

Restaurant Lease Space at The Domain@Clear Creek

2,000
SQUARE FEET

\$2.07 /mo
RENT / SF

\$4,140
RENT

(254) 699-8300
www.johnreider.com

PROPERTY ADDRESS

2408 Clear Creek Road
105
Killeen, TX 76549

COMMERCIAL TYPE: **Retail** LEASE TYPE: **NNN**

AVAILABLE: **1/1/22**

DESCRIPTION

2408 Clear Creek Rd, Ste 108 - Killeen, Tx 76549

LOCATION : The Domain @ Clear Creek is located right across the street from the Advent Hospital campus, just down from the Texas A&M campus and just outside the Fort Hood Clear Creek Gate. The Domain also shares a campus with Clear Creek Medical Park which consists of approximately 40,000 sqft of medical and educational use tenants.

DESCRIPTION : Available January 1, 2021. Formerly a Subway sandwich shop this restaurant suite is 2,000+/- square feet with a large dining room, kitchen and storage area and 2 restrooms. Finishes include an exposed ceiling and duct work, tile flooring and attractive wall and trim décor. A new tenant will also benefit from a presence on the property's huge street side pylon sign and highly visible fascia. Traffic counts on Clear Creek Rd have exceeded 30,000 cars per day. This road is a main thoroughfare for Fort Hood, Texas A&M and Central Texas College Campus, Advent Hospital, Shoemaker High School, Killeen International Airport and is surrounded by homes.

RENT: Monthly Rent is based on \$1.65 psf base rent and \$0.42 psf NNN rent per month for a total of \$2.07 psf monthly or \$24.84 psf annually. Total rent is \$4,140.00 per month for a well-qualified applicant and a 3-5 year lease term.

- Zoning: B-5
- Building Square Footage: 14,350
- Neighborhood: NSW Clear Creek Addition
- Lease Type: NNN
- Also For Sale: No
- Street Frontage: 375+/-
- Flooring: Concrete Slab
- Restrooms: 1
- Offices: Specialty Restaurant
- Other Tenants: Boozy Beans, Kogi Bowl, Chloe Nails, AAA Vape, Subway, Top Donuts, Little Caesars and Texas Tonix.

JOHN REIDER PROPERTIES

RENTAL TERMS

Rent	\$4,140
Security Deposit	\$0
Application Fee	\$35

