

Property Highlights

- 1,634 SF
- 0.26 AC
- Freestanding building with double drive-thru
- Front door parking
- Lease Rate: \$5,250/month NNN
- Current lease expires on 10/31/36 with three (3) five-year options
- Pylon Sign
- Neighboring tenants include Wright's BBQ, Taco Bell, Faded Rose, and Buffalo Grill
- Tenant is still open for business.
Please do not disturb.



Demographics

	1 Mile	3 Mile	3 Mile	5 Mile
2024 Population	7,507	28,098	65,398	139,308
Daytime Population	10,859	79,756	146,509	229,973
Households	4,400	14,165	31,535	64,675
Average HH Income	\$131,836	\$102,804	\$88,756	\$83,423

Traffic Counts

Cantrell Rd: 17,000 VPD (ARDOT '23)
Riverfront Dr: 5,200 VPD (ARDOT '23)

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Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.



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EXTERIOR PHOTOS



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