

**SALE**

## 2nd Gen Restaurant

**218 W WALNUT ST**

Celina, TX 75009

**PRESENTED BY:**

**NATHAN TUNE**

O: 940.381.2220

nathan.tune@svn.com

**BRAD TYNDALL**

O: 940.381.2220

brad.tyndall@svn.com



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,750,000
<b>LOT SIZE:</b>	21,761 SF
<b>BUILDING SIZE:</b>	5,877 SF

#### NATHAN TUNE

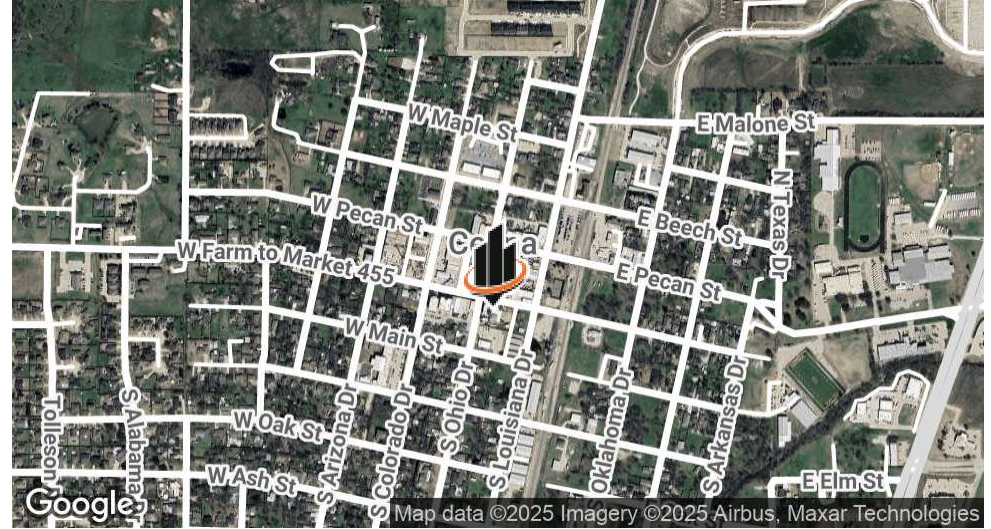
O: 940.381.2220

nathan.tune@svn.com

#### BRAD TYNDALL

O: 940.381.2220

brad.tyndall@svn.com



### PROPERTY DESCRIPTION

This Second-Generation turnkey restaurant is located in the heart of Downtown Celina, TX. This property has an enclosed patio space and a large outdoor area with a stage.

### LOCATION DESCRIPTION

Immerse your restaurant business in the charm of downtown Celina! Just steps from the property, discover a welcoming community with a lively mix of local shops, dining, and entertainment. The area boasts a rich history, evident in its well-preserved historic buildings and inviting streetscape. Nearby, residents and visitors enjoy the green space of Old Celina Park, perfect for outdoor events and family gatherings. Experience the small-town hospitality and foot traffic that make Celina an ideal location for your restaurant venture. This location offers the perfect blend of community appeal and commercial opportunity for your business.



