



### Summary

Suite:	11
Available SF:	1,051 SF
Sale Price:	\$ 475,000 (\$451.95/SF)
Condo Fee:	\$ 482/month
Total Taxes:	\$4,226/year
Lease Rate:	\$35.00/SF plus utilities

### Property Highlights

- Fully equipped turn-key restaurant space
- Walking distance to Wiehle Metro Stop
- Excellent visibility from heavily traveled Sunset Hills Road
- Ample parking

Demographics	1 Mile	3 Miles	5 Miles
Total Households:	3,254	33,3347	80,961
Total Population:	7,845	81,596	223,734
Average HH Income	\$111,918	\$120,653	\$131,539

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

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Outdoor and Indoor Dining



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Equipment Included



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