



AVAILABLE IMMEDIATELY

- Freestanding 2,520 SF Restaurant on ±21,758 SF parcel
- Ground Lease
- Estimated Expenses \$50,565 yr. \$4,214/mo.
- Rent \$65,888 yr. \$5,856/mo.
- All in rent \$114k yr. \$9,538/mo.

PROPERTY HIGHLIGHTS

- Second-Generation QSR – existing infrastructure in place
- Highly Visible Location
- Ample On-Site Parking with easy ingress/egress

OPPORTUNITY OVERVIEW

- Plug-and-Play Restaurant Opportunity with existing kitchen layout and infrastructure
- Short-Term Flexibility (Through Sept 2027) – ideal for operators testing the market
- Ability to Backfill or Rebrand Quickly with minimal downtime

TRAFFIC COUNT

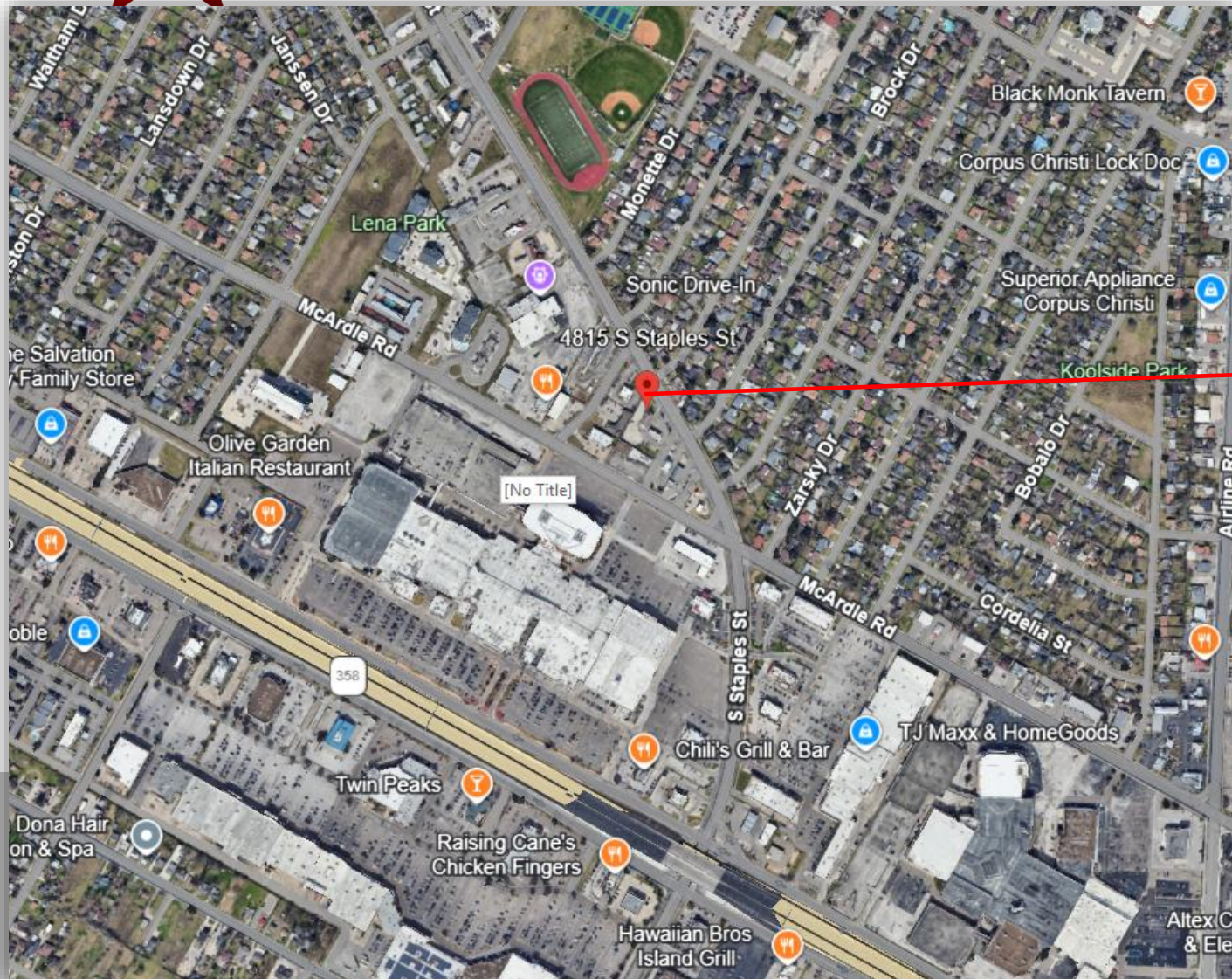
- 25k VPD

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INFORMATION**

Flexible deal paths





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DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	55,276	211,156	276,696
2025 Population	51,292	199,939	268,767
2030 Population Projection	50,333	197,172	266,671
Annual Growth 2020-2025	-1.4%	-1.1%	-0.6%
Annual Growth 2025-2030	-0.4%	-0.3%	-0.2%
Median Age	37.3	36.8	37.4
Bachelor's Degree or Higher	23%	24%	21%
U.S. Armed Forces	158	1,509	1,836

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$78,145	\$88,179	\$84,053
Median Household Income	\$59,564	\$68,654	\$63,964
< \$25,000	3,528	12,003	18,059
\$25,000 - 50,000	4,164	13,782	19,924
\$50,000 - 75,000	5,388	15,490	20,148
\$75,000 - 100,000	3,226	10,712	13,034
\$100,000 - 125,000	1,462	7,461	9,421
\$125,000 - 150,000	880	5,112	6,306
\$150,000 - 200,000	1,130	5,575	6,794
\$200,000+	1,077	4,924	6,117



