

FOR LEASE

# Restaurant Sublease

808 W. Ennis Ave., Ennis, TX 75119

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

**Daniel Eng | CCIM**

469.916.8888 x801  
daniel@engvest.com

**Meloni Barringer**

469.994.2238  
meloni.barringer@expcommercial.com

**Judy Ratsamy**

469.916.8888 x306  
judy@engvest.com

# FOR LEASE | Restaurant Sublease

808 W. Ennis Ave., Ennis, TX 75119



## Property Description

6,000 monthly all equipment is included. It comes with a lease including a POS system, and camera surveillance, TVs. It also has two patios and was fully renovated in 2021.

## Offering Summary

Lease Rate: \$6,000.00 per month

Building Size: 2,103 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,658	8,293	13,172
Total Population	4,752	23,198	36,956
Average HH Income	\$63,678	\$70,984	\$76,053

Daniel Eng | CCIM

469.916.8888 x801  
daniel@engvest.com

Meloni Barringer

469.994.2238  
meloni.barringer@expcommercial.com

Judy Ratsamy

469.916.8888 x306  
judy@engvest.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | Restaurant Sublease

808 W. Ennis Ave., Ennis, TX 75119



**Daniel Eng | CCIM**

469.916.8888 x801  
daniel@engvest.com

**Meloni Barringer**

469.994.2238  
meloni.barringer@expcommercial.com

**Judy Ratsamy**

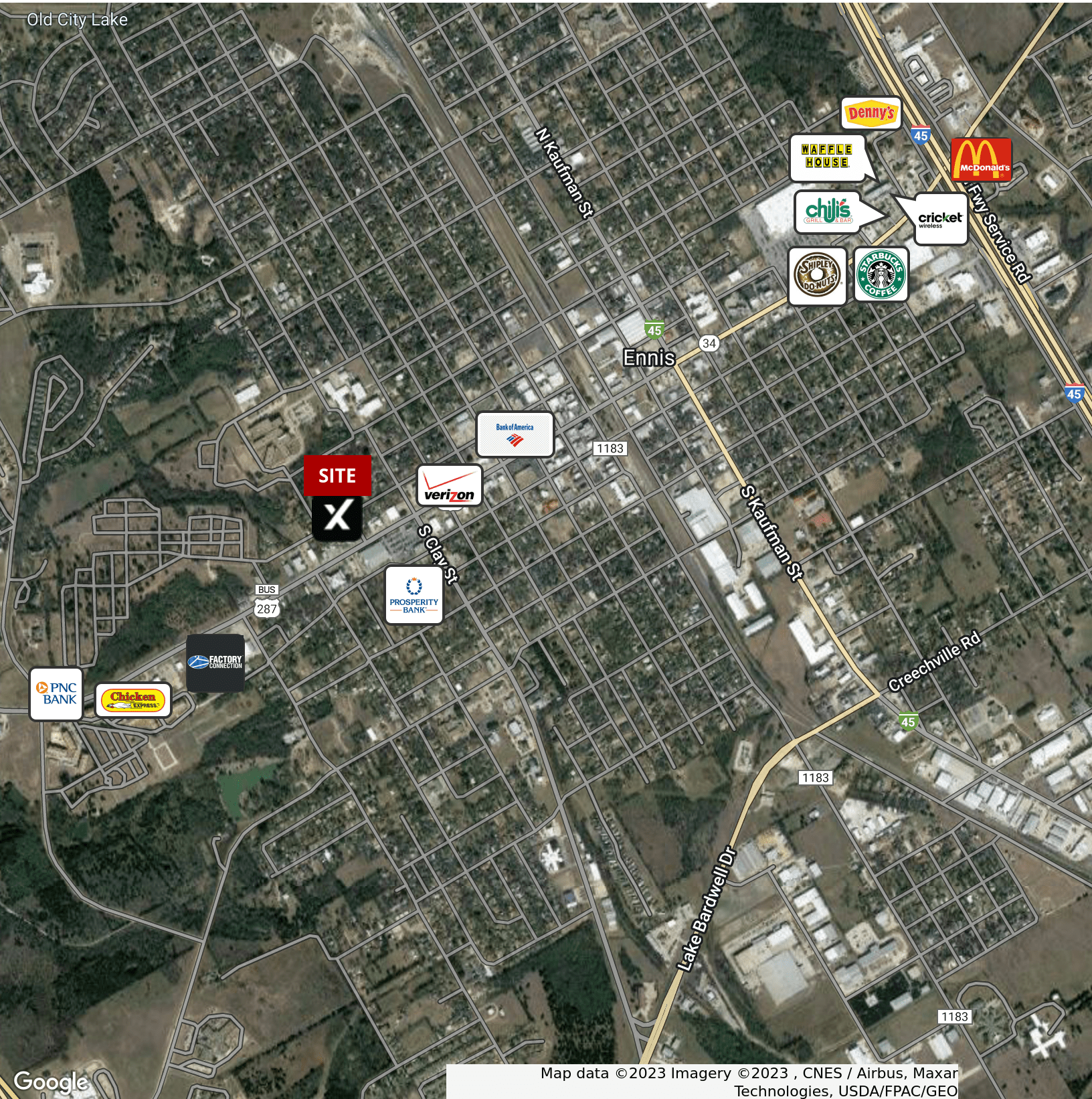
469.916.8888 x306  
judy@engvest.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | Restaurant Sublease

