



Property Features

- **SALE PRICE REDUCED: \$975,000-\$875,000**
- 6,722 SF equipped restaurant for lease or sale
- Covered, outdoor patio seating available
- Recent upgrades within kitchen
- 298 Shared parking spaces with Carrabba's
- Adjacent to Patrick Henry Mall
- Approximately 98,000 VPD along I-64
- Approximately 51,000 VPD along Jefferson Ave.
- 209 NEW apartments, 75 NEW townhomes and 2 hotels within ¼ mile of this site with one new extended stay hotel proposed
- Immediate access to interstate and within minutes to Oyster Point Business Park, Ferguson, Newport News International Airport and Canon.



Demographics Overview

- 12,103 people within 1 mile
- 173,240 people within 5 miles
- Over 5,000 businesses within 5 miles
- Almost 74,000 employees within 5 miles
- Average Household Income of \$80,000

For more information, contact:

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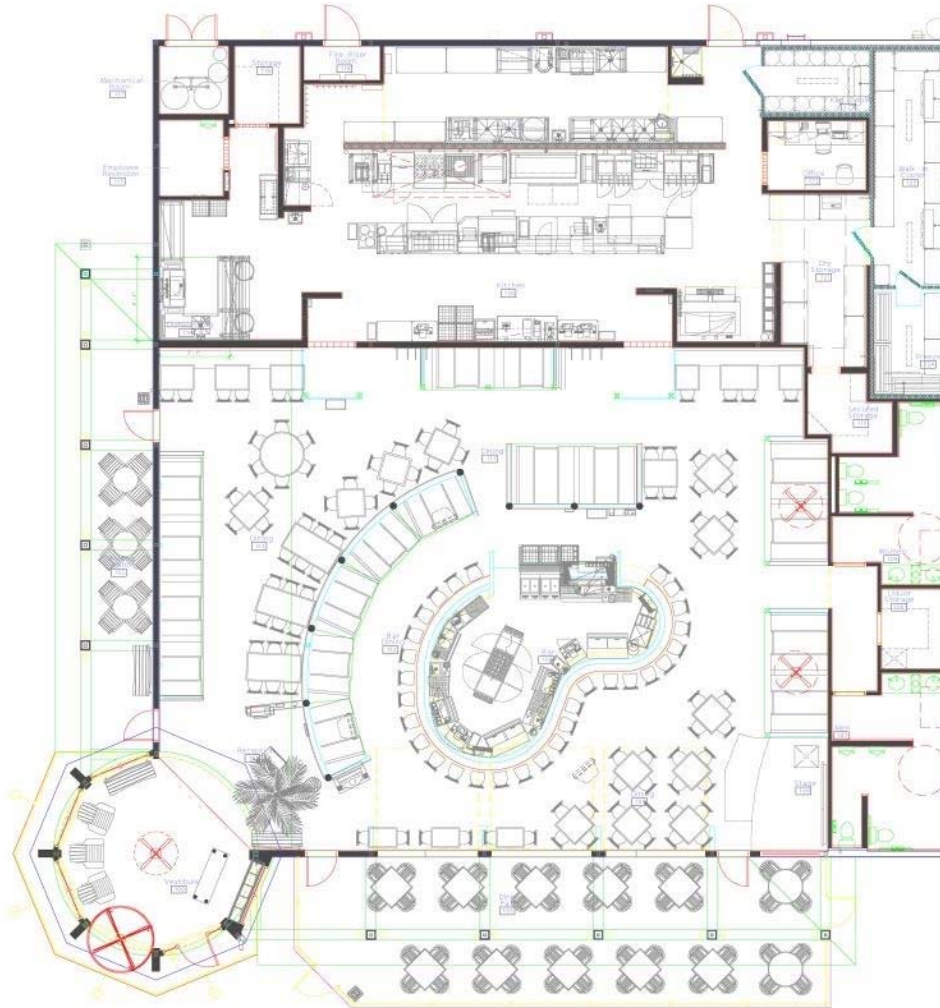
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THALHIMER

