

14,679 VPD



FOR SUBLEASE

Second Generation Restaurant

518 E Main Street | Fredericksburg, TX

Elk St

Main St

Second Generation Restaurant

518 E Main Street | Fredericksburg, TX



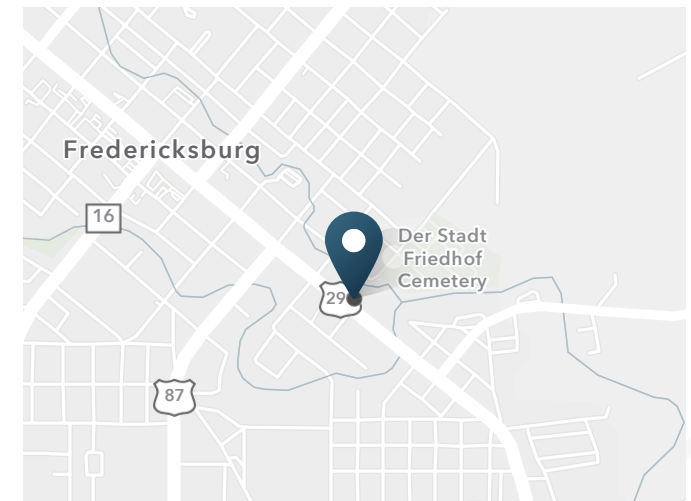
5,494± SF
Available

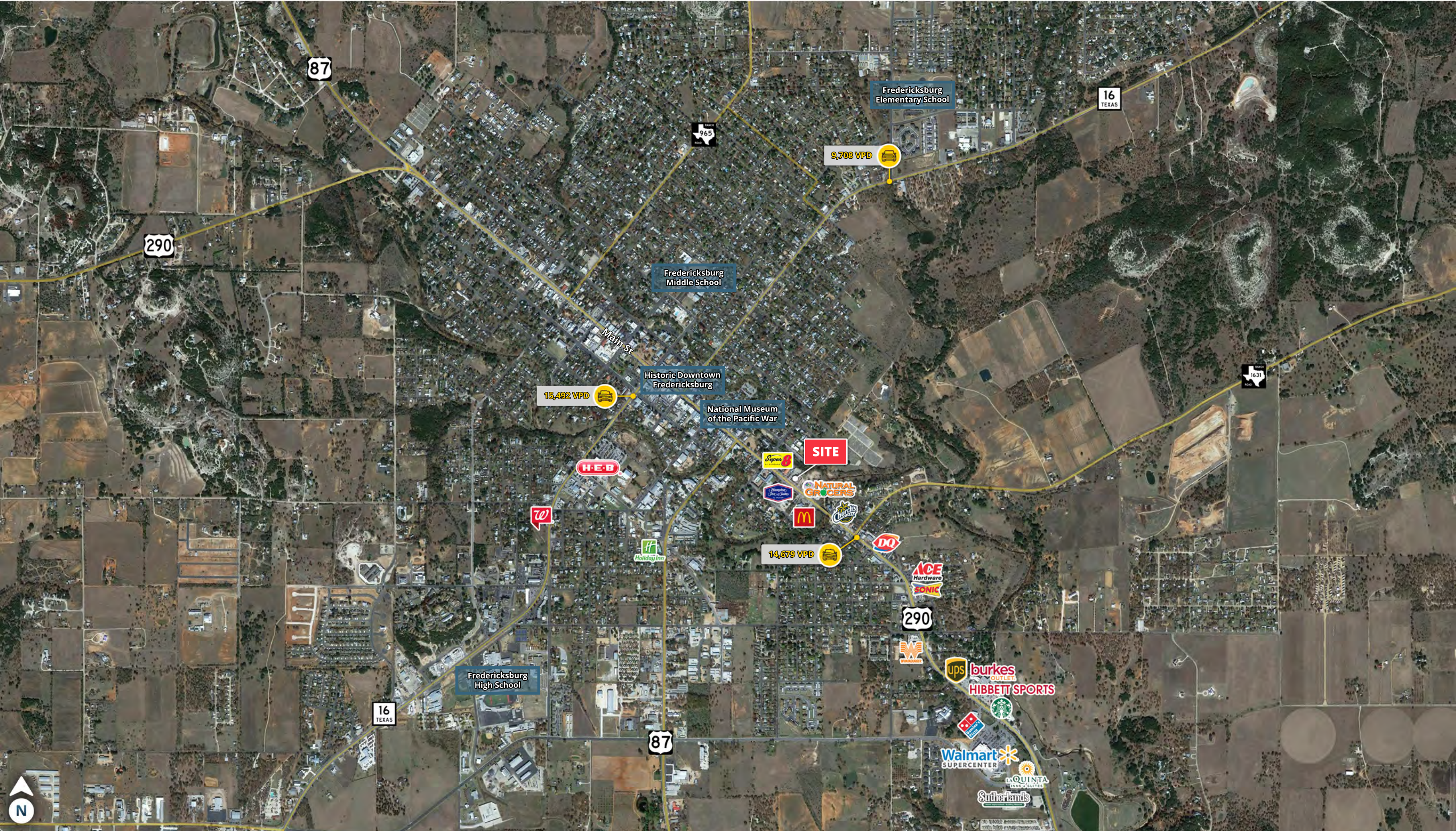
1.008± AC
Land

\$90K per yr
"As-Is"
Lease Rate

ABOUT THE PROPERTY

- The location contains 5,494 SF (GCAD) and is located on the edge of the main downtown business area
- Some of the kitchen equipment and FF&E remain on the location and may be included
- There are three major hotels in the same block
- The site offers approximately 70 off-street parking spaces
- Lease expires 11.30.2025







