

**LEASE**

## 2nd Gen Restaurant

**218 W WALNUT ST**

Celina, TX 75009

**PRESENTED BY:**

**NATHAN TUNE**

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**BRAD TYNDALL**

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PROPERTY SUMMARY



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.

NATHAN TUNE

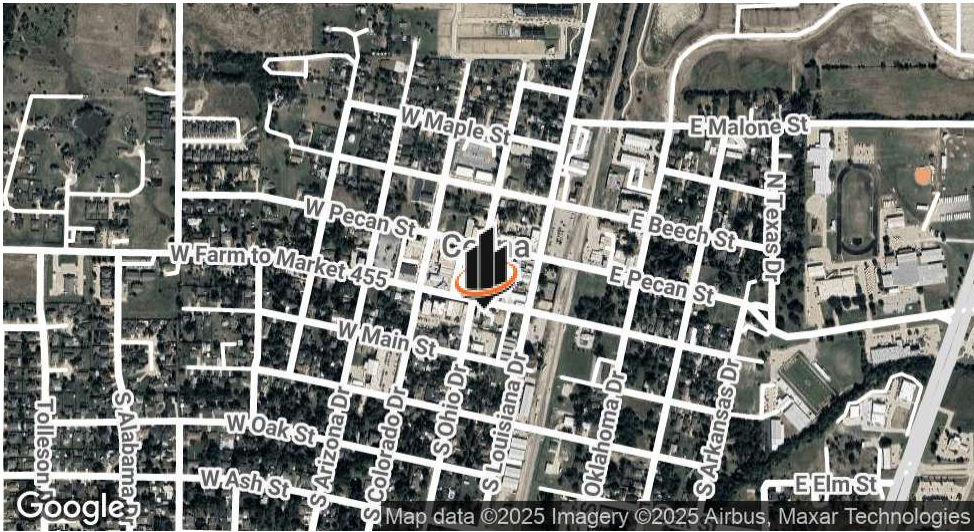
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PROPERTY DESCRIPTION

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.

OFFERING SUMMARY

LEASE RATE:	Call for pricing
AVAILABLE SF:	5,877 SF
LOT SIZE:	21,761 SF
BUILDING SIZE:	5,877 SF



## DOWNTOWN CELINA AERIAL



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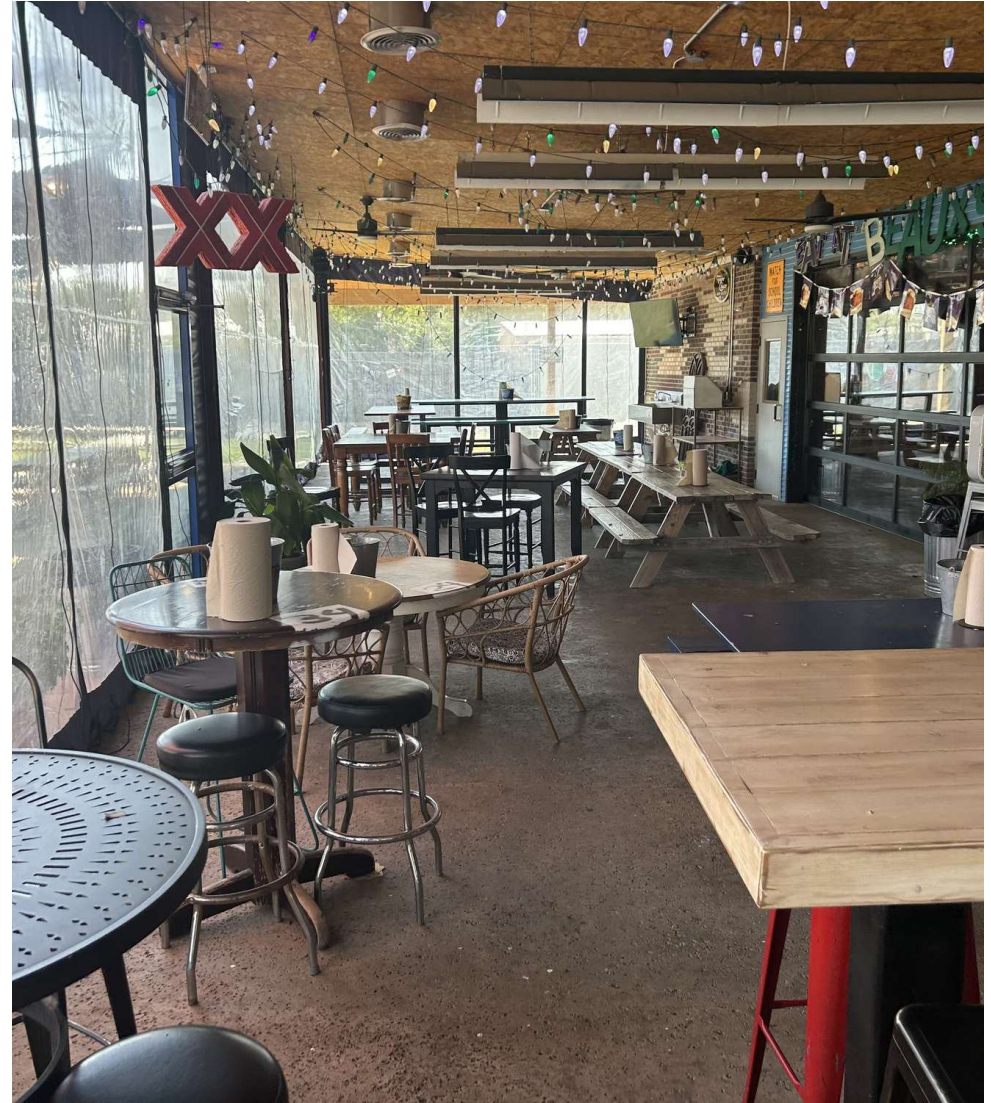
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## OUTDOOR PATIO & SEATING



