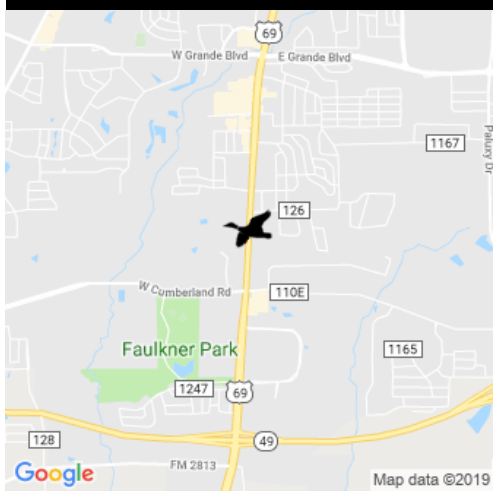


2nd Generation Restaurant Space

7922 S. Broadway Ave., Tyler, TX 75703



LOCATION



RESTAURANT FOR SALE & LEASE

Total SF: 2,400
Total Acres: .773
Sales Price: \$750,000.00 Total Price
NNN Rate: \$17.50 Per SF/YR

Contact

Hagan Baker
Associate - Office, Medical & Retail
hagan@draketexas.com

Features

- Second Generation Restaurant Space with drive-thru on Broadway Ave. Refurbished in 2018.
- 900 +/- sq enclosed patio space and drive-thru. Pylon signage. Open surface parking.
- Triple Net Lease: Tenant responsible for pro rata share of Common Area Maintenance, Taxes and Insurance.
- Prominent, high visibility, S. Broadway location. Traffic counts in excess of 43,600 VPD.
- Located in Tyler's most dynamic growth corridor.

