

6732 FOREST HILL DRIVE

2ND GENERATION RESTAURANT FOR LEASE



PROPERTY DESCRIPTION

- * Fully equipped kitchen infrastructure with vent hood, grease trap and plumbing in place.
- * Existing dining area and service counter ideal for dine-in, carryout, or quick-service concepts
- * Prominent visibility along Forest Hill Dr with strong daily traffic counts
- * Ample shared parking and easy access from Hwy I-20
- * Anchored by Fitness Connection
- * Surrounded by established neighborhoods and anchored by complementary retail and food businesses.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,620 SF
Building Size:	1,620 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,390	19,401	67,855
Total Population	10,904	64,162	212,442
Average HH Income	\$69,105	\$67,941	\$73,844

MIMI TRAN

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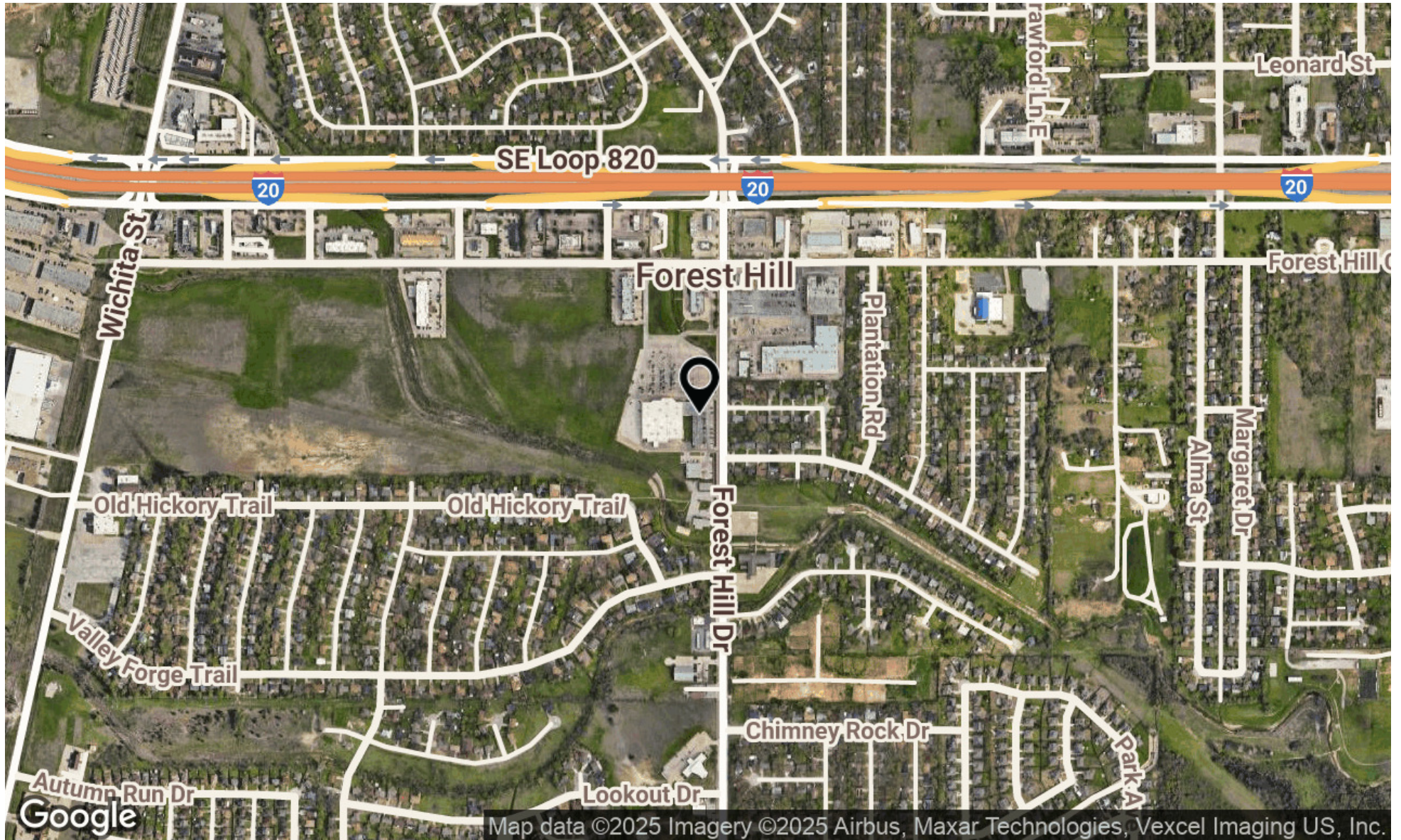
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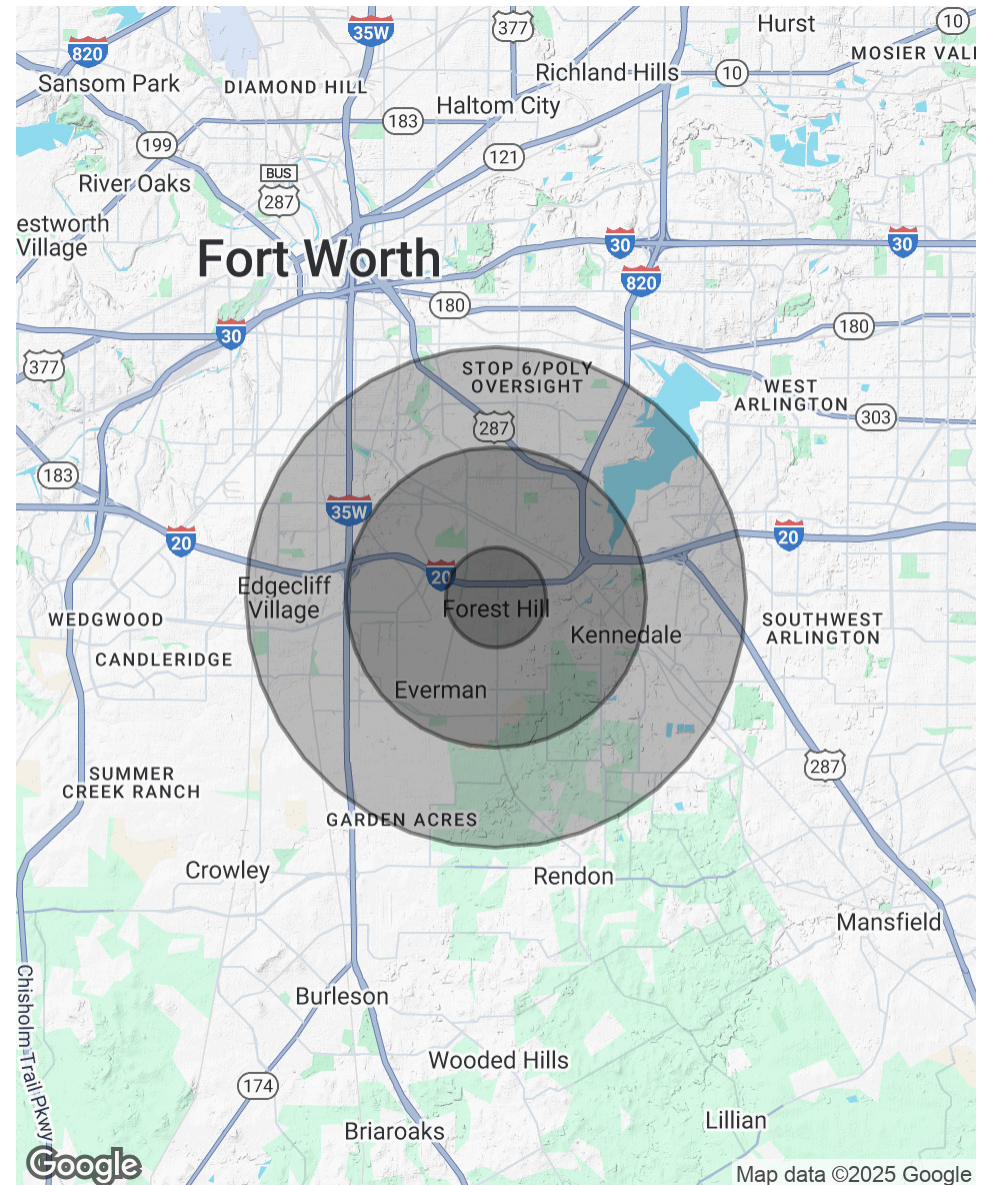
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,904	64,162	212,442
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	38	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,390	19,401	67,855
# of Persons per HH	3.2	3.3	3.1
Average HH Income	\$69,105	\$67,941	\$73,844
Average House Value	\$192,571	\$185,905	\$222,427

Demographics data derived from AlphaMap



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