808 W. Ennis Ave., Ennis, TX 75119



Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

Daniel Eng | CCIM

469.916.8888 x801  
daniel@engvest.com

Meloni Barringer

469.994.2238  
meloni.barringer@expcommercial.com

Judy Ratsamy

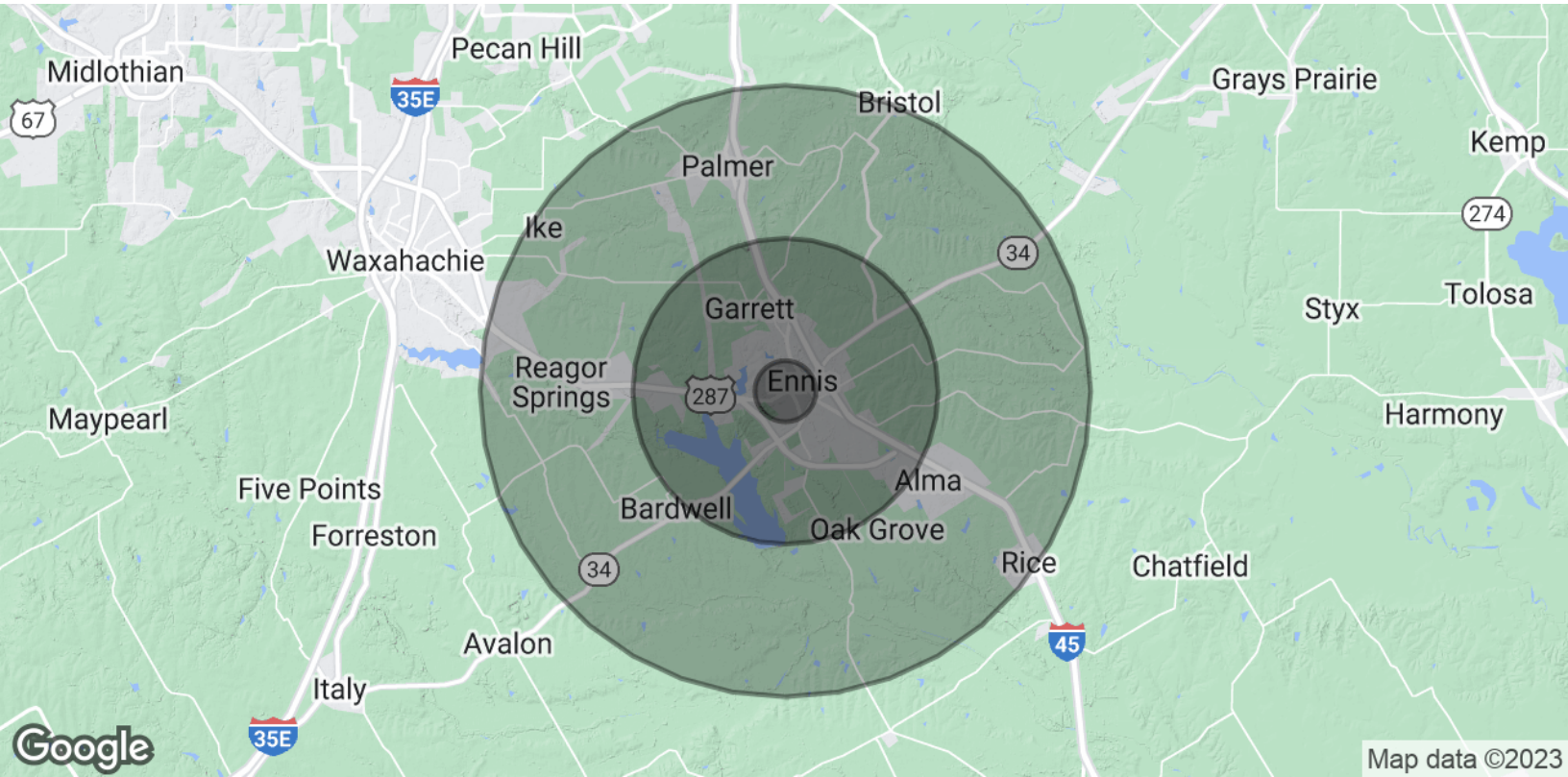
469.916.8888 x306  
judy@engvest.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# DEMOGRAPHICS MAP | Restaurant Sublease

