

# RESTAURANT / OFFICE / RETAIL FOR LEASE

### **CALL FOR PRICING**

AVAILABLE SPACES: 5,192 SF 3,252 SF

Storage Space (grade level loading with roll-up door)

- On-site parking
- Brick and beam interior
- Exposed ceilings
- Located at Pepper Place



### **DEMOGRAPHICS:**

### AVERAGE HOUSEHOLD INCOME

1 mile \$ 75,440 3 miles \$ 74,658 5 miles \$ 75,599

## DAYTIME BUSINESS POPULATION

1 mile 29,017 3 miles 132,271 5 miles 199,424

#### **TRAFFIC COUNTS**

3rd Avenue South over 17,000 cars/day

**Red Mtn Expressway** over **73,000** cars/day

#### **POPULATION**

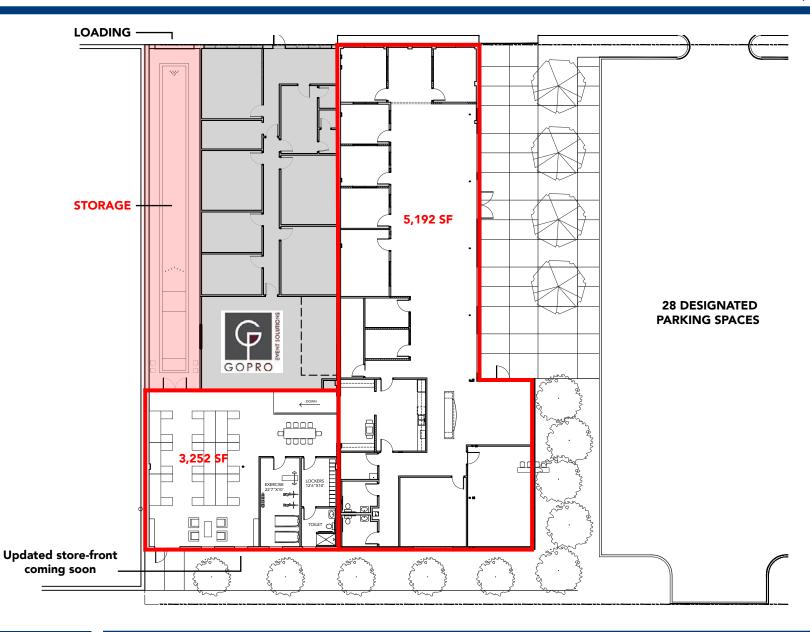
1 mile 8,655 3 miles 76,822 5 miles 172,079





The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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