





For more information or to schedule a tour, please contact:

**ROBERT YOUNG** 979.431.5566 robertyoung@txsra.com

### SRA Strategic Realty Advisors, LLC

#### AVAILABLE FOR SALE OR LEASE $\pm$ 2,860 SF **RESTAURANT WITH DRIVE-THRU**

Sales Price: **Rental Rate: TI Allowance: NNN Expense:** Min. Divisible: Max. Contiguous: Year Built: **Property Type: Property Sub-Type:** Zoning: Lot Size:

\$1,250,000 \$1,155,000 \$35.00/SF/YR Available \$9.50/SF/YR (Estimated) ±2,860 SF ±2,860 SF 2008 Restaurant QSR w/Drive-Thru **General Commercial** ±.915 Acres (39,857 SF)

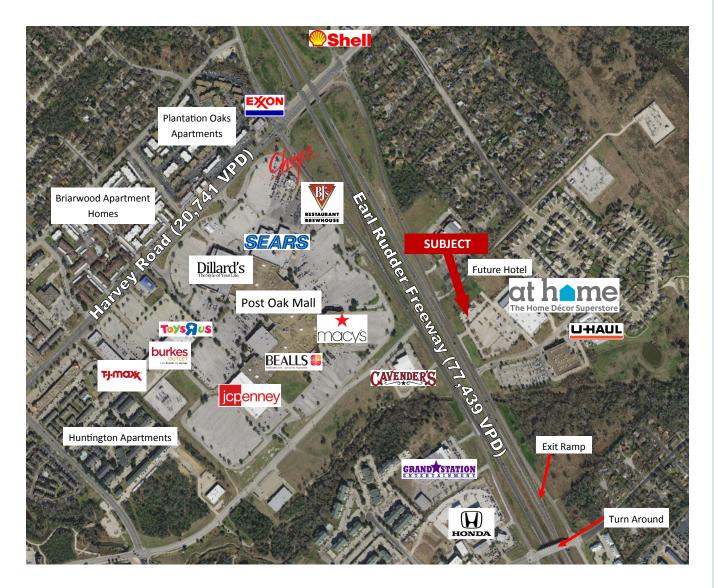
#### **Demographics 2017**

	1mile	3 miles	5 miles
Population	13,311	79,011	148,793
Households	5,938	30,419	58,601
Average HH Income	\$42,393	\$60,122	\$63,012

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COLLEGE STATION, TEXAS 77845

# Aerial Retail Map

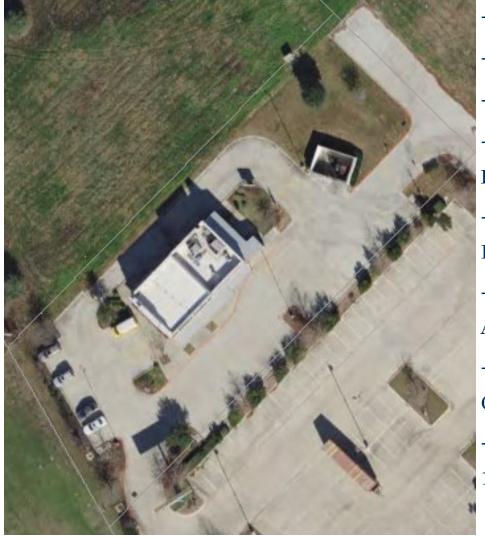


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# **Property Aerial**



-2,860 SF Building -.915 Acre Lot -Drive Thru -Fully Built Out Restaurant -Equipment and **Furnishings** Negotiable -Great Visibility and Access -Centrally Located in **College Station** -Anchored by over 115,000 SF of Retail

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