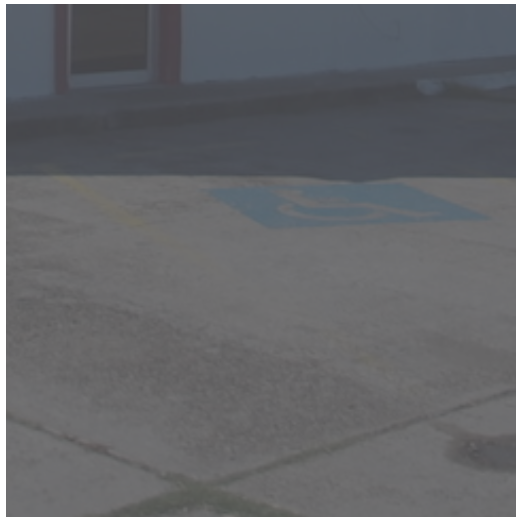


RETAIL PROPERTY FOR LEASE OR SALE

# 109 N MAIN STREET



**109**  
N MAIN STREET  
SANTA ROSA, TX



Freestanding Building with a Corner Location on Main Street and FM 107, Santa Rosa, Texas. Formerly utilized as a Restaurant and General Store, the property is move-in ready with a Fully-functioning kitchen including a 7- vent hood, ice maker, walk-in cooler, walk-in freezer, ice cream freezer, drink and food coolers tables and chairs and a Security System.



FOR LEASE  
109 N MAIN STREET

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$299,000</b>
<b>Lease Rate:</b>	<b>\$3,000.00</b>
<b>Building Size:</b>	3,000 SF
<b>Available SF:</b>	2,800 SF
<b>Lot Size:</b>	0.404 Acres
<b>Year Built:</b>	2008
<b>Renovated:</b>	1992
<b>Zoning:</b>	Commercial
<b>Market:</b>	Rio Grande Valley
<b>Submarket:</b>	Santa Rosa

### PROPERTY OVERVIEW

Freestanding Building with a Corner Location on Main Street and FM 107, Santa Rosa, Texas. Formerly utilized as a Restaurant and General Store, the property is move-in ready with a Fully-functioning kitchen including a 7- vent hood, ice maker, walk-in cooler, walk-in freezer, ice cream freezer, drink and food coolers tables and chairs and a Security System. There is a drive-thru window and pole signage on the property, as well.

### PROPERTY HIGHLIGHTS

- **Move--In Ready Restaurant and General Store**
- **Freestanding Building**
- **Corner Location**

