



THALHIMER

FORMER TEXAS STEAKHOUSE AVAILABLE FOR LEASE

2925 Riverside Drive

Danville, VA 24541



6,000 SF Restaurant Facility Available for Lease

For more information, contact:

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Property Features

- 6,000 SF restaurant facility on 1.13 AC
- Public water and sewer
- Roadside illuminated pylon signage
- 52 on-site parking spaces
- 260 linear feet of road frontage along Riverside Drive
- Zoned Highway Retail Commercial in the City of Danville
- High Traffic Count
- Restaurant seating capacity limit 277
- Monthly rental rate \$7,000.00 per month (\$14.00 SF NNN)

Traffic Count

19,457 VPD	Riverside Dr/Commerce ST NE
21,305 VPD	Riverside Dr/Mount Cross Rd NE

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,021	33,117	49,783
No. of Households	1,671	14,400	21,370
Avg. HH Income	\$55,323	\$47,518	\$50,490
Daytime Population	10,452	40,439	56,373



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