

LAKE LUCERNE WATERFRONT SITE!

Lake Lucerne Multiple Parcel Sale
NE of Stone Mountain Hwy and Matterhorn Dr SW
Lilburn, GA 30047



Contact:

PHP Commercial

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Lake Lucerne Waterfront Site FOR SALE

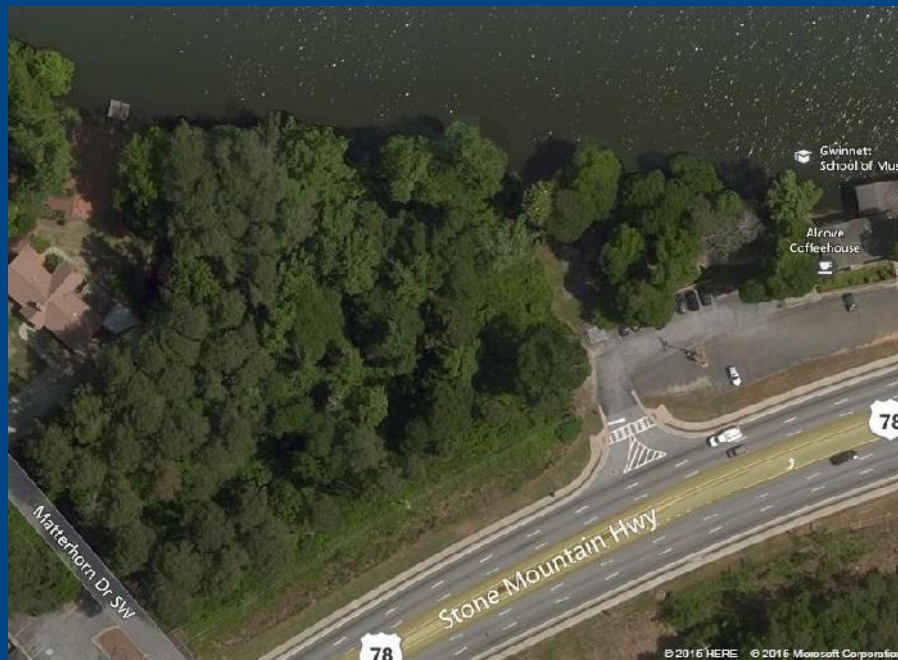
+/- 2.03 acre commercial/restaurant development property. This one of a kind location features two high visibility lots on Stone Mountain Highway at Matterhorn Drive.

Perfect location for a lively restaurant/bar with a large patio overlooking Lake Lucerne.

Curb cuts and sidewalks in place, with dual access from Matterhorn Drive and shared ingress/egress with next door Alcove Coffeehouse and Gwinnett School of Music.

Across the street from Yellow River Game Ranch, and 5 miles to Stone Mountain.

Traffic count is +/- 77,800 vehicles per day.



~~\$695,000~~ **REDUCED!**
Now only **\$585,000!**

- 2.03 acres total (includes 2 parcels)
- Zoned C-2 (Commercial, Gwinnett County)
 - All utilities available

Lake Lucerne Waterfront Site Property Photos



Beautiful views overlooking
Lake Lucerne



Curb cuts/sidewalks
in place



Traffic Count: +/- 77,800 vehicles per
day on Stone Mountain Highway

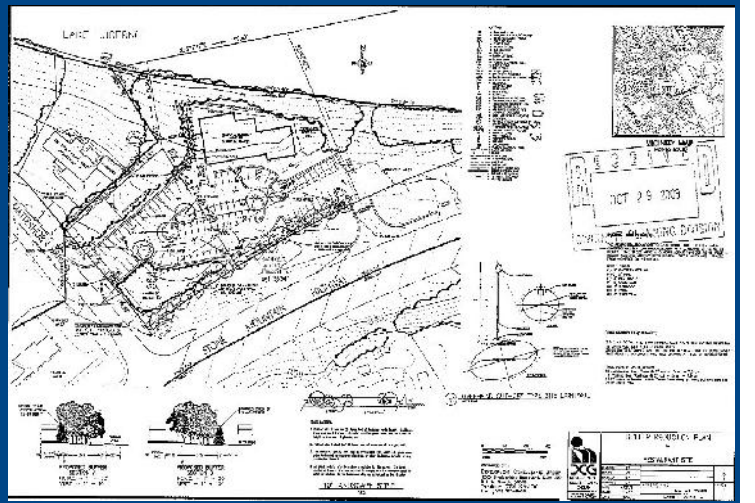


Shared ingress/egress with adjacent
businesses Alcove Coffeehouse and
Gwinnett School of Music

Aerial Photo



Site Plan



Lake Lucerne Waterfront Site

2015 Demographics

- **\$20,775,814 in Restaurant expenditures within 3 miles**
- **1 mile**
Estimated Population: 2,281
Estimated Households: 819
Average Household Income: \$81,234
- **3 miles**
Estimated Population: 55,755
Estimated Households: 18,467
Average Household Income: \$83,361
- **5 miles**
Estimated Population: 140,362
Estimated Households: 46,399
Average Household Income: \$81,635



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