



4,848 SF LOGANVILLE RESTAURANT FOR LEASE

630 ATHENS HIGHWAY
LOGANVILLE, GA 30052

Jeff Hammond, MPA

Principal

210.889.6819

jhammond@svn.com

Derek Creviston

Advisor

770.298.7945

dcreviston@svn.com



Property Summary



OFFERING SUMMARY

Available SF:	4,848 SF
Lease Rate:	\$7,000 per month (NNN)
Lot Size:	1.06 Acres
Building Size:	4,848 SF
Zoning:	C2
Market:	Atlanta MSA
Submarket:	Loganville

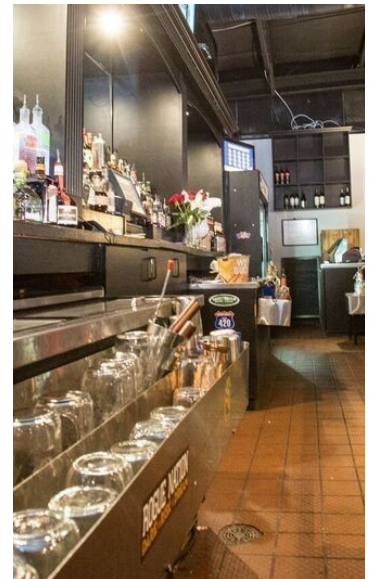
PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is pleased to present for Lease 630 Athens Highway. Said property is a 4,848 SF restaurant and bar with a Full built-out bar, large dining room perfect for events and outdoor patio to provide extra seating. This is a great opportunity to acquire a turn-key free standing restaurant. The lease includes building, land, cooking equipment, and audio equipment, FFE.

