

Retail/Restaurant Redevelopment Opportunity

FOR SALE PROPERTY SPECIFICATIONS

- Free Standing Retail/Restaurant Building with Drive Thru
- Building Size: 2,857 SF
- Parcel Size: 35,000 SF
- Excellent Condition
- Kitchen HVAC Unit 15 Ton – 2009
- Service Area HVAC 12 Ton – 2003
- 1,000 Gallon Grease Unit
- FF&E Included
- New Signage Option Available
- Real Estate Taxes: \$29,423.48 (2015)
- **Sale Price: ~~\$445,000/\$155 PSF~~
\$395,000/\$138 PSF**

**ONLY
\$395,000**



PROPERTY OVERVIEW

- Located on busy Army Trail Road just West of Stratford Square Shopping Center
- This Wendy's location closed due to proximity to two other well performing Wendy's. Sales were in excess of \$1,000,000
- Adjacent tenants include Taco Bell, Jiffy Lube, Bridgestone/Firestone and Walgreens
- Traffic counts on Army Trail Road: 24,100 cars per day
- Village will require a sprinkler system be installed
- **PIN:** 01-24-202-072

Presented By:

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Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
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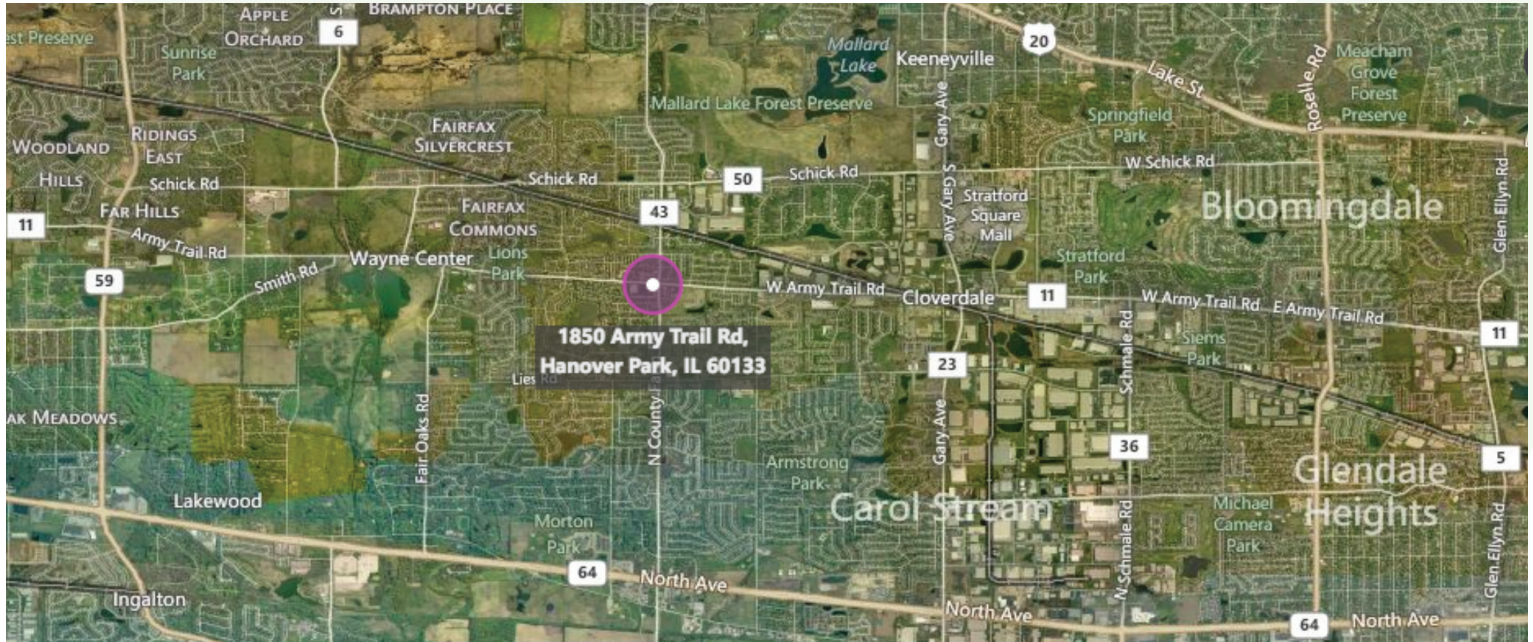
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Demographics	1 mile	3 miles	5 miles
Avg. Household Income	\$100,135	\$99,513	\$93,297
Population	16,940	80,042	232,368
Traffic Counts: Army Trail Road 24,200 cars per day			

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Equipment List

- 9 ft. hood
- Drive-thru window
- 21' x 16' dual freezer/cooler
- Dry storage area
- Refrigerated prep line
- 6' hood for burger grill
- 9' hood for fryer, oven, pressure cooker

Unit Features

- 2 bathrooms w/2 stalls
- T-8 light fixtures
- 3 HVAC units
- Fire alarm
- Rubber roof – Durolast
- Joint lot with Jiffy Lube
- Shared sign panel , can be converted to new ground monument sign
- Dishwashing hookup
- HVAC with thermostats in duct work
- Electric box by drive-thru sign & light panel
- 50 gallon hot water heater – Polaris
- Stainless steel soda lines underground
- Janitors sink
- Cleaned & pumped grease trap
- Two cash drop boxes

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