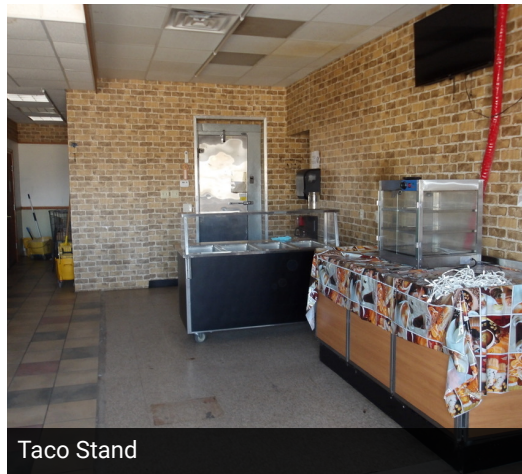


FOR LEASE  
109 N MAIN STREET

ADDITIONAL PHOTOS



Restaurant Seating Area



Taco Stand



Interior Entrance



Restaurant Seating Area



General Store and Coolers



Coolers in General Store



General Store Shelving



General Store Shelving



Kitchen entrance from Seating Area



FOR LEASE  
109 N MAIN STREET

**ADDITIONAL PHOTOS**



Pole Signage



Drive Thru Window



Walk In Cooler and Freezer



Commercial Ice Maker



Kitchen Work Table



General Store Coolers



3-Compartment Sink in Kitchen



Commercial Stove with 7' Vent Hood

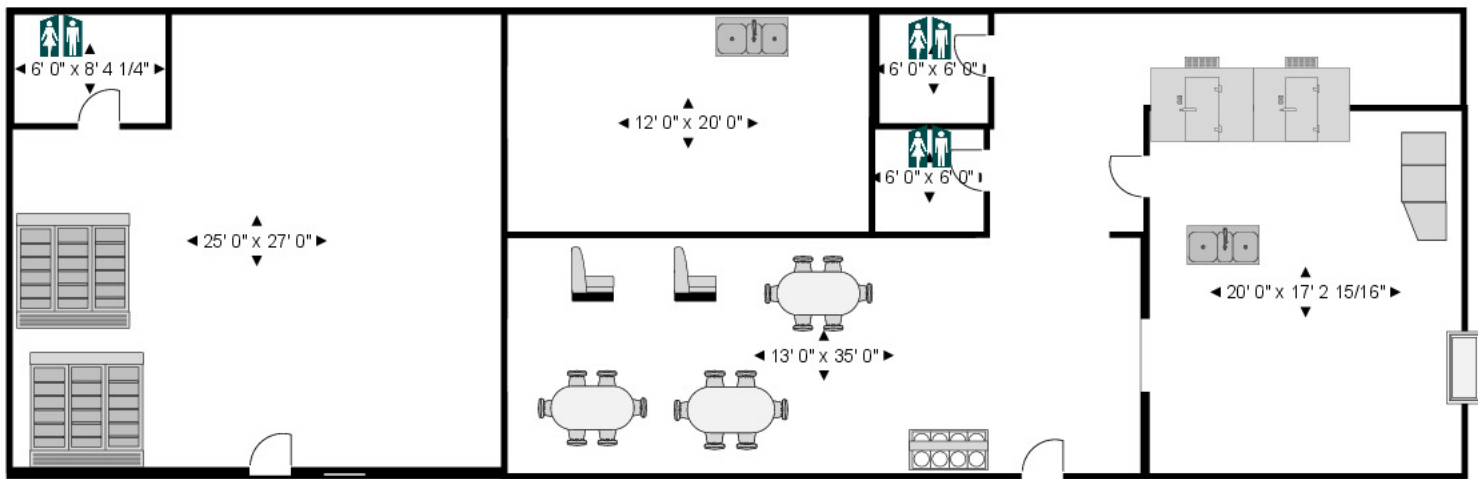


Meat Preparation / Sale Counter

FOR LEASE  
109 N MAIN STREET

## FLOOR PLAN

109 N MAIN STREET  
SANTA ROSA, TX  
[DIMENSIONS ARE NOT TO SCALE]

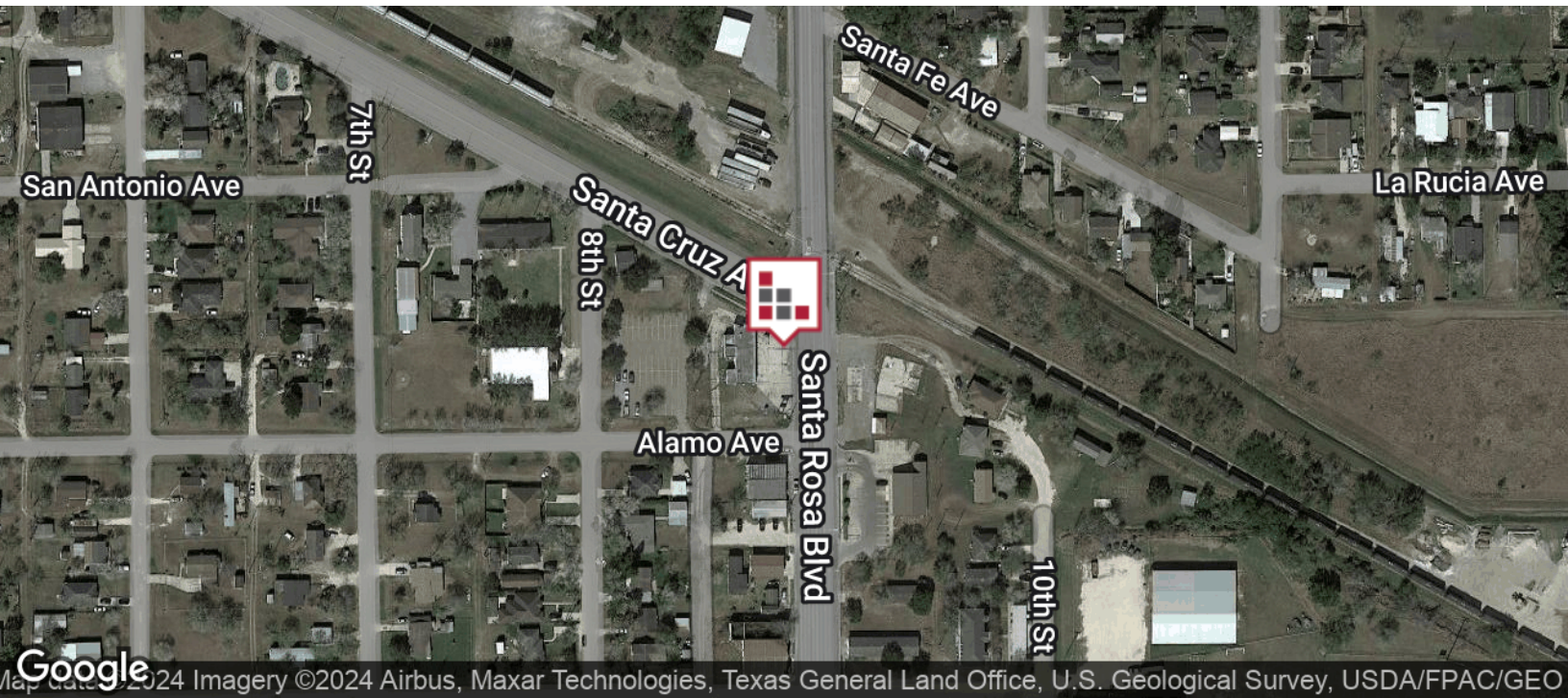


Site No:	9910 Administration Sq.	Drawn by:	801506	Project No:	0000416	Drawn by:	Name	No. of:	Acme Builders Corp 1234 Oak Road Yorktown, NY 10598