14,679 VPD

Panda
Chinese Restaurant & Sushi Bar

Mamacita's
MEXICAN RESTAURANT

Super 8
BY WYNDHAM

Sunday House
INN

SITE

Hampton
Inn & Suites
by HILTON

DOLLAR GENERAL

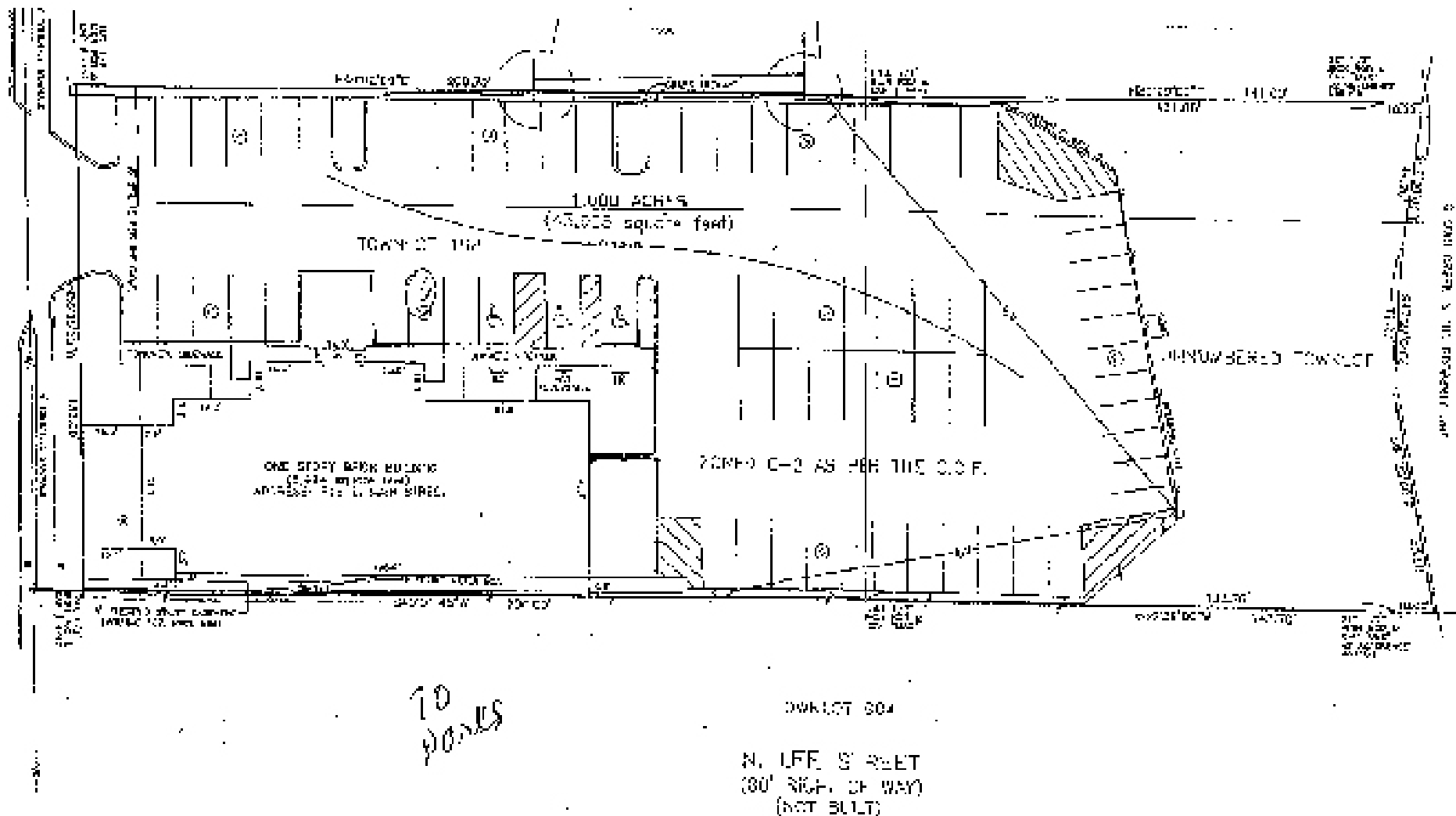
NATURAL
GROCERS

TEXAS REGIONAL BANK



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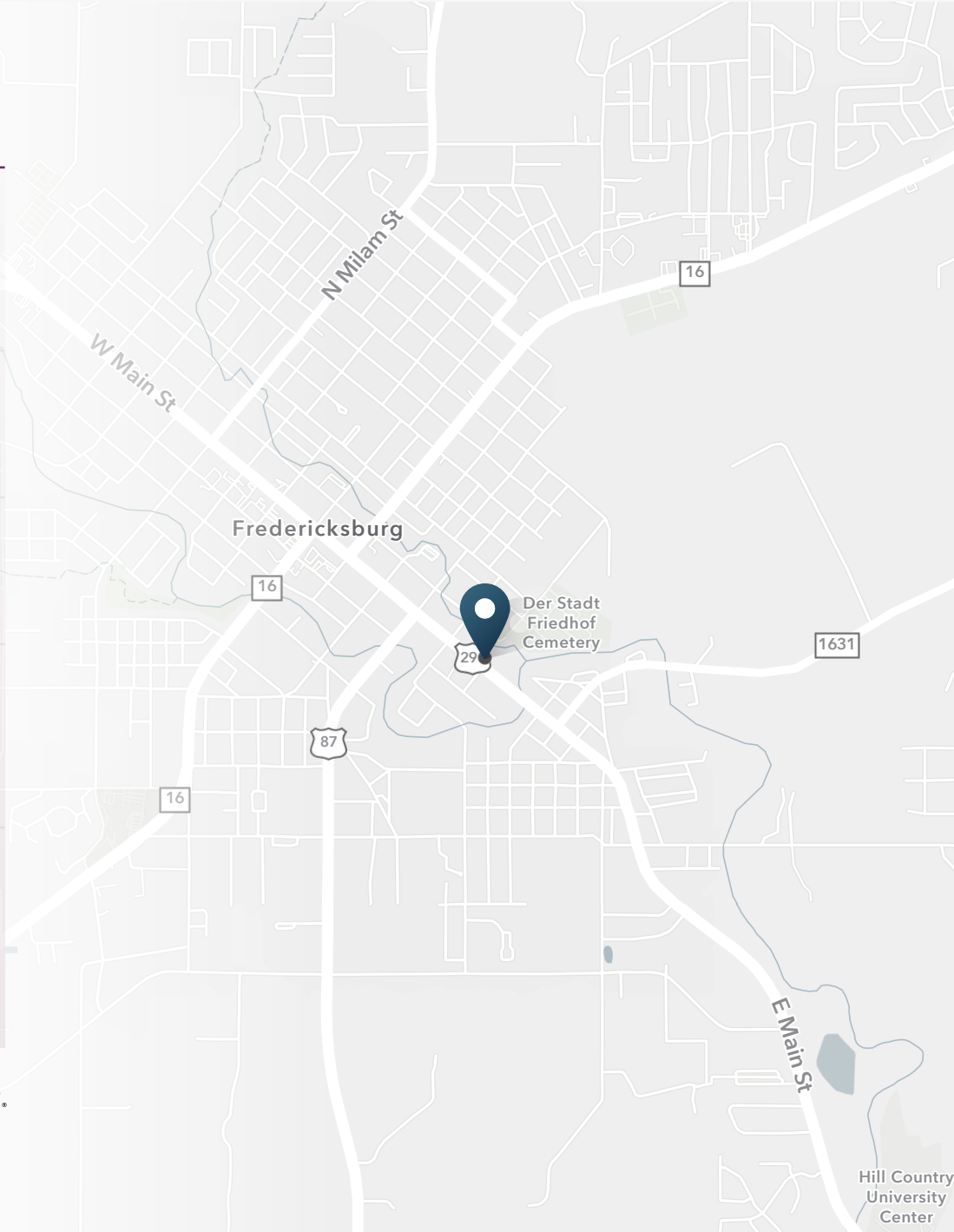
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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2022 Estimated Population	3,776	13,423	15,452
2027 Projected Population	3,883	13,766	15,887
Projected Annual Growth 2022 to 2027	0.56%	0.51%	0.56%
Daytime Population			
2022 Total Daytime Population	7,268	16,897	18,657
2022 Est. Total Employees	5,214	10,049	10,807
Income			
2022 Est. Average Household Income	\$91,837	\$97,407	\$97,788
2022 Est. Median Household Income	\$56,777	\$68,391	\$68,793
Households & Growth			
2022 Estimated Households	1,745	5,826	6,608
2027 Projected Households	1,792	5,987	6,809
Projected Annual Growth 2022 to 2027	0.53%	0.55%	0.60%
Race & Ethnicity			
2022 Est. White	69.0%	75.7%	75.9%
2022 Est. Black or African American	0.8%	0.5%	0.5%
2022 Est. Asian	1.1%	0.7%	0.7%
2022 Est. American Indian or Native Alaskan	0.8%	0.7%	0.7%
2022 Est. Pacific Islander	0.0%	0.0%	0.0%
2022 Est. Hispanic	32.2%	25.7%	25.5%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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