

Specialty Restaurant Suite

1,400
SQUARE FEET

\$2.17 /mo
RENT / SF

\$3,038
RENT

(254) 699-8300
www.johnreider.com

PROPERTY ADDRESS

2408 Clear Creek Road - Suite 108
108
Killeen, TX 76549

COMMERCIAL TYPE: Special Purpose

LEASE TYPE: NNN AVAILABLE: 11/1/21

DESCRIPTION

2408 Clear Creek Rd, Ste 108 - Killeen, Tx 76549

LOCATION : The Domain @ Clear Creek is located right across the street from the Advent Hospital campus, just down from the Texas A&M campus and just outside the Fort Hood Clear Creek Gate. The Domain also shares a campus with Clear Creek Medical Park which consists of approximately 40,000 sqft of medical and educational use tenants.

DESCRIPTION : Formerly a frozen yogurt shop this suite offers fantastic visibility and an attractive interior appearance. It features a seating area, customer counter area, kitchen area and an ADA style restroom. A new tenant will also benefit from a presence on the property's huge street side pylon sign and highly visible fascia. Traffic counts on Clear Creek Rd have exceeded 30,000 cars per day. This road is a main thoroughfare for Fort Hood, Texas A&M and Central Texas College Campus, Advent Hospital, Shoemaker High School, Killeen International Airport and is surrounded by homes.

RENT: The lease premises are offered as is. A 3 to 5 year lease is preferred. Base rent for a well-qualified applicant is \$1.75 per sqft per month. NNN rent is \$0.42 per sqft. Total monthly rent for this suite is \$3,038.00 per month.

- Zoning: B-5
- Building Square Footage: 14,350
- Neighborhood: NSW Clear Creek Addition
- Lease Type: NNN
- Also For Sale: No

AMENITIES

• 3 Compartment Sink Setup	• Counter Area
• Kitchen Area	• 1 ADA Style Restroom
• Seating Area	• Grease Trap

RENTAL TERMS

Rent	\$3,038
Security Deposit	\$0
Application Fee	\$35

