



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR LEASE

Strategically Located Restaurant Property

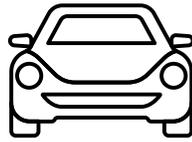
2718 S. Gilmer Rd. | Longview, TX 75604

LEASE SUMMARY



BUILDING SIZE

3,750 SF



TRAFFIC COUNT

2,488 VPD



PRICING

\$3,250/MO

LEASE DETAILS:

Property Overview:

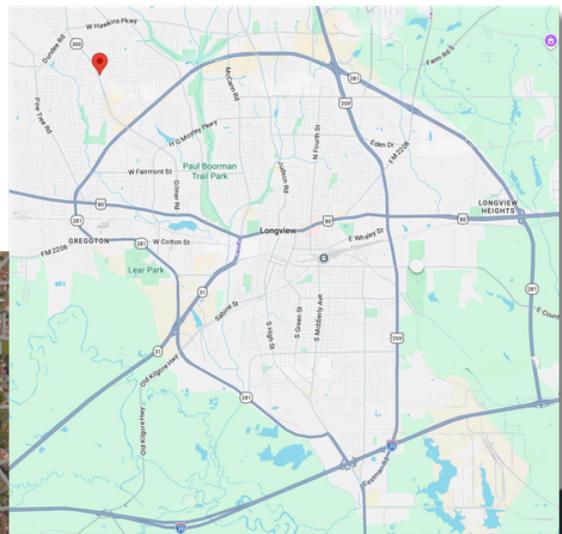
Presenting an excellent opportunity to lease a freestanding restaurant property located on high-visibility Gilmer Road in Longview, TX, surrounded by national retail users.

This site offers outstanding frontage, accessibility and ample parking for a full-service, casual dining, or quick-service operator.

The property features an approximately 3,750 SF restaurant building, nearly 1,000 SF of open patio space, and more than 30 dedicated parking spaces. The site provides flexibility for dine-in, outdoor seating, events, and strong customer flow.

Property Features:

- **Building size:** 3,750 SF
- **Lease rate:** \$3,250/month gross
- **Traffic count:** 2,488 vehicles per day





LEASE CONTACT:

Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com





KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	8,055	46,560	82,949
2030 Projected Population	7,699	44,803	80,727
2020 Census Population	7,942	45,696	81,567
2010 Census Population	8,064	44,169	78,615
Median Age	38.63	34.84	35.19
Population Density (/Square Mile)	2,564	1,647	1,056
2025 Estimated Households	3,265	18,560	32,450
2030 Estimated Households	3,136	17,908	31,662
2020 Census Households	3,316	18,705	32,399
2010 Census Households	3,327	17,929	30,467
Average household income	\$105,702	\$102,830	\$98,944
Median household income	\$73,607	\$70,412	\$69,196
Per capita income	\$42,888	\$41,123	\$38,867
High School Graduate	25.83%	26.50%	27.35%
Some College	28.43%	26.28%	26.30%
Associate Degree	9.49%	10.53%	9.66%
Bachelor's Degree	18.51%	17.65%	16.57%
Graduate or Professional Degree	10.63%	9.16%	8.32%
Total Establishments	420	2,787	5,094
Total Employees	3,229	21,525	41,202
Average Employees Per Business	7.70	7.72	8.09
Residential Population Per Business	19.20	16.71	16.28