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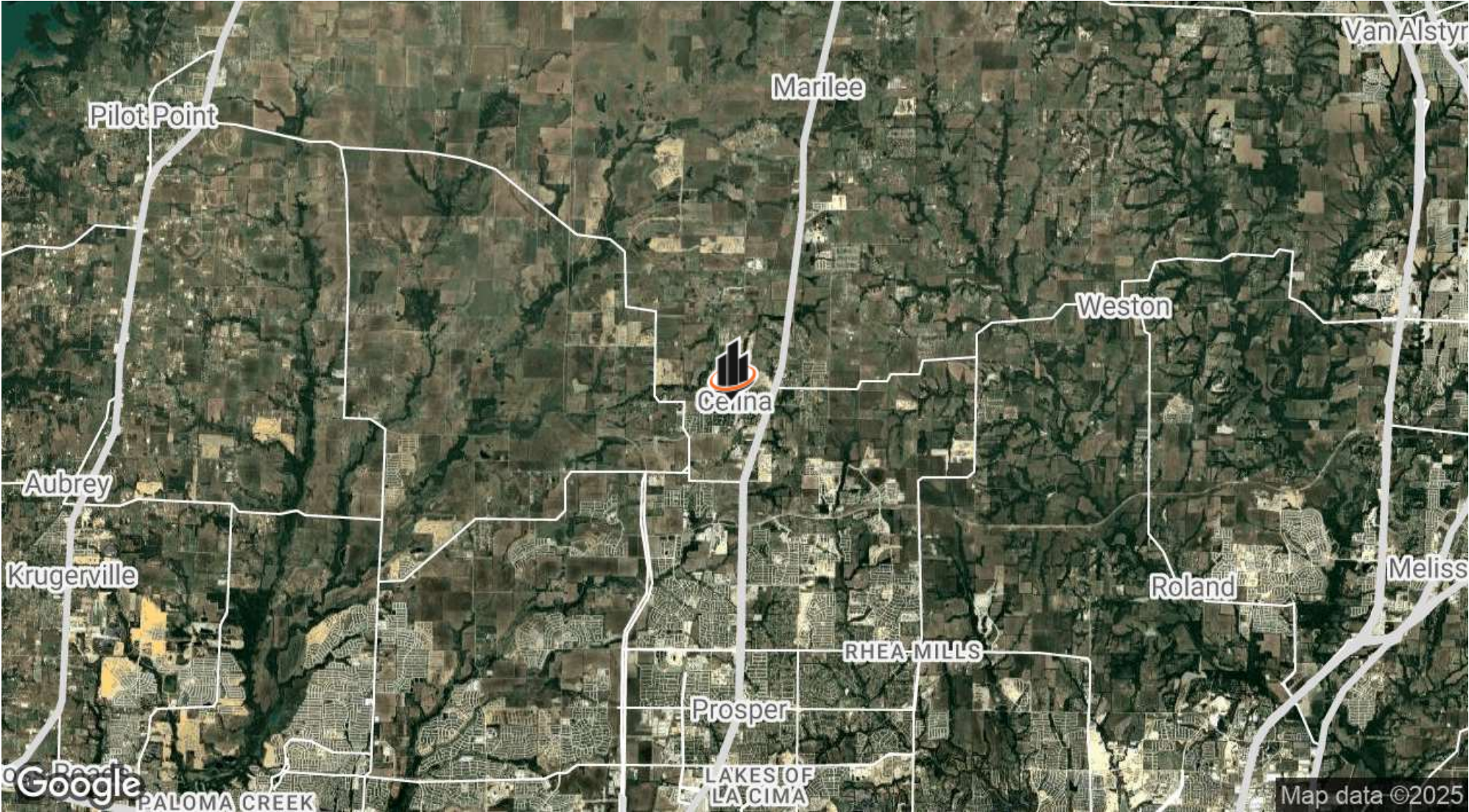
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LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