## DOWNTOWN CELINA AERIAL



**NATHAN TUNE**

O: 940.381.2220

nathan.tune@svn.com

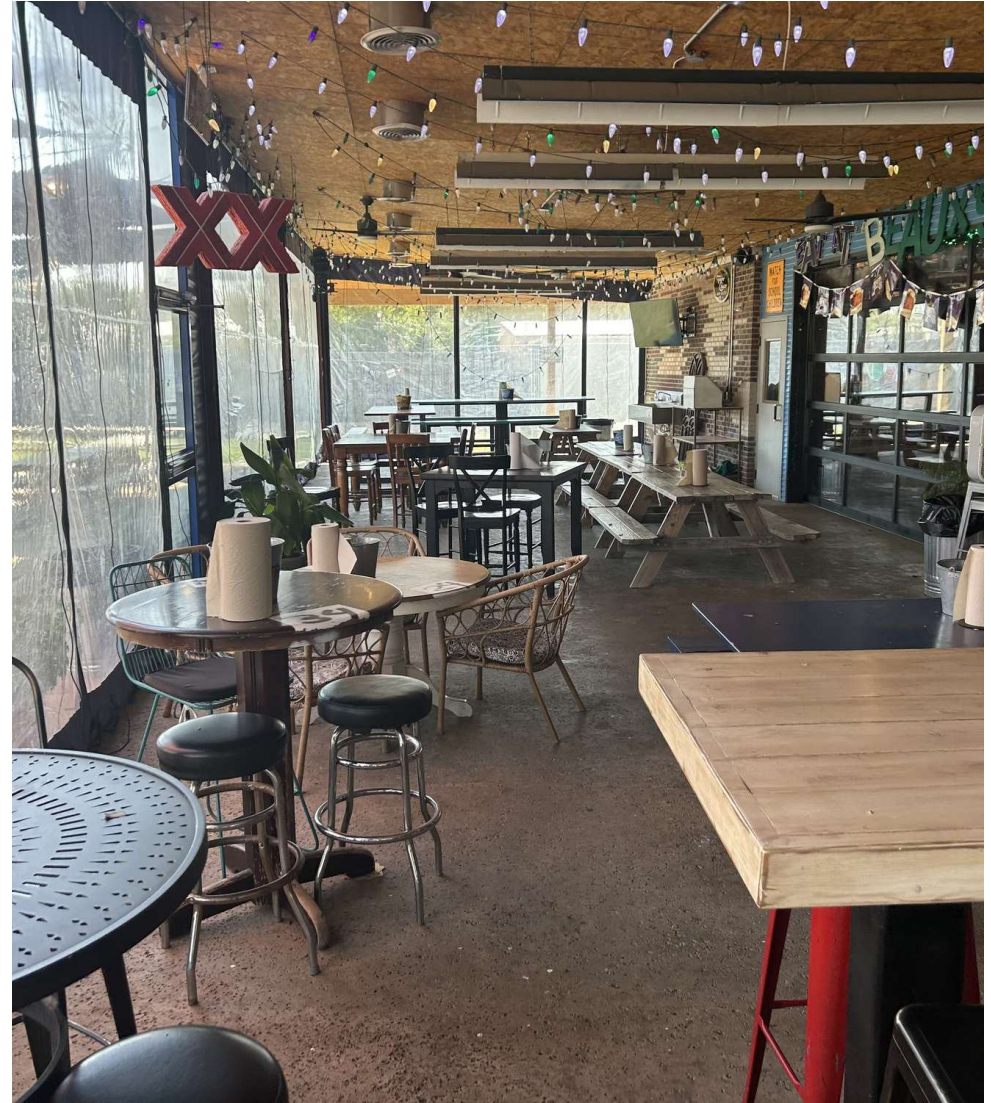
**BRAD TYNDALL**

O: 940.381.2220

brad.tyndall@svn.com



## OUTDOOR PATIO & SEATING



**NATHAN TUNE**

O: 940.381.2220

nathan.tune@svn.com

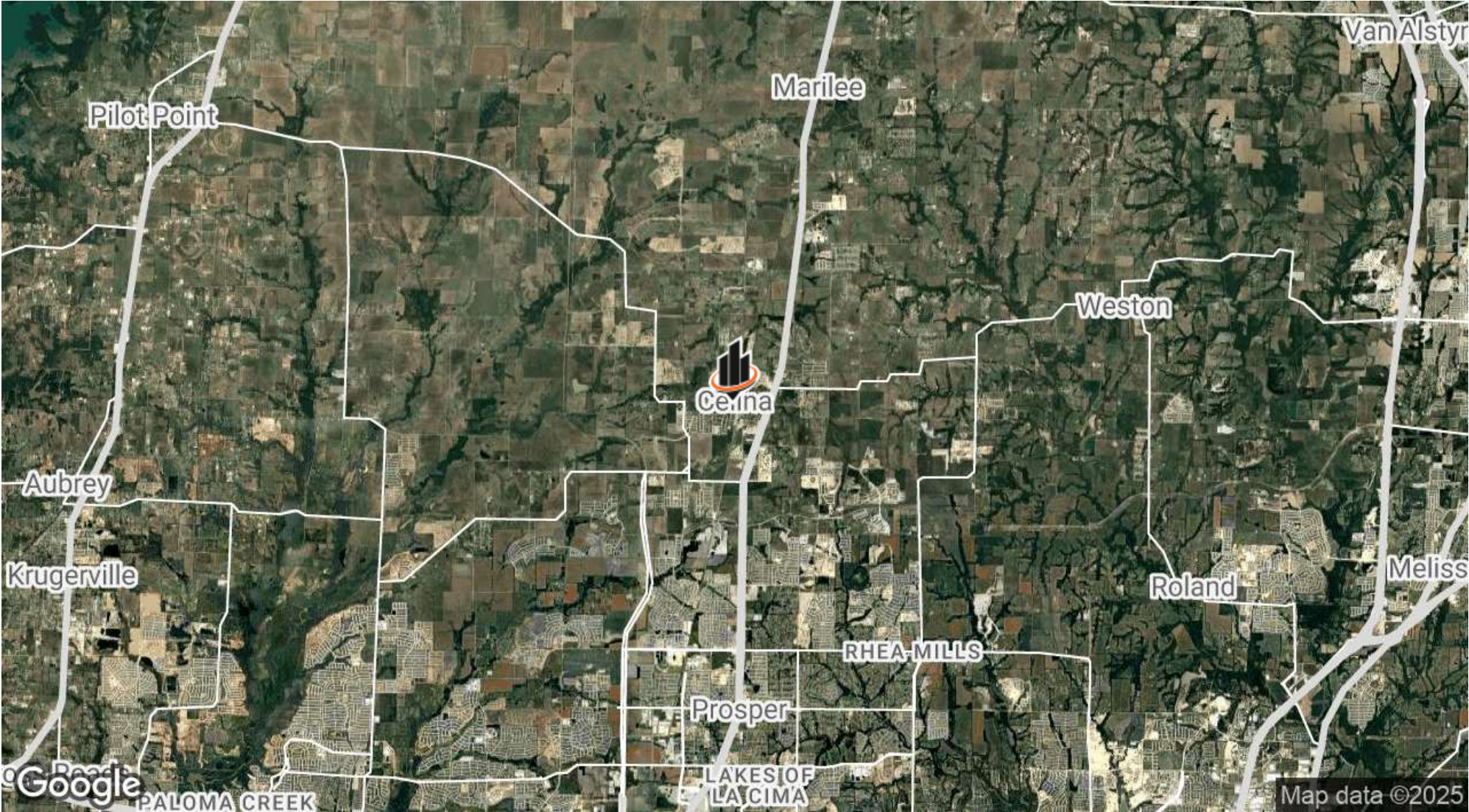
**BRAD TYNDALL**

O: 940.381.2220

brad.tyndall@svn.com



LOCATION MAP



**NATHAN TUNE**

O: 940.381.2220  
nathan.tune@svn.com

