

Retail For Lease

Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

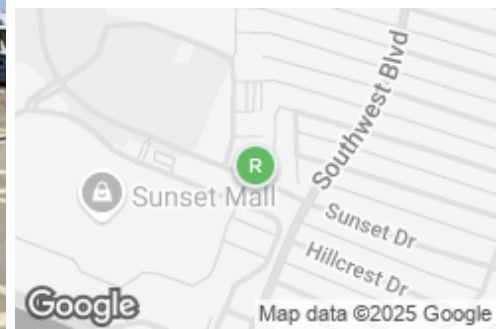
Former Red Lobster SALE/LEASE

3909 Sunset Drive , San Angelo, TX, 76904

Retail: Restaurant For Lease

Prepared on January 24, 2025

1 of 1 Listings



Listing Details | Retail For Lease

Suite	-
Sublease	-
Total Available Space	7,872 SF
Min Div/Max Contig	7,872 SF
Asking Rate	\$23.00 Annual/SF
Monthly Rate	\$15,088
Lease Type	NNN
Expenses	-
Signage	On Building & Free-Standing

Show Instructions	Call broker
Annual Taxes	\$19,376 in 2024
Vacant	Yes
Available Date	Now
Days On Market	4 days
Date Listed	1/20/2025
Last Modified	1/23/2025
Listing ID	41796620
Parking Spaces	-

Description

Former Red Lobster Restaurant located at the signalized intersection of Sunset Dr and Southwest Ave, available For Sale or Lease. This is a 7,872 sqft Freestanding Restaurant on 1.3 acre outparcel to Sunset Mall. Concrete parking lot with 69 spaces and additional use of the Sunset Mall parking lots. The restaurant is divided into a bar area and main dining plus kitchen with multiple coolers and freezers. The FF&E left inside is included, condition of kitchen equipment is unknown.

Property Features

Location Details

Address	3909 Sunset Drive , San Angelo, TX, 7...
Zoning	CG/CH
County	Tom Green

Parcels	R000002157
Name	Red Lobster

Building Details

Sub Type	Restaurant
Building Status	Existing
Building Size	8,062 SF
Land Size	1.3 Acres / 56,497 SF
Number of Buildings	1
Number of Floors	1

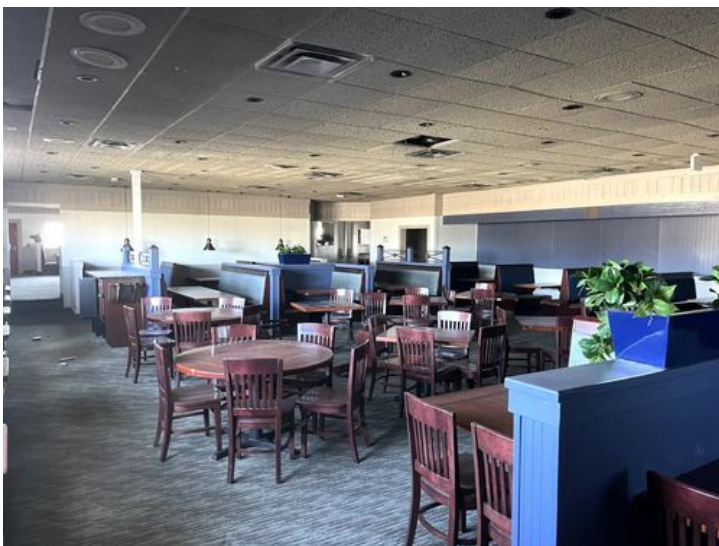
Year Built	1984
Primary Constr. Type	Framed
Occupancy Type	Single Tenant
Parking Spaces	69
Parking Ratio	-
Floor Size	7,557 SF

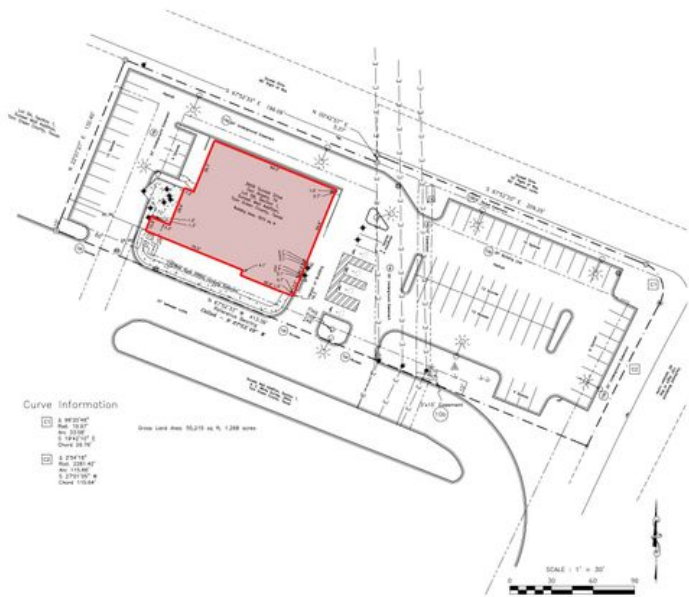
Property Listings

2 Listings | 7,872 SF | Negotiable

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Restaurant	-	7,872 SF	\$2,300,000	Now
For Lease	-	Restaurant	-	7,872 SF	\$23.00 Annual/SF NNN	Now

Additional Photos





Contact



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