# 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:**

Are hard corner restaurant space



- $\Diamond$   $\;$  Strong vehicle and pedestrian traffic in daytime and evening
- $\Diamond$   $\;$  Property includes basement for food prep or storage
- $\Diamond$  Off-site parking available
- $\diamond$  Former restaurant thrived for 34 years

2000 S COLORADO BLVD, ANNEX BUILDING, SUITE 110 I DENVER, CO 80222 I 303.398.2111 I WWW.CREGINC.COM

For more information, contact:

#### **Scott Crosbie**

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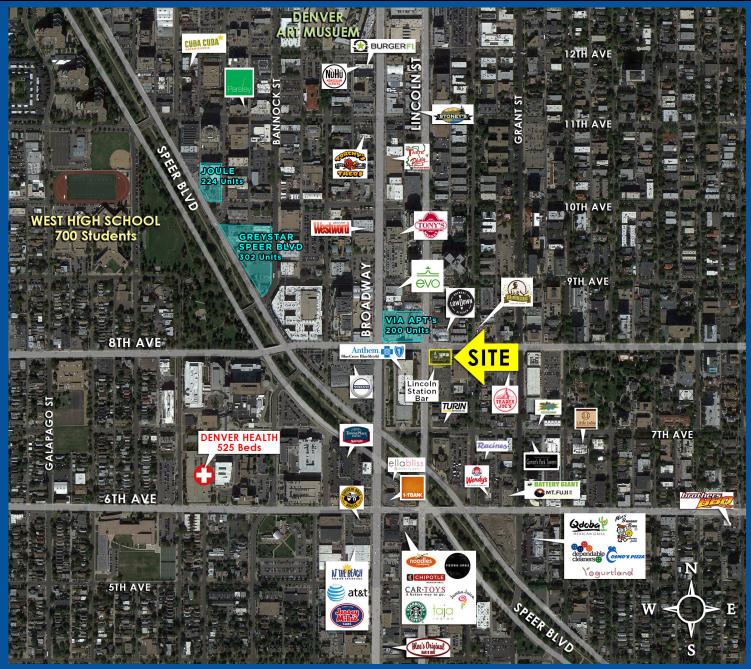
## Forrest Hunt

303-597-6500 <u>fhunt@creginc.com</u>



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## DEMOGRAPHICS

	½ Mile:	F 1 Mile:	2 Mile:		½ Mile:	H 1 Mile:	OUSEHOLDS 2 Mile:	
T	12,661	43,682	109,638 POPULATION		8,894	28,611	65,403	
MA-	1/2 Mile:	1 Mile:	2 Mile:	th 1	½ Mile:	1 Mile:	2 Mile:	
	51,155	209,633	266,983	*	\$76,985	\$72,518	\$84,234	
	AVG. DAILY TRAFFIC			however Crosbi	The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.			
	Lincoln St south of 8th Ave 27,447 VPD			associates, as lis				
U	8th Ave east of Lincoln St		21,635 VPD	-	f t in 🔘			

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