

TRI-COUNTY RESTAURANT

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**8,333 Sq Ft on 2.17 Acres
For Sale \$1,900,000**

FEATURES

- Former restaurant on a large 2.17-acre lot with renovations ready to be completed by the next tenant
- Outdoor patio, offices, and fully equipped kitchen
- 132 parking spaces
- Located .3 miles from Artisan Village, the \$1 billion Tri-County Mall Redevelopment project

The former tenant began a renovation before vacating the space. The exterior is nearly complete, including a brand-new roof. The back of the house remains unrenovated, with kitchen equipment, hood, and coolers still in place. The next occupant will need to complete the bar and dining room areas. This is a great opportunity - put your signature touches on the front of the house or redevelop the property to suit your needs.

TRAFFIC COUNTS

Street/Intersection	VPD
I-275	132,694
Princeton Pike	39,830

DEMOGRAPHICS

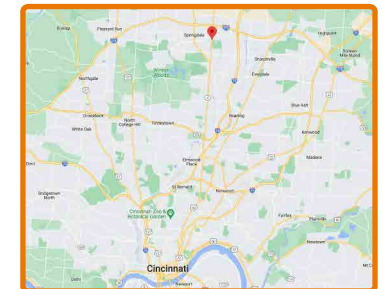
Radius	1 Mile	3 Mile	5 Mile
Population	5,297	47,762	150,937
Daytime Population	14,060	85,731	218,283
Households	2,329	19,032	61,024
Average HH Income	\$113,603	\$88,755	\$110,692

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