**BRAD TYNDALL**

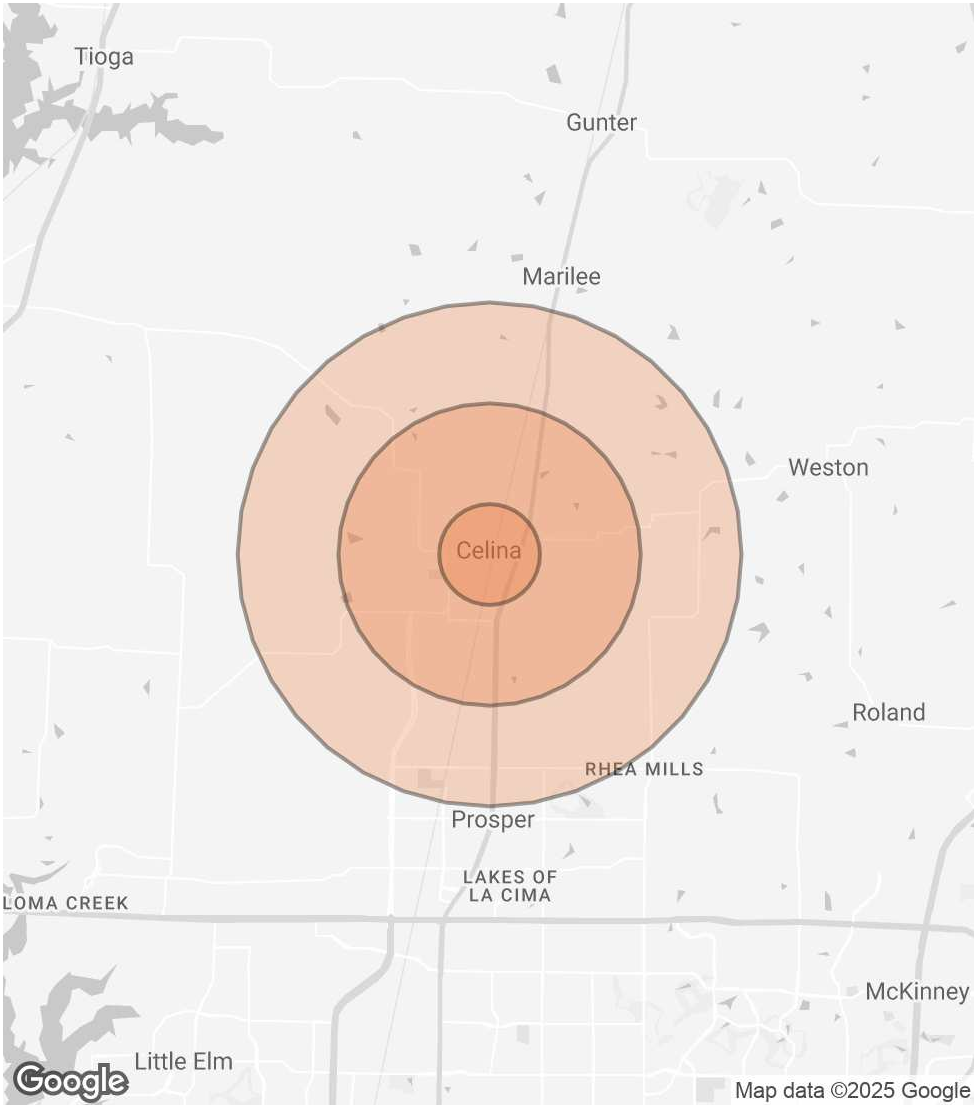
O: 940.381.2220  
brad.tyndall@svn.com

# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,662	10,609	32,634
AVERAGE AGE	36	35	34
AVERAGE AGE (MALE)	35	34	34
AVERAGE AGE (FEMALE)	37	36	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,177	3,239	9,725
# OF PERSONS PER HH	3.1	3.3	3.4
AVERAGE HH INCOME	\$113,768	\$148,127	\$192,081
AVERAGE HOUSE VALUE	\$558,400	\$544,534	\$628,962

Demographics data derived from AlphaMap



<b>NATHAN TUNE</b>	<b>BRAD TYNDALL</b>
O: 940.381.2220	O: 940.381.2220
nathan.tune@svn.com	brad.tyndall@svn.com



LISTING CONTACTS



NATHAN TUNE

Senior Advisor

**Direct:** 940.381.2220 **Cell:** 214.578.3361  
nathan.tune@svn.com



BRAD TYNDALL

Senior Advisor

**Direct:** 940.381.2220 **Cell:** 682.553.3766  
brad.tyndall@svn.com

NATHAN TUNE

O: 940.381.2220  
nathan.tune@svn.com

BRAD TYNDALL

O: 940.381.2220  
brad.tyndall@svn.com



