

Former Le Central Restaurant

SEC Lincoln St & E 8th Avenue, Denver, CO

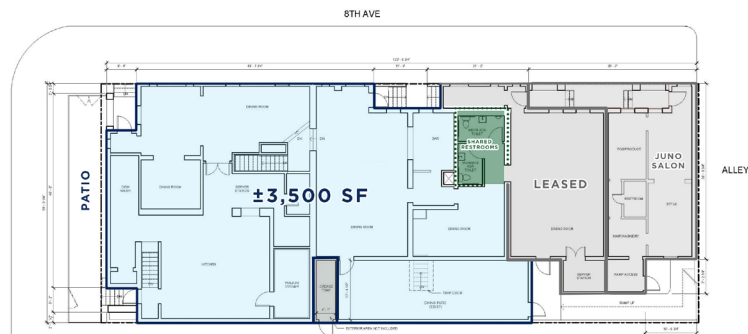


PROPERTY OVERVIEW:

- ◇ 3,500 SF built-out restaurant with 2,800 SF basement and patio space available
- ◇ Existing FF&E and assumable HR liquor license conveyed with lease

FEATURES:

- ◇ Rare hard corner restaurant space
- ◇ Strong vehicle and pedestrian traffic in daytime and evening
- ◇ Property includes basement for food prep or storage
- ◇ Off-site parking available
- ◇ Former restaurant thrived for 34 years



For more information,
contact:

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Forrest Hunt

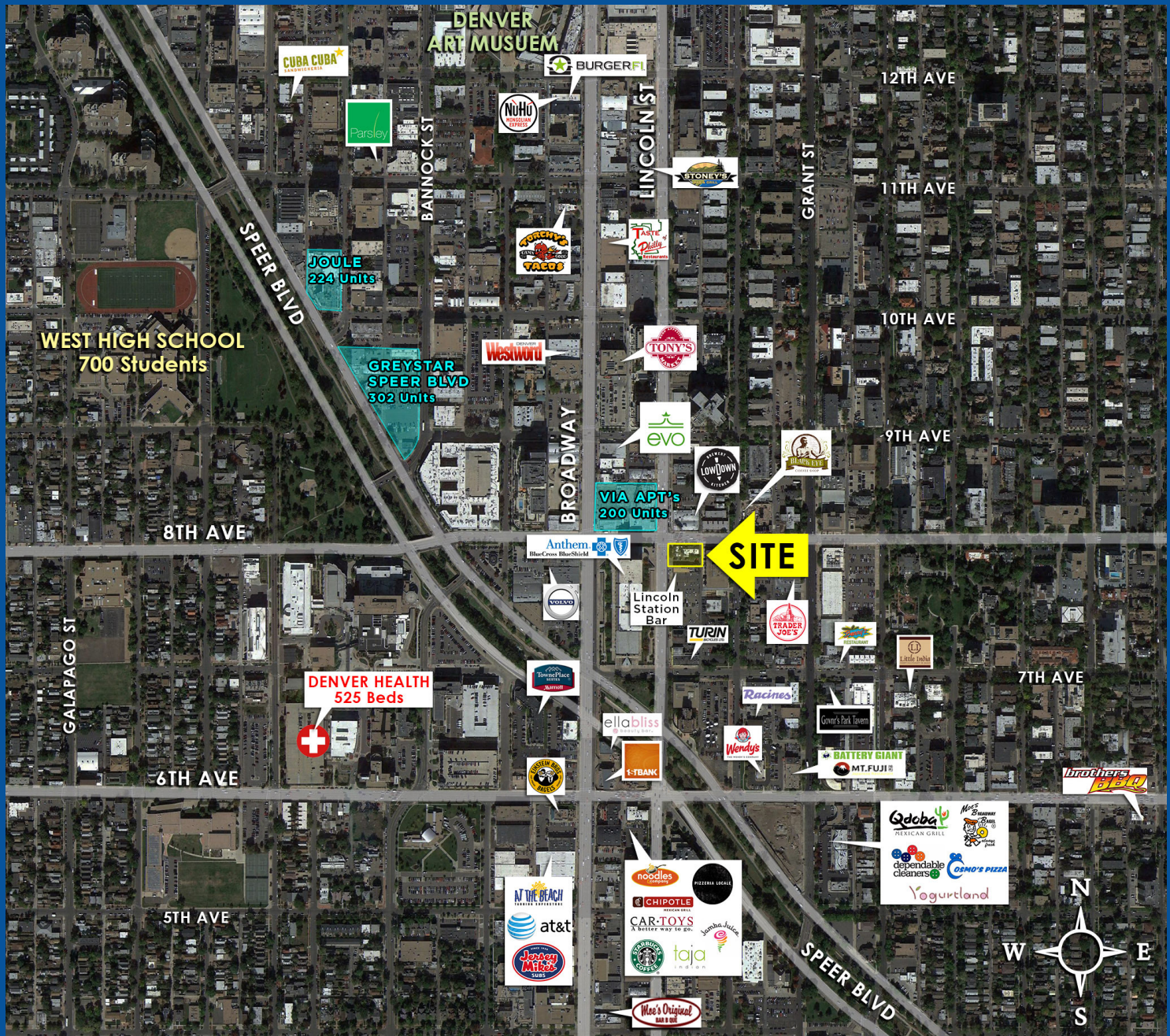
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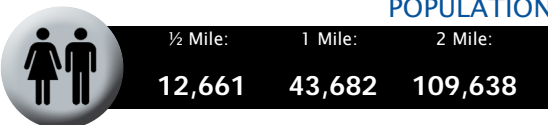
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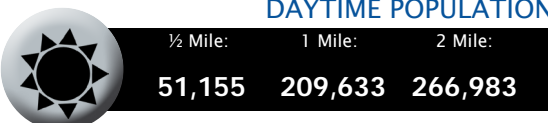


DEMOGRAPHICS

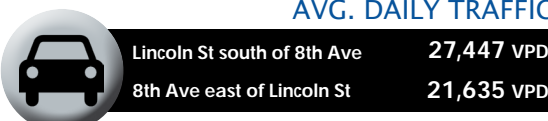
POPULATION



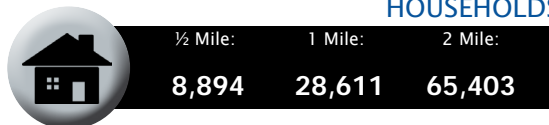
DAYTIME POPULATION



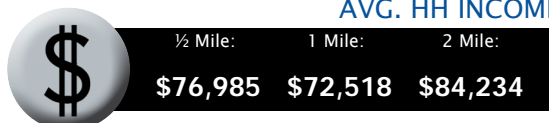
AVG. DAILY TRAFFIC



HOUSEHOLDS



AVG. HH INCOME



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