

# TURNKEY RESTAURANT FOR LEASE

**1617 W POLK AVE**  
PHARR, TX 78577



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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**NAISTX**  
COMMERCIAL REAL ESTATE SERVICES WORKING

# PROPERTY OVERVIEW



Freestanding ±4,840 SF fully equipped restaurant available for lease in a high-traffic location in Pharr, TX. This second-generation space includes a complete commercial kitchen with smokers, bar area, furniture, fixtures, and equipment, as well as a spacious outdoor beer garden and patio seating.

This is a rare turnkey opportunity allowing an operator to significantly reduce startup costs and time to open compared to a traditional buildout.

### IDEAL FOR:

BBQ concepts, bar & grill, sports bar, or dining operators seeking a move-in-ready location with an established layout and outdoor beer garden component.

- 1,295 SF outdoor patio
- 675 SF smoker/ pit area
- hood system
- bar buildout
- tables/chairs
- patio furniture
- walk-in cooler
- Drive-Thru
- Outdoor storage container

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## Property Information

<b>Lease Rate:</b>	\$22.00/PSF/YR
<b>NNN:</b>	\$7.04 /PSF/YR
<b>Total (All-In)</b>	Approximately \$29.00/SF
<b>Estimated Monthly Rent (Base Rent + NNN):</b>	\$11,700/month
<b>Lot Size:</b>	±1.29 Acres
<b>Building Size:</b>	4,840 SF
<b>Year Built:</b>	2018
<b>Zoning:</b>	Heavy Commercial
<b>Taxes:</b>	\$25,044
<b>Parking Spaces</b>	86 Spaces Available
<b>Traffic Count:</b>	26,527 VPD
<b>Cross Streets:</b>	W Polk Ave   N Jackson Rd
<b>County ID:</b>	116502

