

Restaurant Available Sublease



- 2,217± SF Building renovated in 2009
- 5 years remaining on lease (expires June 30, 2016)
- Rent: \$4,000.00 \$21.65 psf Sub-Lessor offered Rate
- Lease is NNN
- Currently Occupied by Five Guys Burgers & Fries
- 68' frontage—Lot is irregular approximately .20 Acres ~ Parcel has shared parking
- Sublease does not include FF&E
- Property has shared access to Old Shell with Adjoining Retail center
- Road Count = 21,700 ± CPD 03/31/2010
- Parking = 12 on parcel and an additional 27 in shared parking lot area = 5:1 ratio
- Close proximity to Colleges and area retailers including Banks, Bruno's, CVS, Specialty Shops and Ace Hardware
- Excellent Visibility and easy accessibility from Old Shell Rd.
- **All showings must be scheduled in advance—do not disturb business.**

Directions: I-65 to W. on Airport Blvd., North on McGregor to East on Old Shell Rd. Property

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