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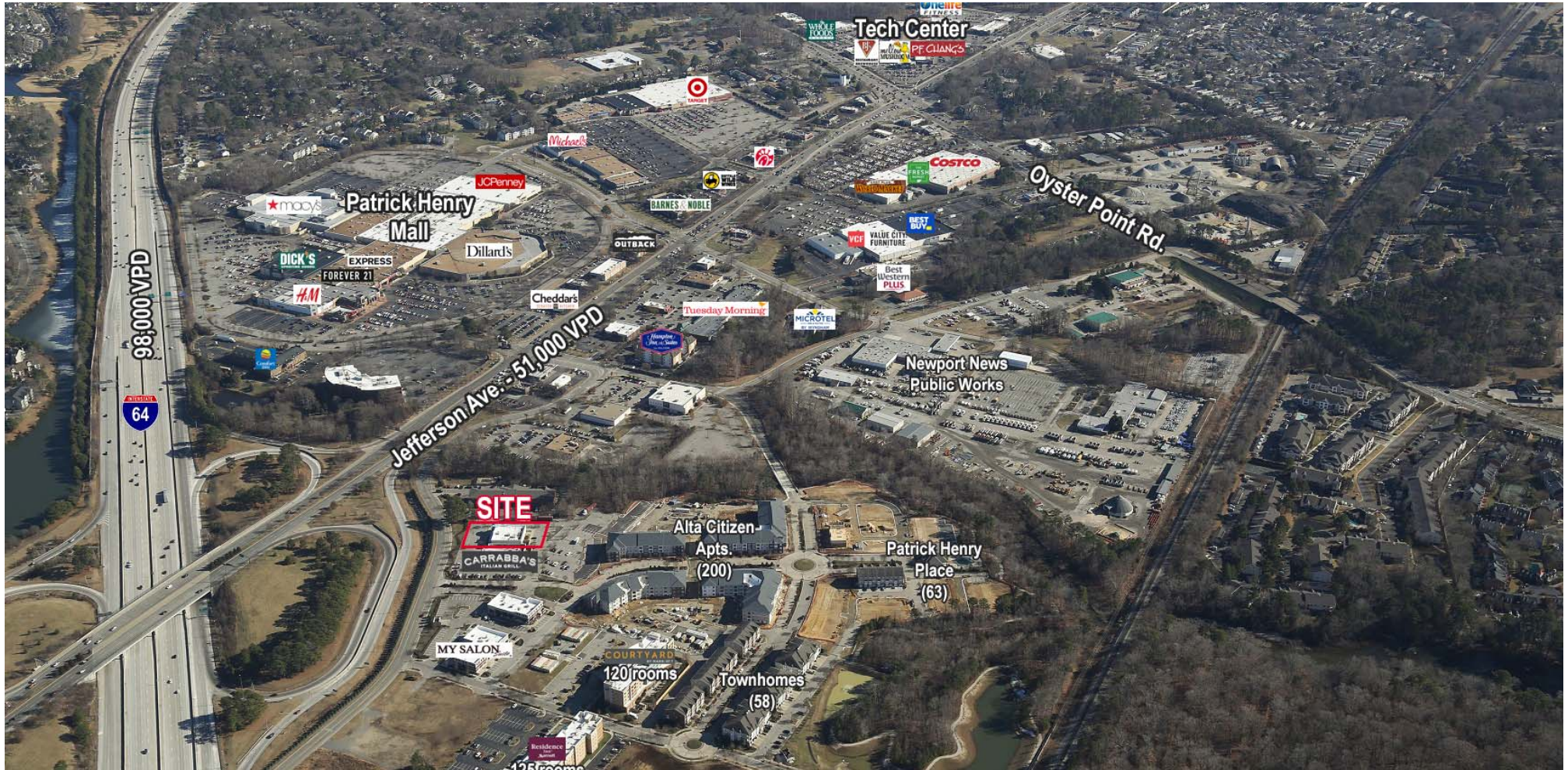
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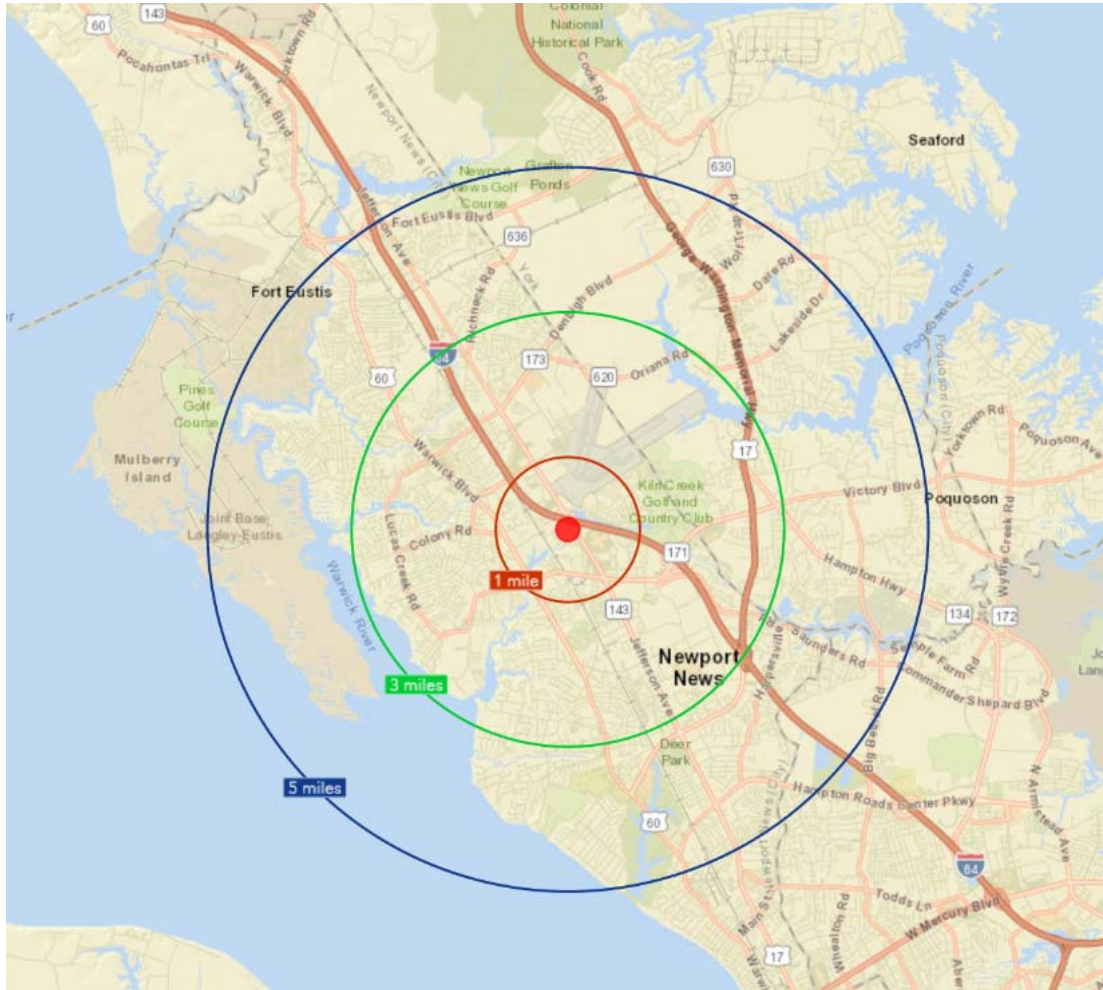
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Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
Population	12,103	82,600	173,240
Census Population	11,879	78,125	165,983
HOUSEHOLDS			
2018 Estimated Households	5,053	33,627	66,782
2023 Projected Households	5,231	34,605	66,782
2010 Census Households	5,019	31,952	64,424
2018 Est. Average Household Income	\$72,838	\$76,006	\$80,108
2018 Est. Median Household Income	\$58,196	\$58,800	\$61,745
2018 Est. Per Capita Income	\$30,210	\$31,235	\$31,716
BUSINESSES			
2018 Est. Total Businesses	500	3,347	5,049
2018 Est. Total Employees	8,182	54,160	73,861
RACE			
2018 Est. White	47.0%	54.0%	57.2%
2018 Est. Black	35.6%	31.7%	28.6%
2018 Est. Hispanic	10.4%	10.4%	10.0%

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