



Village Shops at Colony Square

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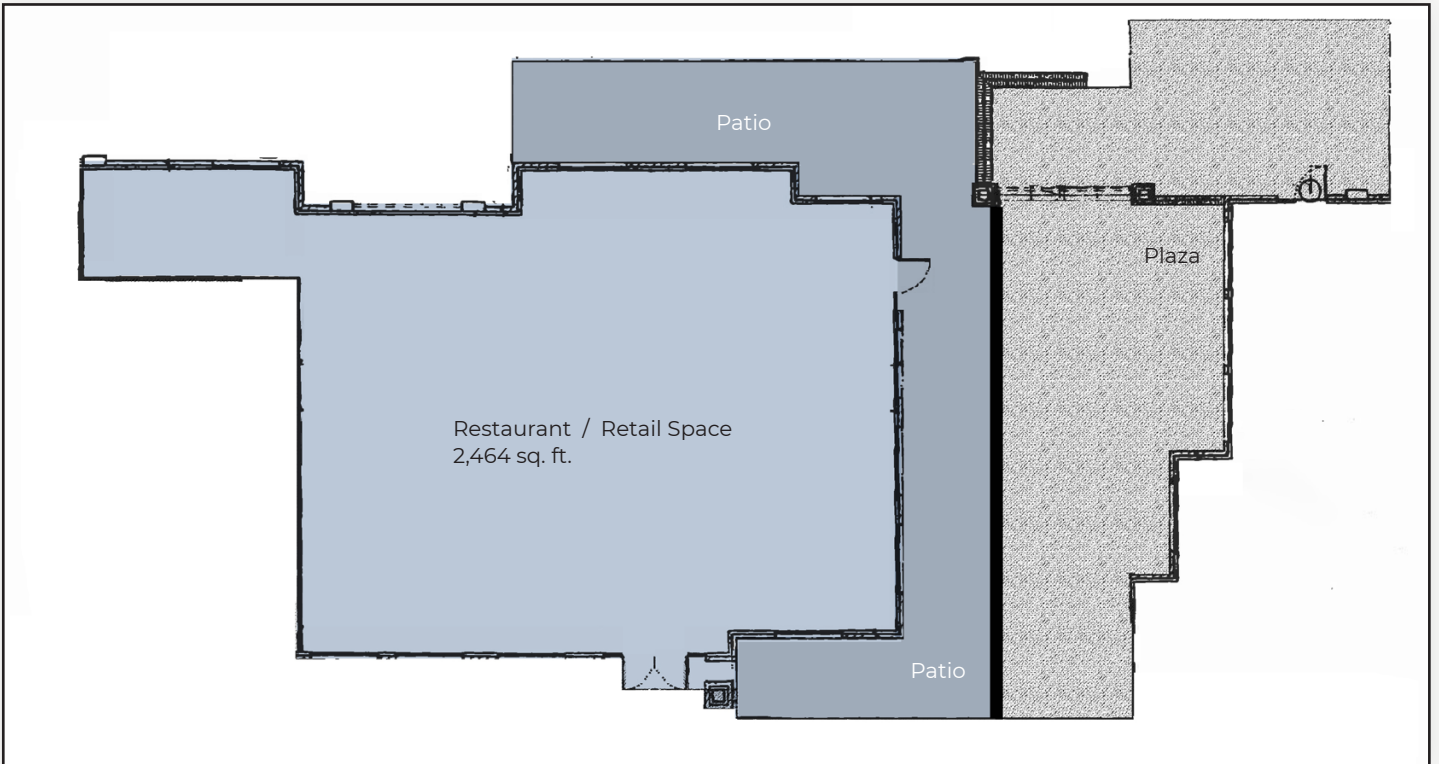
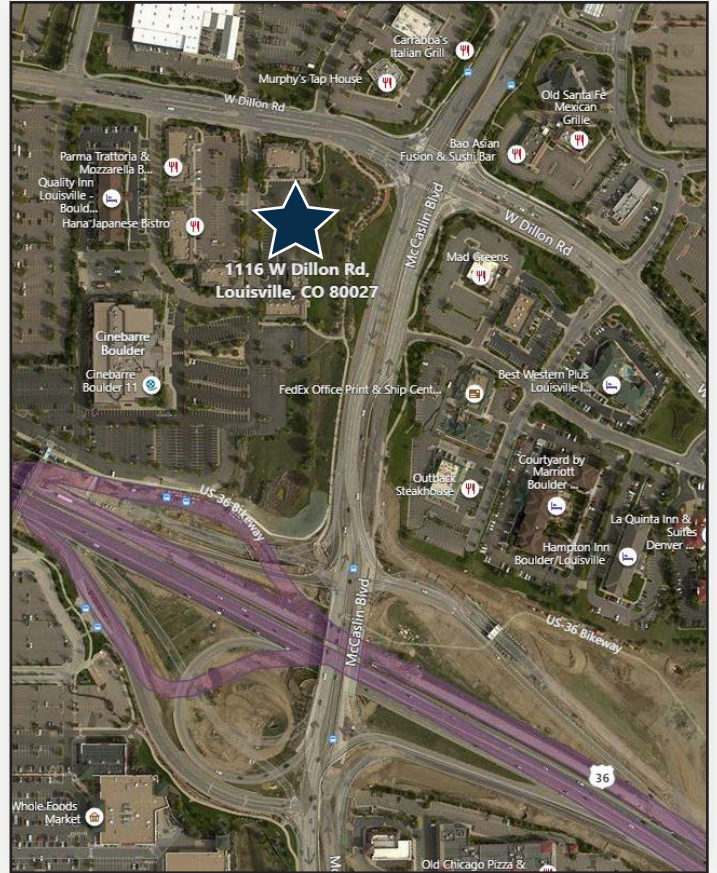
High Visibility Restaurant on McCaslin

Available Space	2,464 sq. ft.
Lease Rate / sq. ft.	\$20.00 NNN
Expenses / sq. ft.	\$11.83

* Not Including Utilities

- Highly Visible Second Generation Restaurant For Lease
- 126 Seating Capacity with Large Patio & Current Liquor License
- Type-1 Hood, Grease Trap, Over-Sized Water Heater & Walk-In Cooler Included, Plus Additional Equipment Available for Purchase
- Located Just Off US 36, at Intersection of McCaslin Blvd & Dillon Road with Traffic Counts of Over 36,000 VPD
- High Traffic Center with Hair Salon, Movie Theater, Subway, Mile-High Pho and More

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



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