File No:	1 <sup>st</sup> Floor Office Remodel	Scale:	1/4"=1' 0"	Date:	01/30/2017	Drawn by:	A		



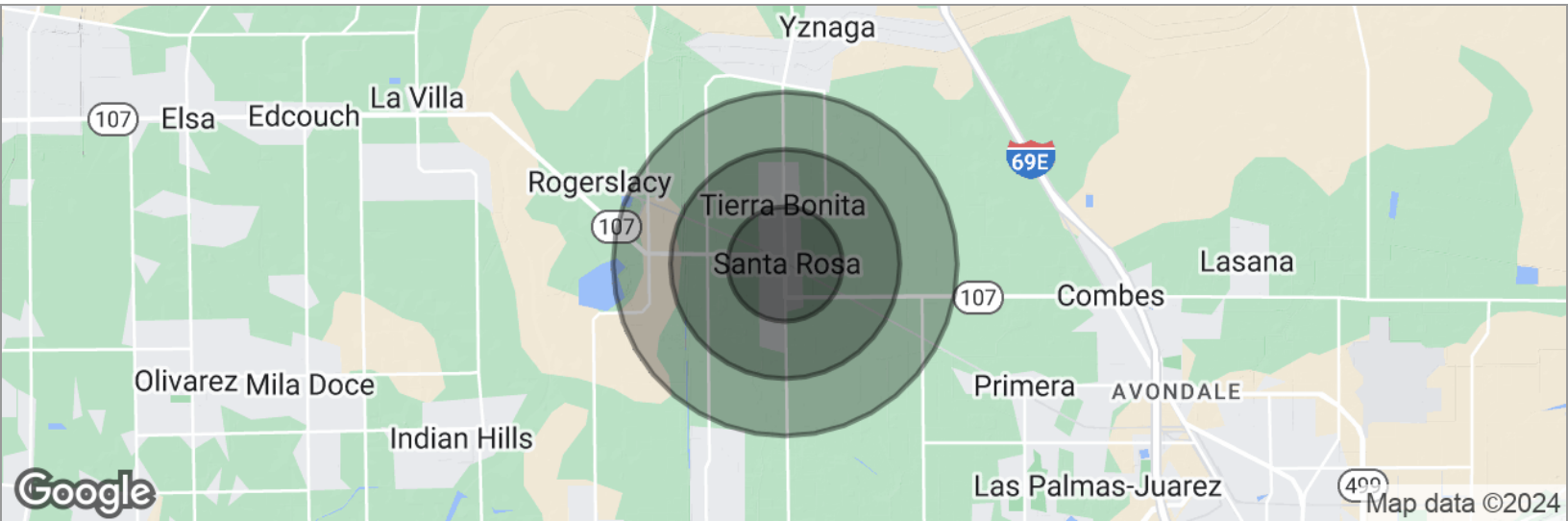
FOR LEASE  
109 N MAIN STREET

## LOCATION MAP



# FOR LEASE 109 N MAIN STREET

## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	2 MILES	3 MILES
Total population	2,051	3,524	5,540
Median age	34.4	33.2	33.0
Median age (Male)	29.6	30.8	31.8
Median age (Female)	45.9	39.8	37.1

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	727	1,220	1,867
# of persons per HH	2.8	2.9	3.0
Average HH income	\$39,607	\$42,212	\$45,285
Average house value	\$63,628	\$77,966	\$87,252

### ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	99.5%	98.1%	97.0%

### RACE (%)

	1 MILE	2 MILES	3 MILES
White	75.8%	81.2%	83.7%
Black	0.0%	0.0%	0.0%
Asian	0.0%	0.0%	0.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.6%	0.6%
Other	8.9%	7.5%	6.6%

\* Demographic data derived from 2020 ACS - US Census