



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

FOR LEASE

CBCWORLDWIDE.COM

FREE STANDING RESTAURANT

\$16.00 SF/YR (NNN)

414 N Valley Mills Drive
Waco, TX 76710

AVAILABLE SPACE
4,296 SF

Exclusively Offered By:

Gregg Glime, CCIM
254 313 0000
greggglime@greggglimecre.com

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500 North Valley Mills Drive, Suite 201, Waco, TX 76710
254.313.0000



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OFFERING SUMMARY

Building Size: 4,296 SF

Lease Rate: \$16.00 SF/YR (NNN)

Year Built: 1986

PROPERTY OVERVIEW

The former Casa Ole on N. Valley Mills Drive is available for lease. The space boasts almost 4,300sf and a commercial kitchen right in the center of town. This site offers excellent visibility along one of Waco's busiest retail corridors with convenient access to major highways, employment and Baylor University.

LOCATION OVERVIEW

Strategically located on busy N. Valley Mills Drive (28,000 vpd) between Waco Drive (27,957 vpd) and Franklin Avenue (24,000 vpd).

PROPERTY HIGHLIGHTS

- Free Standing Building - Commercial Kitchen
- Easy access from Waco Drive and Franklin Avenue
- Plentiful parking and Large Signage
- NNN: \$2.76/sf/yr
- GROUND LEASE OPTIONS AVAILABLE

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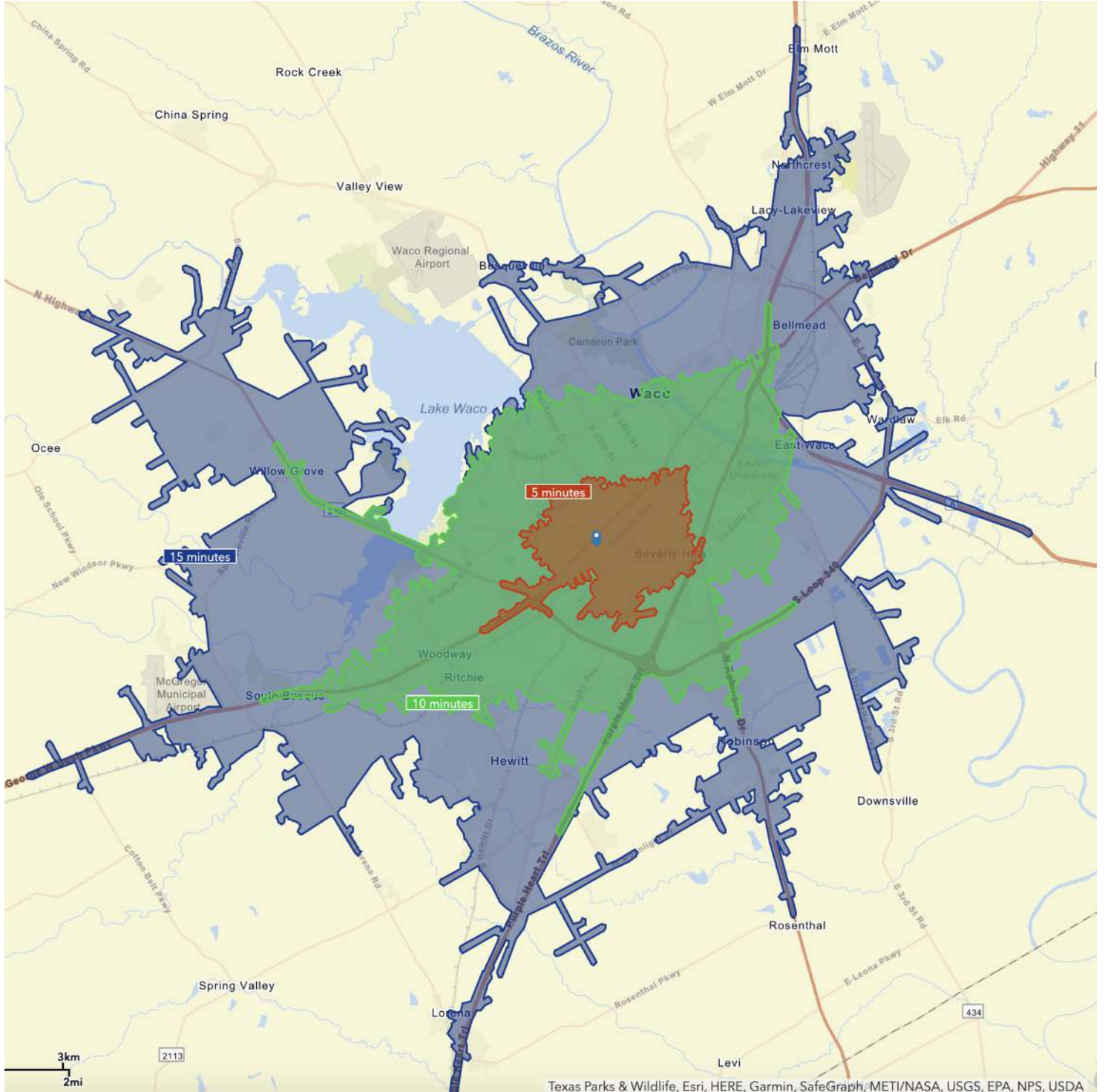
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Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

