



# Freestanding 2nd Gen Restaurant

93 Walker Street Gadsden, AL 35904



## FOR LEASE

### Property Highlights

- Freestanding 2nd generation restaurant – former Mexican concept with existing infrastructure in place, allowing for reduced buildout costs and faster time to open
- Prime location directly across from Walmart Supercenter, generating strong daily traffic and excellent visibility
- Positioned within a rapidly growing trade area with recent retail and commercial development driving increased consumer demand
- High-exposure site with convenient access and ample parking, ideal for dine-in, takeout, or drive-thru conversion
- Strong co-tenancy and traffic drivers in immediate vicinity supporting consistent customer flow



SQ FT  
+/- 6,376



TRAFFIC  
21,201 VPD



ACCESS  
I-59

### Demographics

	3 mile	5 mile	10 mile
Population	10,894	32,547	80,439
Households	4,458	13,602	33,215
Med HH Income	\$58,080	\$56,523	\$59,529

IN COOPERATION WITH:



Joe Strauss, CCIM [jstrauss@retailspecialists.com](mailto:jstrauss@retailspecialists.com) 205.393.3215

Walker Reich [walker@retailspecialists.com](mailto:walker@retailspecialists.com) 205.441.9981

Clay Craft [ccraft@retailspecialists.com](mailto:ccraft@retailspecialists.com) 205.516.3204

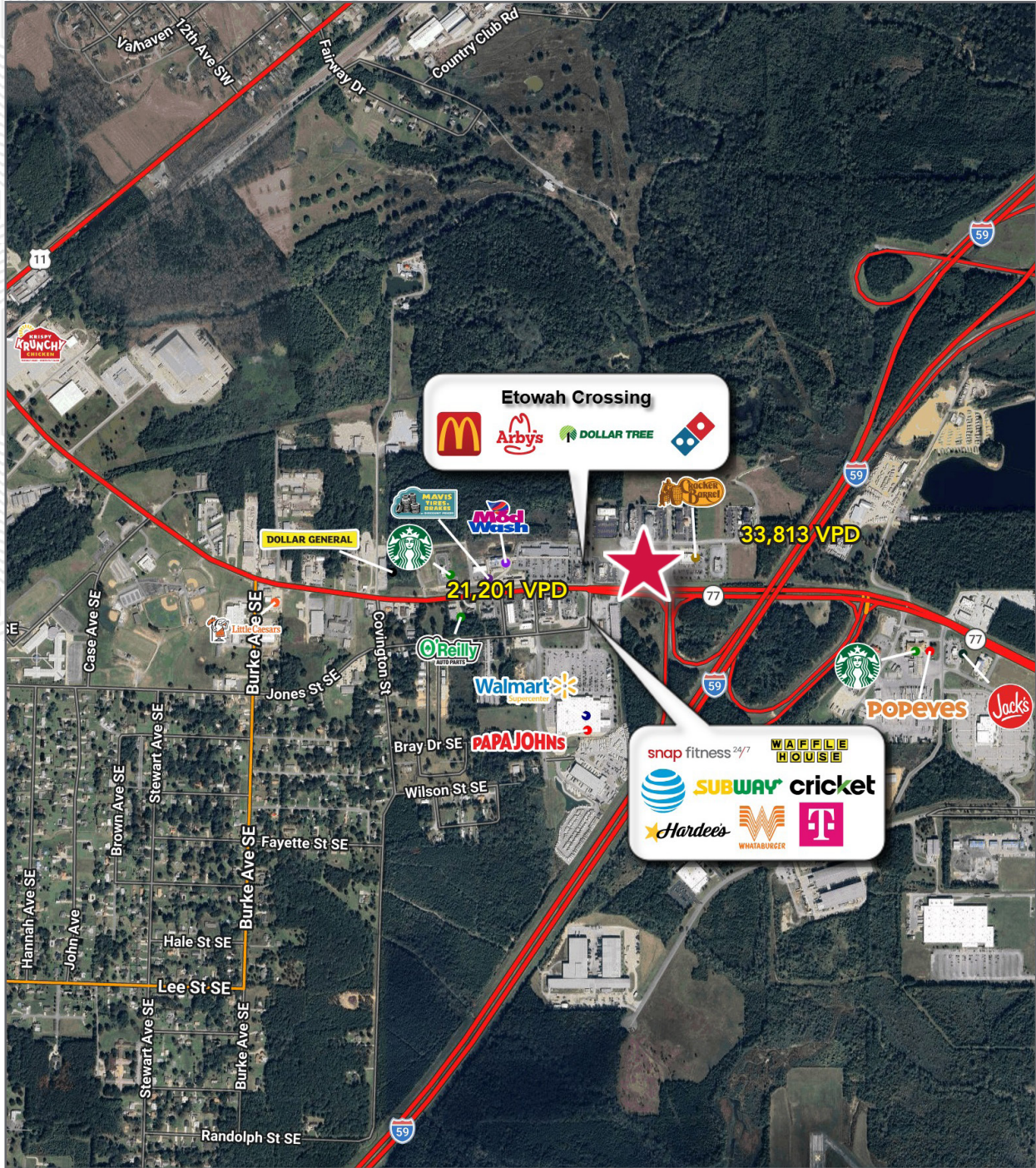


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# Restaurant Space

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## Market Aerial



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Joe Strauss, CCIM [jstrauss@retailspecialists.com](mailto:jstrauss@retailspecialists.com) 205.393.3215

Walker Reich [walker@retailspecialists.com](mailto:walker@retailspecialists.com) 205.441.9981

Clay Craft [ccraft@retailspecialists.com](mailto:ccraft@retailspecialists.com) 205.516.3204