Armed Forces	1	106	483

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## DEMOGRAPHICS - INCOME

Radius	2-Mile	5-Mile	10-Mile
2010 Households	10,808	75,431	317,372
2022 Households	11,768	82,883	361,094
2027 Household Projection	12,251	86,092	376,408
Annual Growth 2010-2022	0.3%	0.2%	0.6%
Annual Growth 2022-2027	0.8%	0.8%	0.8%
Owner Occupied Households	7,799	45,802	209,637
Renter Occupied Households	4,452	40,291	166,771
Avg Household Size	2.9	2.8	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$363.3M	\$2.4B	\$11.2B

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