808 W. Ennis Ave., Ennis, TX 75119



Population	1 Mile	5 Miles	10 Miles
Total Population	4,752	23,198	36,956
Average Age	30.1	33.3	34.6
Average Age (Male)	31.5	31.7	33.4
Average Age (Female)	29.9	34.8	35.6
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,658	8,293	13,172
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$63,678	\$70,984	\$76,053
Average House Value	\$141,553	\$152,454	\$162,652

\* Demographic data derived from 2020 ACS - US Census

**Daniel Eng | CCIM**  
469.916.8888 x801  
daniel@engvest.com

**Meloni Barringer**  
469.994.2238  
meloni.barringer@expcommercial.com

**Judy Ratsamy**  
469.916.8888 x306  
judy@engvest.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# MEET THE TEAM | Restaurant Sublease

808 W. Ennis Ave., Ennis, TX 75119



**Daniel Eng | CCIM**

Broker Associate

D: 469.916.8888 x801 C: 214.926.3666  
daniel@engvest.com



**EXP COMMERCIAL**

9600 Great Hills Trl Ste 150W  
Austin, TX 78759  
469.916.8888 x801

TX #514529



**Meloni Barringer**

D: 469.994.2238

meloni.barringer@expcommercial.com



**EXP COMMERCIAL**

9600 Great Hills Trl Ste 150W  
Austin, TX 78759  
469.994.2238

TX #0714709



**Judy Ratsamy**

Associate

D: 469.916.8888 x306 C: 817.915.5075  
judy@engvest.com



**EXP COMMERCIAL**

9600 Great Hills Trl Ste 150W  
Austin, TX 78759  
469.916.8888 x306

TX #635411

**Daniel Eng | CCIM**

469.916.8888 x801  
daniel@engvest.com

**Meloni Barringer**

469.994.2238  
meloni.barringer@expcommercial.com

**Judy Ratsamy**

469.916.8888 x306  
judy@engvest.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.