

# FREESTANDING 2ND GENERATION RESTAURANT

ABILENE, TX | 4109 RIDGEMONT DRIVE



- Freestanding 2nd generation restaurant - **TENANT CURRENTLY OPERATING—DO NOT DISTURB**
- 65 parking spots
- Located adjacent to the Mall of Abilene with anchors including Best Buy, JCPenney, Dillard's and Ulta
- Surrounded by a healthy mix of retail, restaurant and service users

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2019 Population	8,590	49,392	96,668
2019 Total Households	3,966	20,423	37,897
2019 Daytime Population	15,617	58,847	116,826
2019 Average HH Income	\$73,396	\$71,038	\$67,030

## TRAFFIC COUNTS:

Highway 83: 52,649 VPD  
Ridgmont Drive: 13,681 VPD

GLA: 8,435 SF

## AVAILABILITY:

FROM 1,500 SF–8,435 SF  
[OWNER WILL CONSIDER GROUND LEASE, BTS OR RENOVATION FOR SINGLE-TENANT OR MULTI-TENANT USE]

LEASE RATES: CALL FOR RATES

## AREA RETAILERS:



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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

**MATT SQUIRE**  
210.536.2282  
msquire@theretailconnection.net

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