

FOR SALE

7922 S. Broadway Ave., Tyler, TX 75703

2ND GENERATION RESTAURANT SPACE



OFFERING SUMMARY

Sale Price: \$750,000

Building Size: 2,400 SF

Available SF: Fully Leased

Lot Size: 0.773 Acres

Price / SF: \$312.50

Market: Tyler

PROPERTY OVERVIEW

Second Generation Restaurant Space with drive-thru on Broadway Ave. Refurbished in 2018.

PROPERTY HIGHLIGHTS

- 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.
- Year Renovated: 2018

Sale Brochure

PRESENTED BY:

HAGAN BAKER

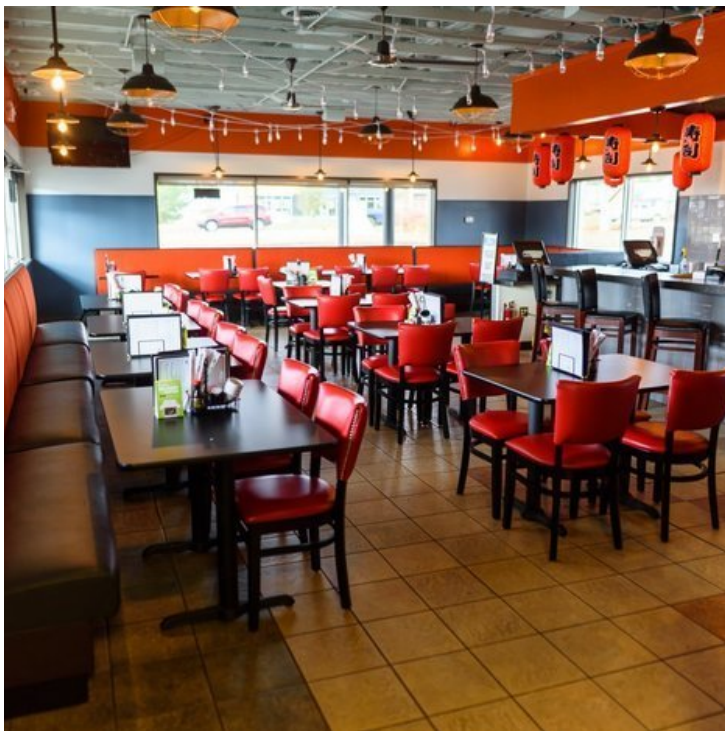
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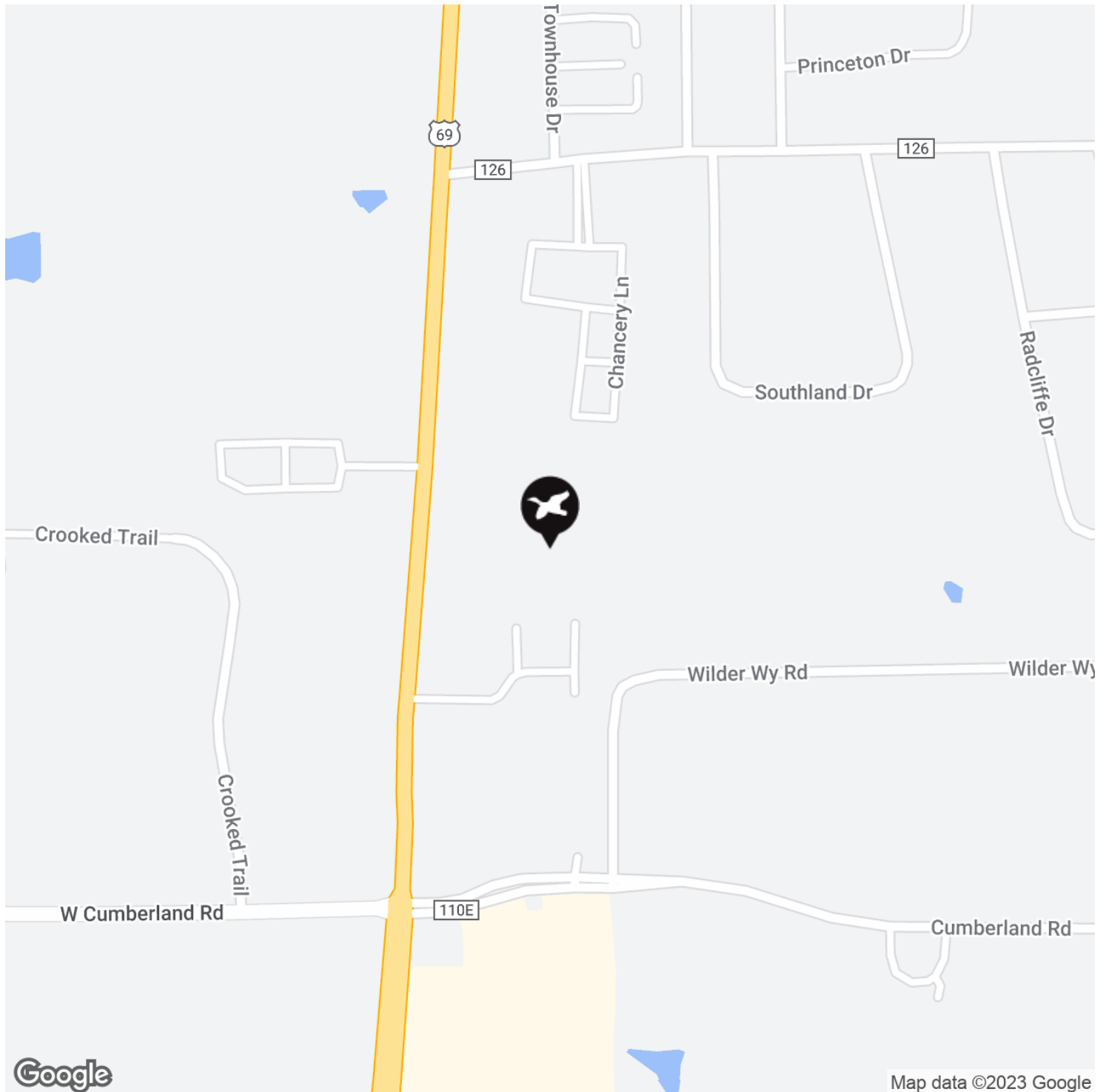
Sale Brochure

ADDITIONAL PHOTOS

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Sale Brochure

LOCATION MAP