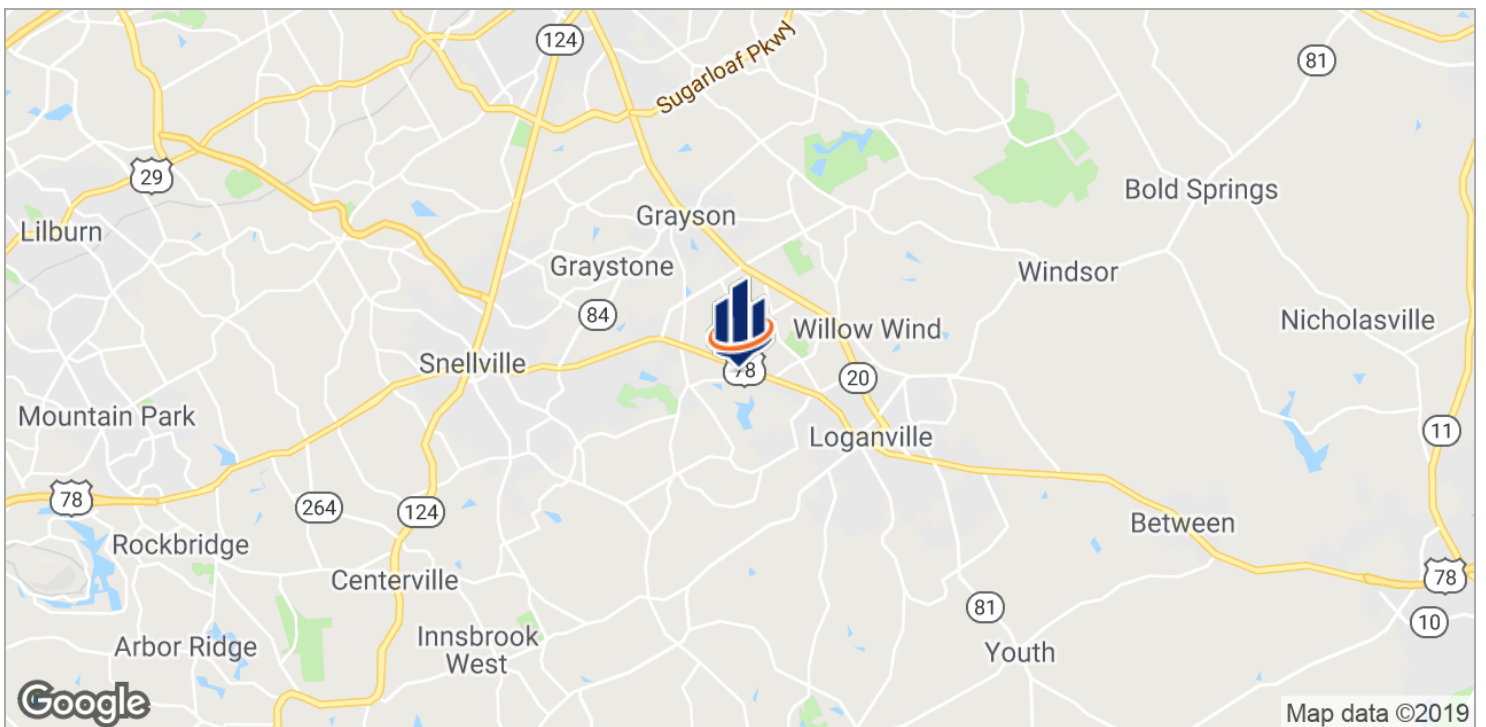
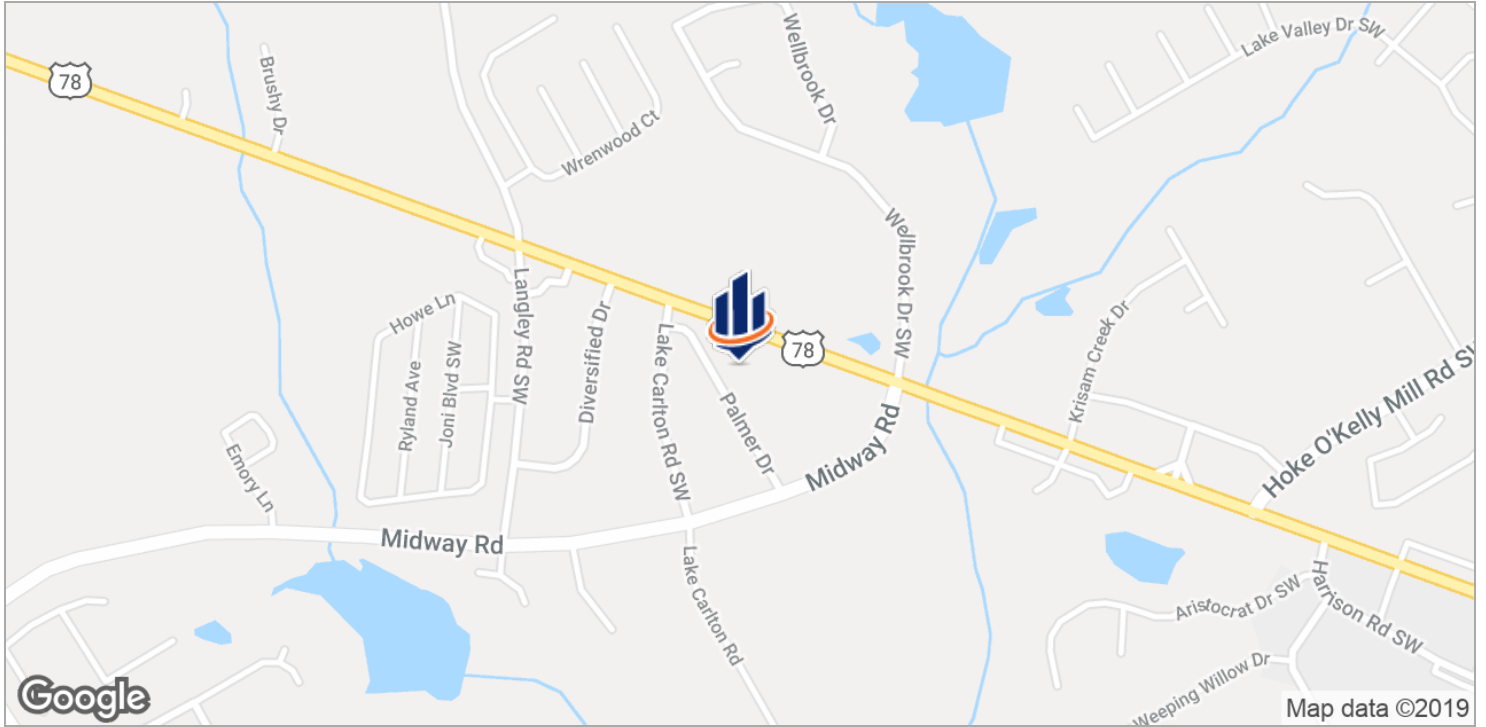
PROPERTY HIGHLIGHTS

- Average Daily Traffic Count 34,196
- Stand Alone
- Brick Construction
- Patio
- Bar
- Prominent Marquee Sign

