



OVERVIEW

- **Available:** Rare efficient ±1,965 SF second-generation restaurant, situated on ±0.34 acres, available for lease. Ideal for Restaurant users seeking a highly visible, turn-key opportunity.
- **Visibility & Access:** Prominent frontage along the **trafficked intersection** of E 14 Mile Road & Minnesota Rd (±29,000 VPD) offering excellent visibility, convenient ingress/egress, and ample on-site surface parking.
- **Retail Co-Tenancy:** Positioned within a dominant retail corridor fill with national tenancy, including Chipotle, Starbuck, TJ Max, the Oakland Mall, Michaels, amongst many others.

	1 MILE	3 MILES	5 MILES
POPULATION (2025)	8,287	108,955	296,399
HOUSEHOLDS (2025)	4,080	45,559	125,764
AVG HH INCOME	\$67,427	\$95,291	\$104,538
MEDIAN AGE	43.4	41.1	41.0

AREA RETAILERS