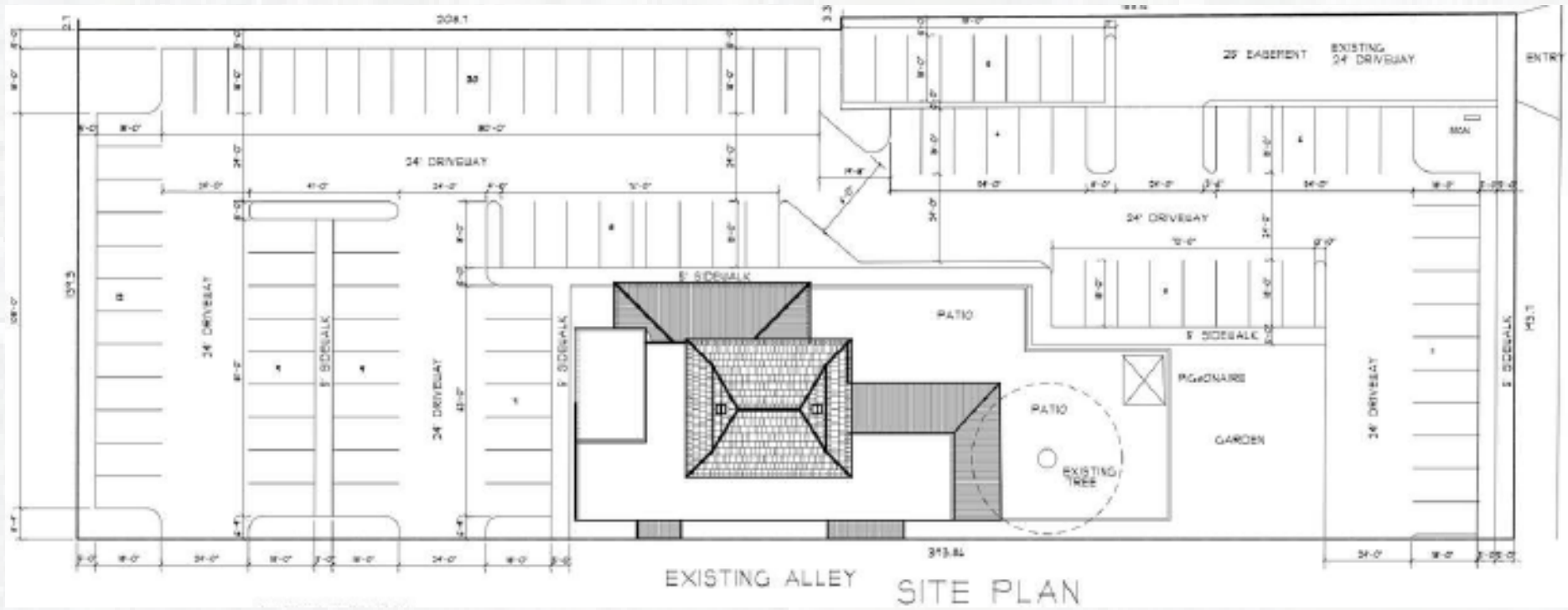
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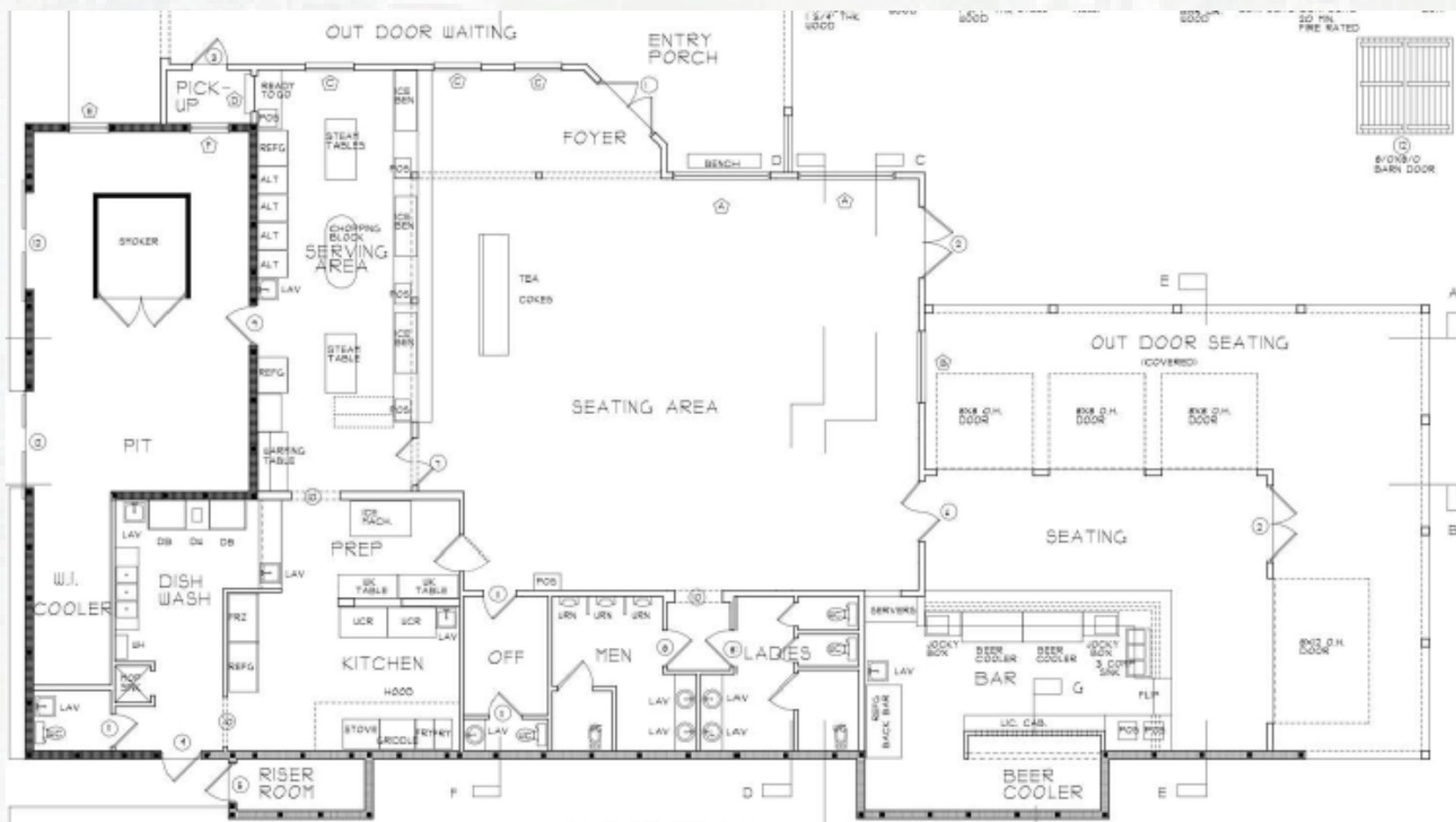
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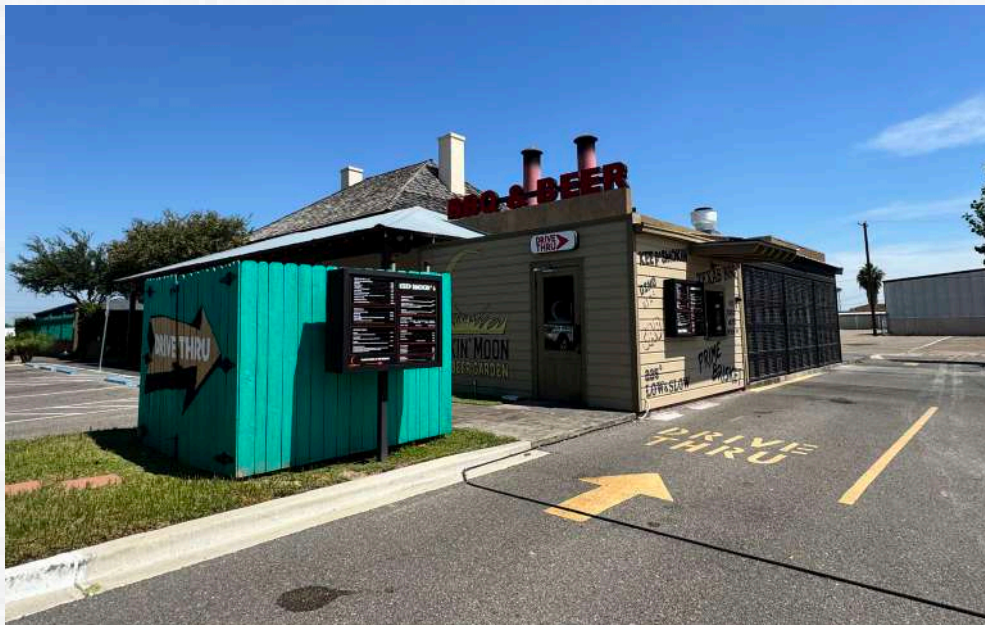
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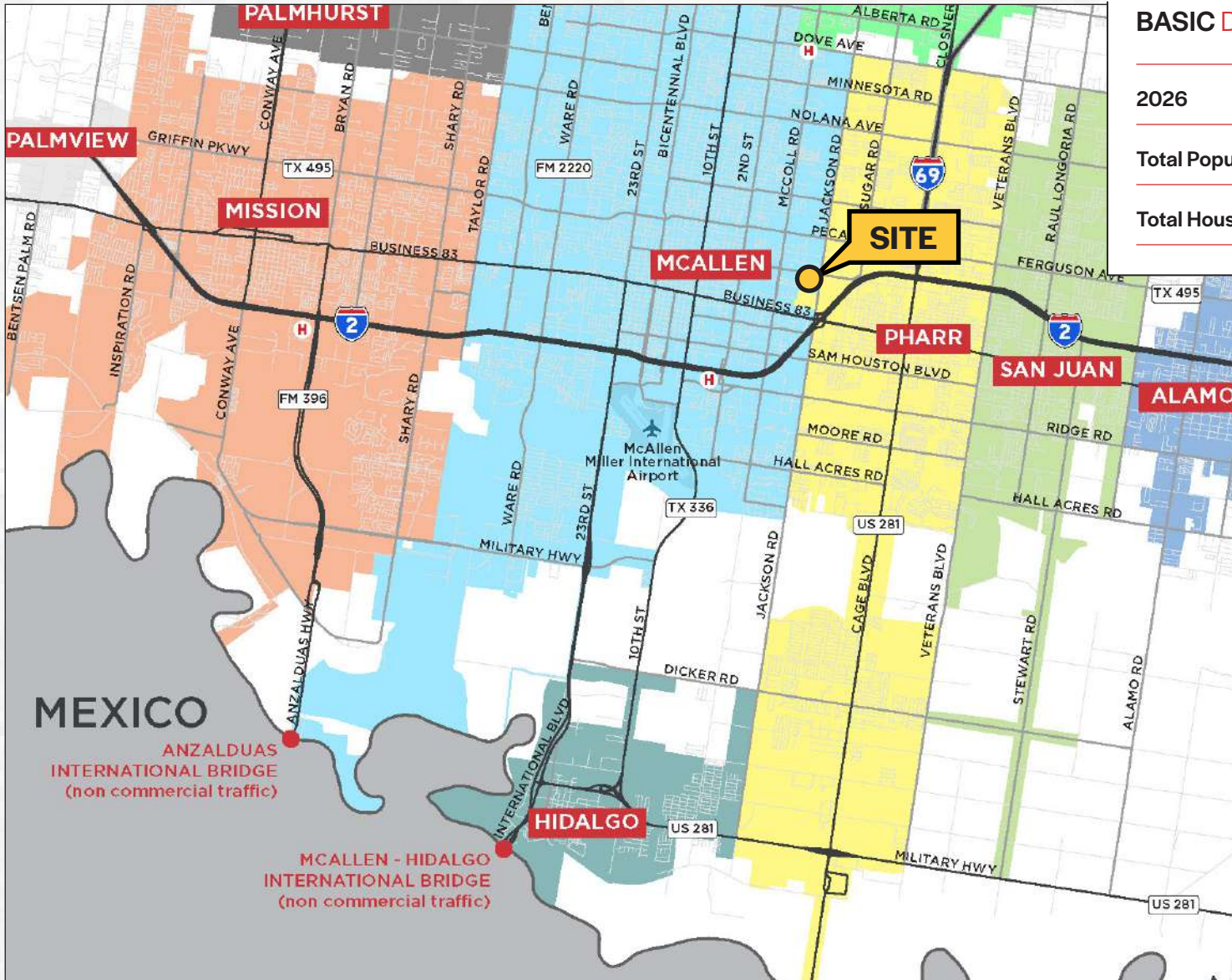
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**BASIC DEMOGRAPHICS**

2026	1 Mile	3 Mile	5 Mile
<b>Total Population</b>	9,623	103,093	236,617
<b>Total Households</b>	3,174	35,742	77,373

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