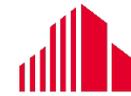


FREE-STANDING RESTAURANT - PRIME LOCATION

330 Clifty Drive

MADISON, IN 47250



CUSHMAN &
WAKEFIELD

Commercial Kentucky

For Sale or Lease - QSR Drive-Thru Opportunity

WHAT'S
NEXT
IN RETAIL

Perfect for QSR, Banking or Other Retail Uses



FREE-STANDING RESTAURANT
330 Clifty Drive
MADISON, IN 47250

PROPERTY HIGHLIGHTS

- +/-2,306 SF building with drive-thru
- 0.781-acre parcel with excellent access & circulation
- Drive-thru equipped for high-volume service
- Large pylon sign for maximum visibility
- Fully built-out kitchen to minimize start-up costs
- Built in 2019 - modern systems & design
- **High-traffic corridor - ADT 19,564**



NEIGHBORHOOD DEMOGRAPHICS



3 Miles

16,954

\$72,121

44

5 Miles

19,552

\$70,384

44

AERIAL



330 CLIFTY DRIVE

Madison, Indiana

For more information, please contact:

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