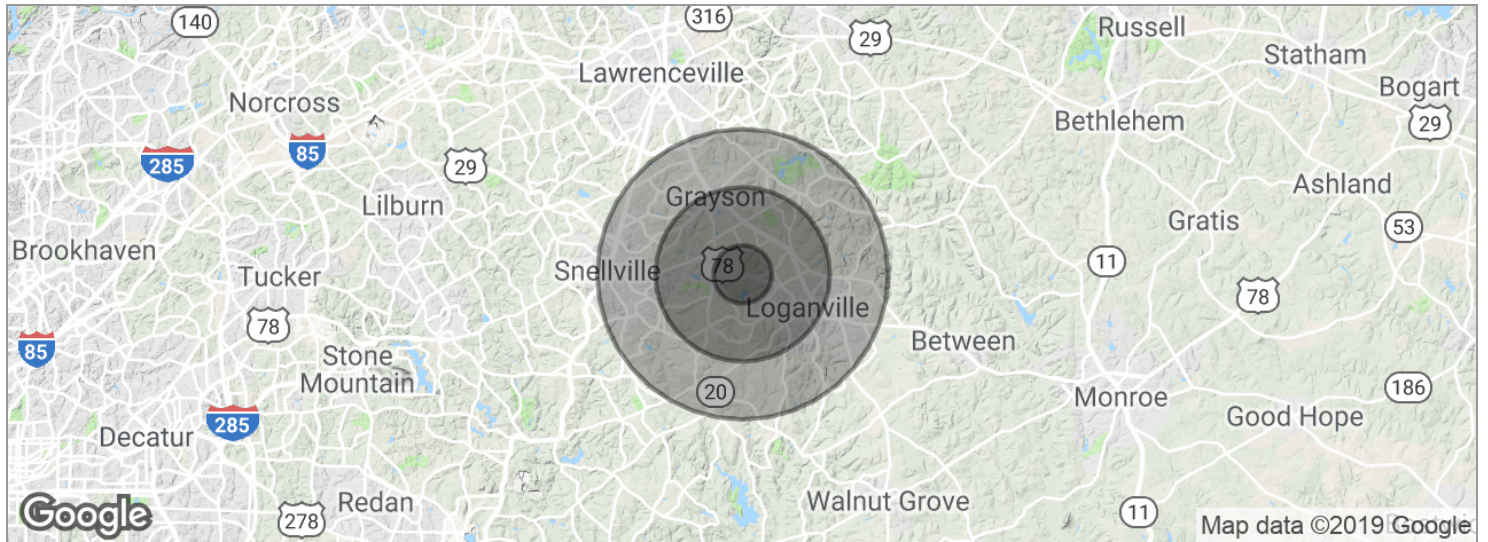
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,327	34,707	90,713
Median age	34.7	34.9	35.7
Median age (Male)	33.4	33.5	34.1
Median age (Female)	35.9	36.1	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,495	11,790	30,405
# of persons per HH	2.9	2.9	3.0
Average HH income	\$75,623	\$76,633	\$78,142
Average house value	\$253,111	\$246,281	\$228,409

* Demographic data derived from 2010 US Census



JEFF HAMMOND, MPA

Principal

jhammond@svn.com

Direct: 210.889.6819 | Cell: 210.889.6819

GA #373135

PROFESSIONAL BACKGROUND

Jeff Hammond has over 20 years' experience in the sale, investment, development and property management of commercial and residential real estate. He has a strong entrepreneurial drive and focuses on the bottom-line while being ever mindful of providing stellar service to clients.

Jeff gained his early business experience with UPS, the global leader in logistics, packaging & specialized transportation. Here he made significant contributions as a 'change agent' improving efficiencies, reducing costs & driving quality.

Jeff's commercial real estate sales and marketing expertise lie in his ability to build strong client relationships, ensure quality service and negotiate the best terms possible to close transactions. Jeff's colleagues recognize his entrepreneurial spirit and refer to him as 'The Bulldog' and 'Mr. Networker'. These unique skill sets have enabled him to become a top performer in marketing commercial real estate and a leader in the sale of office, retail and industrial space.

Jeff is an active member of numerous real estate associations, is a CCIM Candidate, and was elected as the 2013 President of the St. Charles Real Estate Association in St. Charles, MO. Member of the Million Dollar Brokers - ACBR and Top 100 Brokers for SVN. He has sold over \$41Million in commercial real estate in the since 2017.

EDUCATION

University of North Carolina Charlotte

- Bachelor's in Political Science • Master of Public Administration

Professional Affiliations:

- * Atlanta Board of Realtors
- Mike Lipsey School of Real Estate
- Dale Carnegie School of Excellence
- Andrew Lacey Group Real Estate Coaching
- Over 1,000 hours in real estate classroom training

MEMBERSHIPS

Licensed Real Estate Broker in Georgia, Florida, Missouri and Illinois Professional with over 20 years helping clients with their Commercial Real Estate needs.



DEREK CREVISTON

Advisor

dcreviston@svn.com

Direct: 770.298.7945 | Cell: 770.298.7945

GA #378984

PROFESSIONAL BACKGROUND

Derek Creviston serves as advisor for SVN/Creviston Realty, Inc. specializing in the sale and lease of retail, industrial, office, and multi-family properties in the Metro Atlanta area. With over 5 years of experience in the real estate and property management industry, Creviston has worked on a variety of projects, including commercial, industrial, medical retail, and office design. Derek is currently providing brokerage services for several commercial clients.

Derek has an ownership interest in SVN/Creviston Realty and started with the company managing and maintaining all types of commercial assets.

Prior to joining SVN/Creviston Realty full time, Creviston worked with a durable medical equipment company managing the sale and distribution of equipment. Creviston also served as a functional trainer for Neurosport Physical Therapy in The City of Marietta, GA. Creviston played division 1 soccer at Indiana University as a two time captain and was part of the 2012 national championship team.

Bachelor's of Exercise Science from Indiana University
Psychology minor from Indiana University

SVN | CREVISTON REALTY, INC.

10929 Crabapple Rd. Suite 201

Roswell, GA 30075

770.992.5112