



FOR LEASE

PROPERTY OVERVIEW

- **1,850 SF of Restaurant/Retail/Office** Space Remaining
- Street Level storefront at focal corner of 315-unit luxury mixed-use apartment community
- Located in the Downtown Sugar Hill Business and Entertainment District
- Across from the 400-seat Eagle Theater and 1,500-seat Sugar Bowl Amphitheater
- Free parking immediately adjacent to retail
- **Restaurant Ready Shell with Grease Traps**
- Access from GA 400 and I-985

PRIME RETAIL/OFFICE/ RESTAURANT SPACE

5019 W. Broad Street
Sugar Hill, GA

Broadstone Sugar Hill is a premier retail location in the heart of the Sugar Hill's Downtown District. Situated across from the E-Center Entertainment and Office District, Broadstone Sugar Hill features expansive patios, walk-up storefronts, free parking and excellent street exposure. The available "pincorner" space is an ideal set up for a taqueria, Eurocafe or other full service concepts.

Retailers will benefit from the thousands of visitors who frequent downtown Sugar Hill for concerts, theatrical performances, special events, business, dining and shopping.



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FOR MORE INFORMATION :

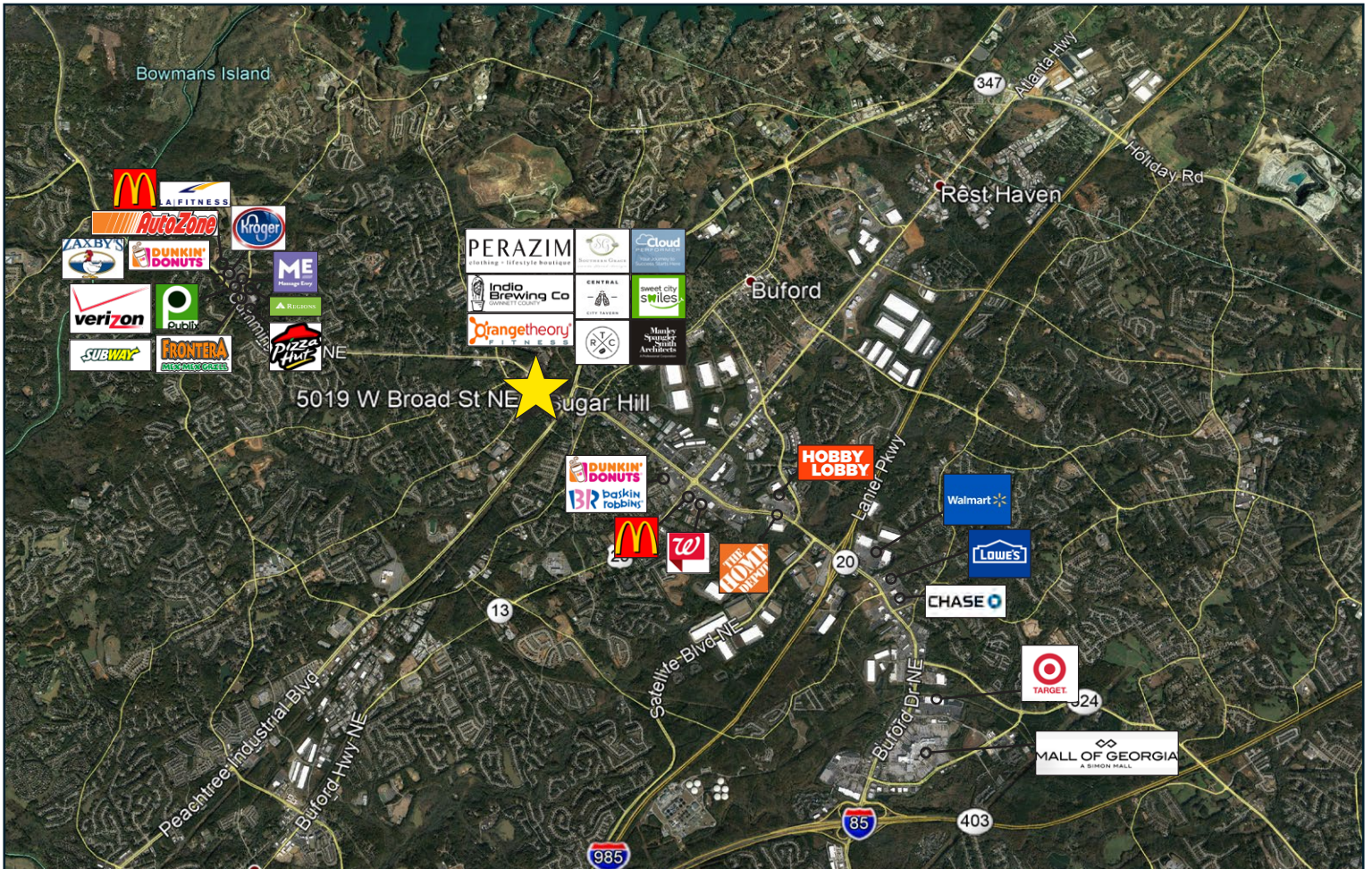
Todd Semrau | 404-371-4100 | tsemrau@oakrep.com
Oakhurst Realty Partners | www.oakrep.com

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Demographics	3 Mile	5 Mile	7 Mile
Population	50,126	118,541	225,812
Total Households	16,591	39,489	74,988
Household Income	\$99,229	\$115,285	\$123,600



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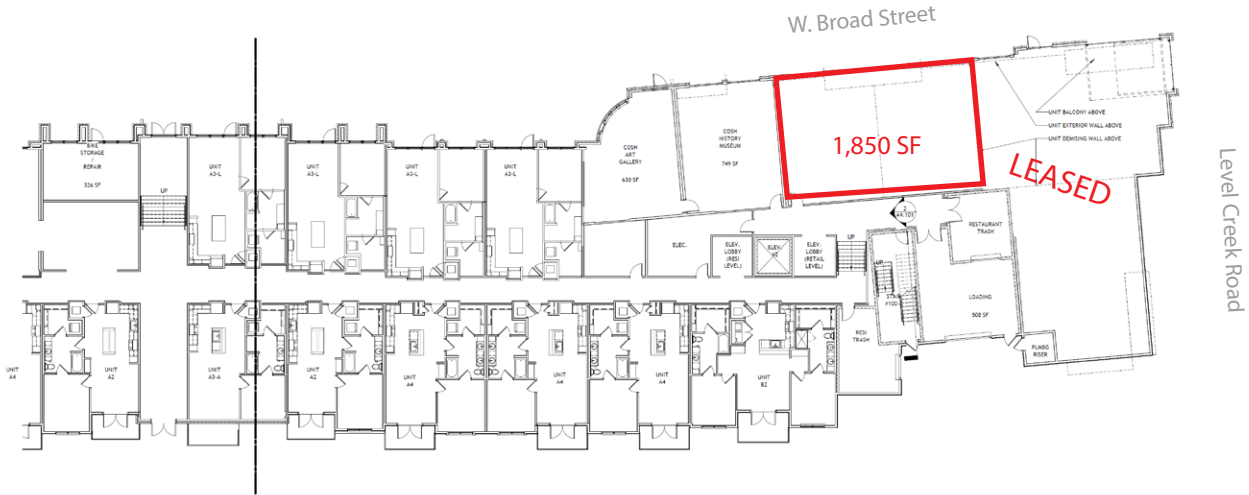
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