



CONFIDENTIAL

SITE

+/- 6,250 SF  
ON  
+/- 1.1 ACRES DEVELOPED  
ON  
+/- 2.5 ACRES

+/- 6,250 SF Restaurant – PRICE REDUCTION TO \$1,250,000

For more information, contact:

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Thalhimer Center  
11100 W. Broad Street  
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**Property Features**

- **CONFIDENTIAL – OPERATING RESTAURANT**
- ± 6,250 SF restaurant just off Interstate 95
- Potential for drive-thru window
- ±100 parking spaces
- Serving Interstate 95 – 117,000 VPD
- 26,000 VPD – England Street
- 16,000 VPD – Route 1
- Randolph Macon College – 1,500 students
- Existing in-place leasehold income through June 2019

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	5,581	10,760	20,767
Avg. HH Income	\$63,538	\$78,880	\$96,153
Daytime Population	7,358	15,612	27,565
Est. Households	2,019	4,059	7,817

**Join Nearby Retailers**



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