

TRI-COUNTY

FOR SALE, LEASE, OR GROUND LEASE

TURNKEY RESTAURANT

[View Listing](#)



8,330 SQ. FT.

FEATURES

- Turnkey restaurant with a showcase center bar and outdoor patio seating
- The back of the house has a fully equipped kitchen and offices
- 132 parking spaces
- Located .3 miles from Artisan Village, the \$1 billion Tri-County Mall Redevelopment project

This development will not only be transformational for the Tri-Country market, but the entire region.



TRAFFIC COUNTS

VPD	Street/Intersection
132,564	I-275
29,136	Princeton Pike

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	4,949	47,192	148,105
Daytime Population	13,372	95,608	217,491
Households	2,154	18,800	60,007
Average HH Income	\$103,683	\$86,339	\$105,129

Artisan Village will be completed in phases, with phase 1 construction beginning later this year. The first phase will include 450 apartments, 40,000 sq ft of retail and restaurant space, and 110,000 sq ft of recreational space, including a 38,000 sq ft fitness center. The development will also include walking/cycling trails and green spaces. This is a great opportunity to become an established staple in this market, while the transformation is happening.

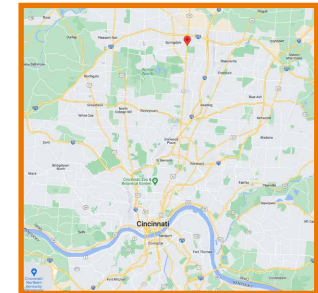
Todd Vollmer



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