



PROPERTY OVERVIEW

- » Second-generation restaurant for sale or lease: 1,467 SF plus patio seating (possibility of recapturing additional space for up to 2,246 SF)
- » Preliminary approval for drive-thru
- » Located in Sanford on S. French Avenue, just north of W. 25th Street
- » Site has 49 feet of frontage along S. French Ave., with a daily traffic volume of 25,000 vehicles
- » 40 dedicated parking spaces
- » Space includes: 2 walk-in coolers, 1 walk-in freezer, a proofer, pizza oven, a 2-well fryer, a 2-door refrigerator, an 8-foot hot bar, and a 750-gallon grease trap

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,923	61,564	103,857
Households	3,665	23,666	40,139
Daytime Pop.	5,190	40,955	81,103
Ave. HH Income	\$95,170	\$89,142	\$101,390



