

# STAND ALONE QSR w/DRIVE-THRU—FOR SALE OR LEASE

2297 EARL RUDDER FREEWAY

TXSRA.COM

COLLEGE STATION, TEXAS 77845



PRICE REDUCTION

## AVAILABLE FOR SALE OR LEASE

### ± 2,860 SF

### RESTAURANT WITH DRIVE-THRU



SUBJECT

Sales Price:	<del>\$1,250,000</del> \$1,155,000
Rental Rate:	\$35.00/SF/YR
TI Allowance:	Available
NNN Expense:	\$9.50/SF/YR (Estimated)
Min. Divisible:	±2,860 SF
Max. Contiguous:	±2,860 SF
Year Built:	2008
Property Type:	Restaurant
Property Sub-Type:	QSR w/Drive-Thru
Zoning:	General Commercial
Lot Size:	± .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

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

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## 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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## *Photos*



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