

Property Highlights

- **Sale Price: \$780,000**
- ±7,300 SF Freestanding Building on 0.9789 AC Lot
- 2nd Generation Restaurant Building
- Great visibility with frontage on S Shackelford Road
- Located just south of W Markham Street and one block west of I-430
- Easy access to I-430 & I-630

Traffic Counts

W Markham St	27,000 VPD (ARDOT '23)
S Shackelford St	25,000 VPD (ARDOT '23)
Interstate 430	96,000 VPD (ARDOT '23)

Demographics

	1 Mile	3 Mile	5 Mile
2024 Population	6,418	74,491	132,767
Daytime Population	20,017	82,036	171,500
Average HH Income	\$70,064	\$104,348	\$108,666

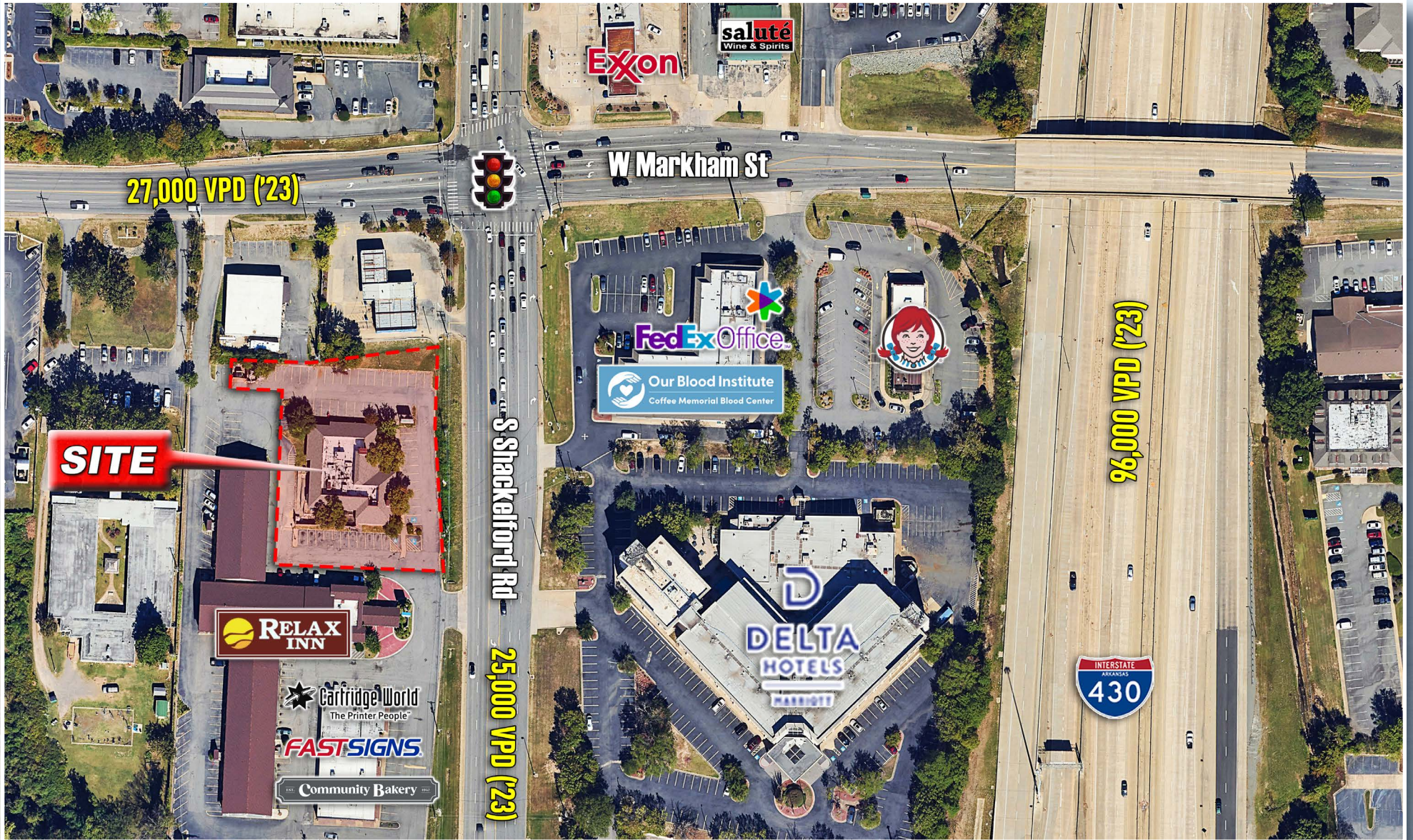


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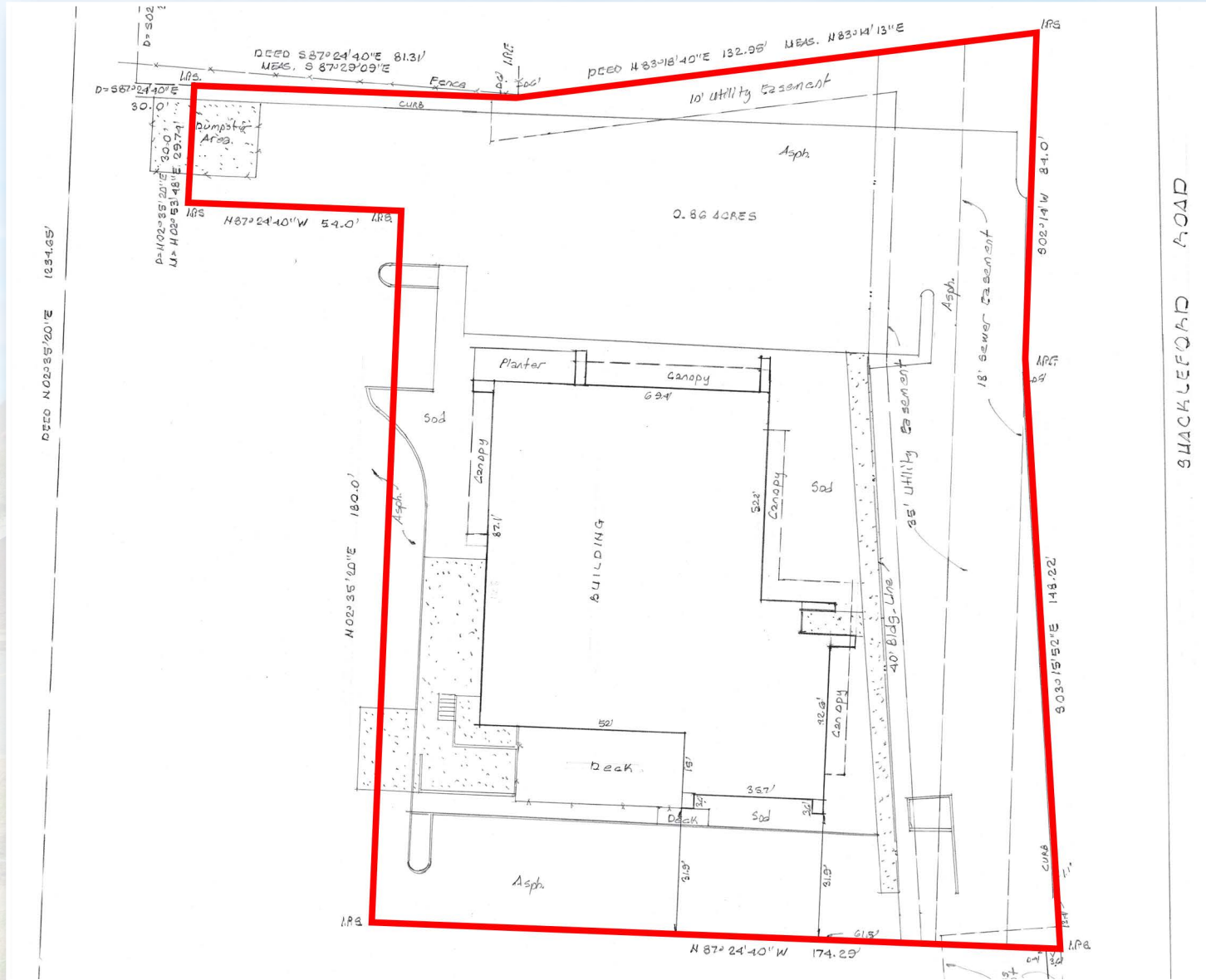
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