

# COMMERCIAL BUILDING- FORMER BAR/LOUNGE

1735 TREADAWAY :: ABILENE, TX 79605

FOR LEASE | RETAIL

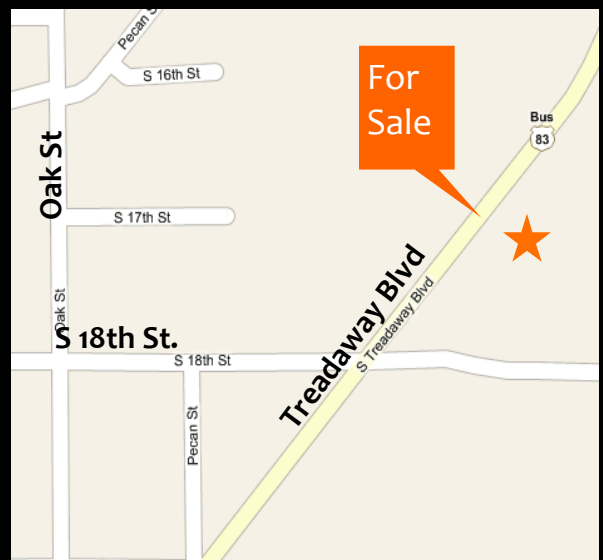


**DESCRIPTION ::** This recently renovated space was formerly a bar/ lounge. Features include fresh paint, new sinks, clean bathrooms, a new dropped ceiling, and a hand-crafted bar or retail counter. Located directly off Treadaway, this location could work for many commercial retailers.

**LOCATION ::** This property is located just south of South 14th St and north of South 18th St, directly off of Treadaway Blvd.

## OVERVIEW

PRICE	\$ 1,000 per month
PRICE PER SF	\$.41 per month
TAXES & INS (2009)	\$221.58 per month
BUILDING SIZE	5,320 SF
LOT SIZE	28,500 SF



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DEMOGRAPHICS	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	6,518	54,819	101,436
AVG HH INCOME	\$40,922	52,109	53,470
EMPLOYEES	2,450	34,345	50,837
BUSINESSES	339	3,562	4,934

## TRAFFIC COUNTS

TREADAWAY @ S 18TH	17,600 per day
TREADAWAY @ OAK	17,170 per day
TREADAWAY @ S 11TH	21,770 per day

Source: STDB Online



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