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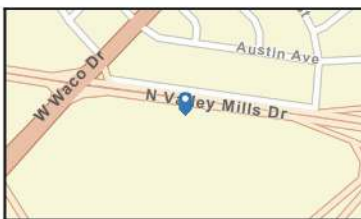
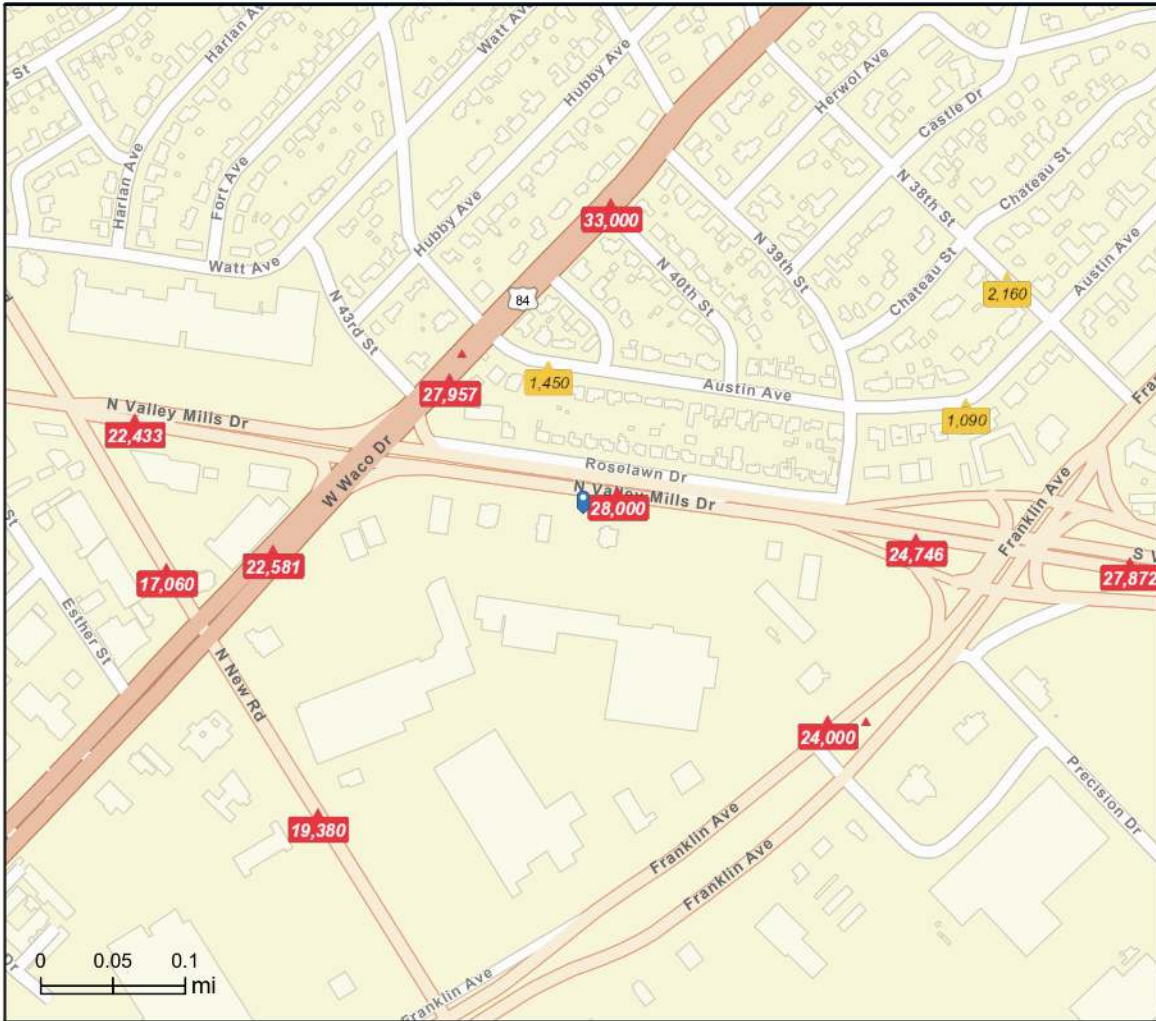
414 N Valley Mills Drive, Waco, TX 76710



Traffic Count Map - Close Up

408 N Valley Mills Dr
408 N Valley Mills Dr, Waco, Texas, 76710
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 31.52798
Longitude: -97.16782



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q2 2020).

