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**FOR LEASE**

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**AVAILABLE SPACE**

Freestanding Building 1,957 SF

**PROPERTY HIGHLIGHTS**

- Freestanding restaurant building w/ existing drive-thru
- Former Long John Silver's
- Pylon sign with marquee
- Grease trap & vent hood
- Ready for immediate occupancy

**TRAFFIC COUNT**

S Timberland Dr.: 14,276 VPD  
S 1st St: 16,284 VPD  
(CoStar 2018)

**AREA TRAFFIC GENERATORS**



**PROPERTY SNAPSHOT**



**32,110**  
2021 POPULATION  
3 MILE RADIUS



**38,564**  
2021 DAYTIME POPULATION  
3 MILE RADIUS



**\$61,207**  
2021 AVERAGE INCOME  
3 MILE RADIUS



**16,284 VPD**  
S 1ST ST

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