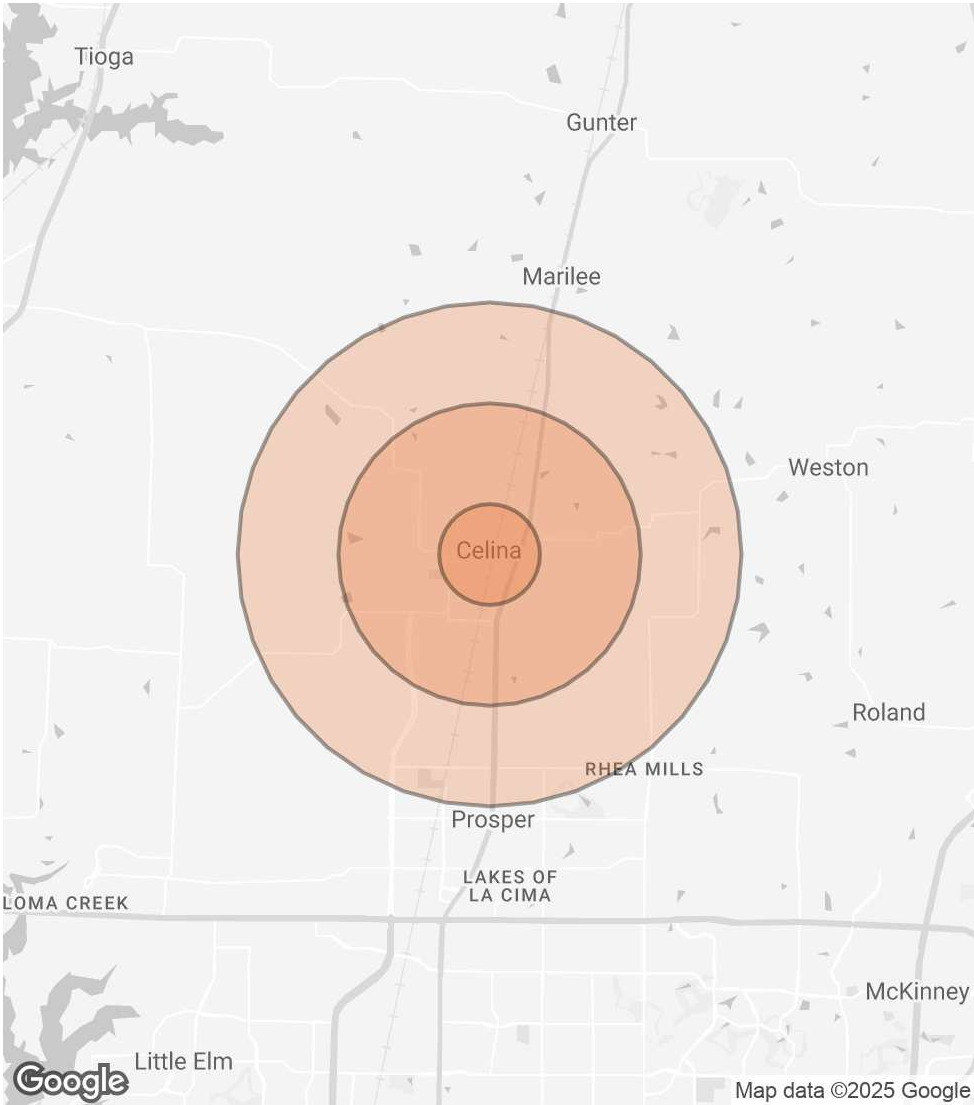
## POPULATION 1 MILE 3 MILES 5 MILES

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



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MEET THE TEAM



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