September 24, 2020

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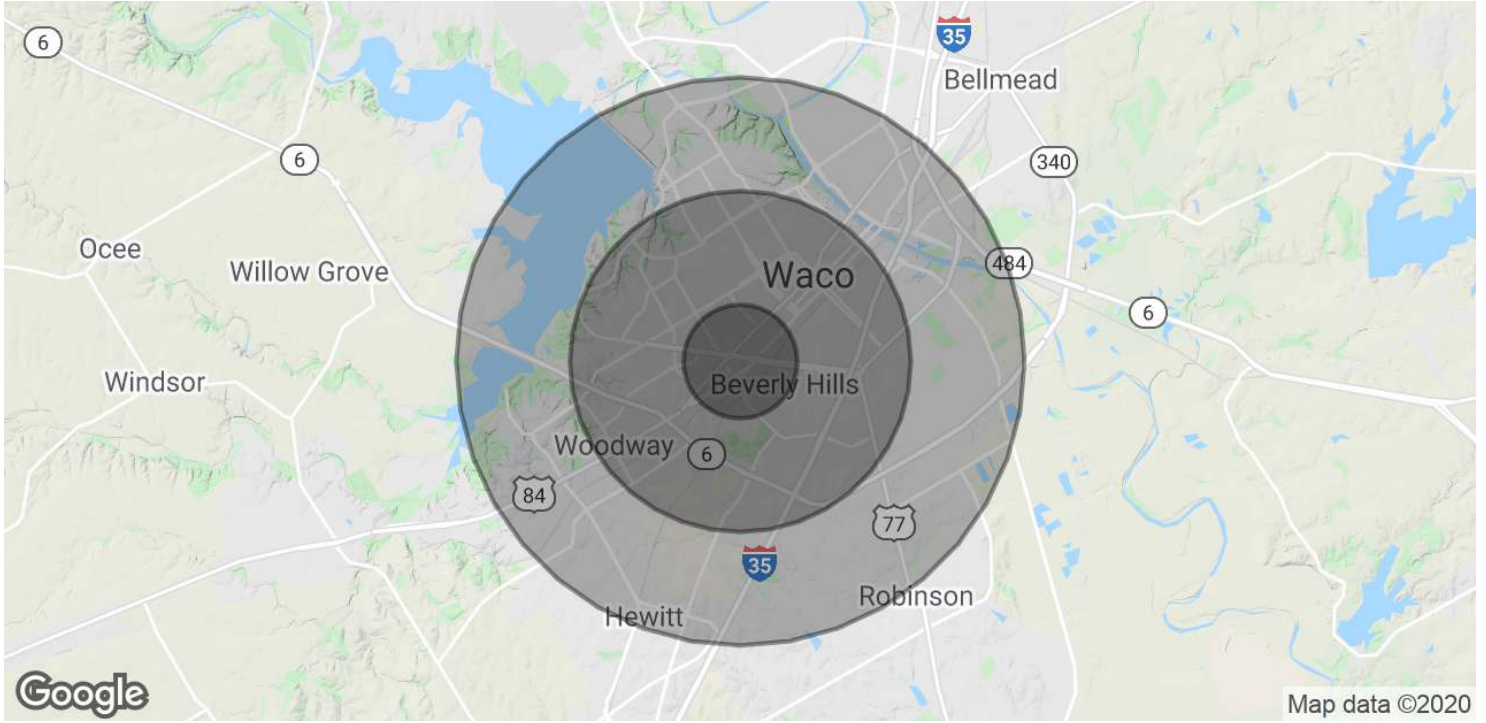
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,761	74,468	136,907
Average age	31.0	30.9	32.4
Average age (Male)	31.1	30.4	31.4
Average age (Female)	31.1	31.7	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,902	26,822	49,157
# of persons per HH	2.5	2.8	2.8
Average HH income	\$41,174	\$42,758	\$46,211
Average house value	\$60,490	\$101,315	\$123,449

* Demographic data derived from 2010 US Census

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