



Details:

Size: 3,250 SF Lease Rates: Please call NNN: \$10.00 PSF

Traffic Counts:

Commerce Street: 4,472 VPD **US-75:** 179,796 VPD Second generation bar/restaurant space located in prime location on Commerce Street, which is one of the major thoroughfares in Deep Ellum.

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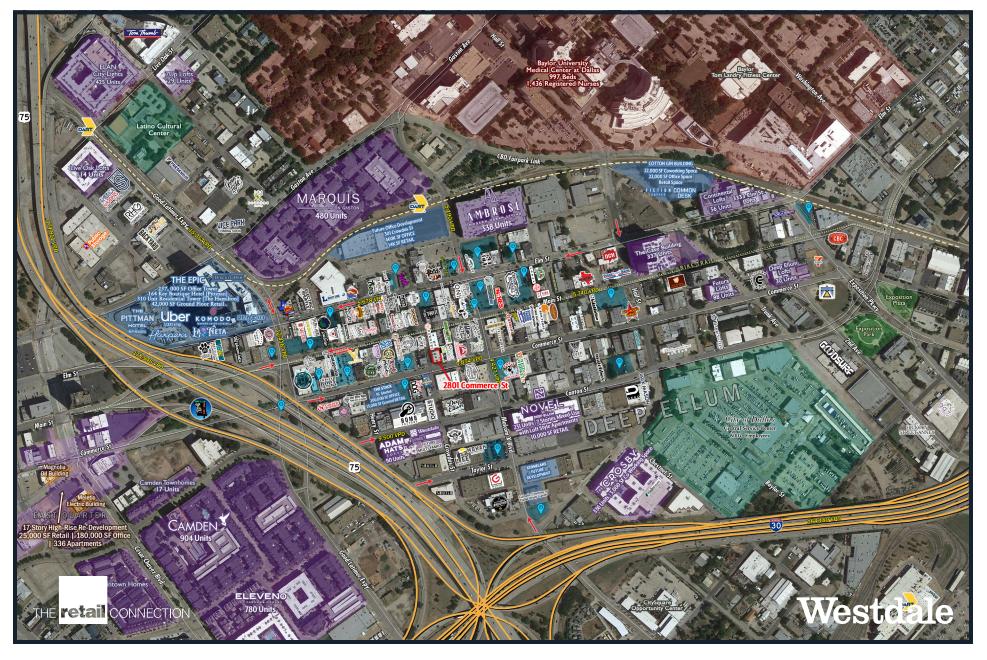


Chicago Italian

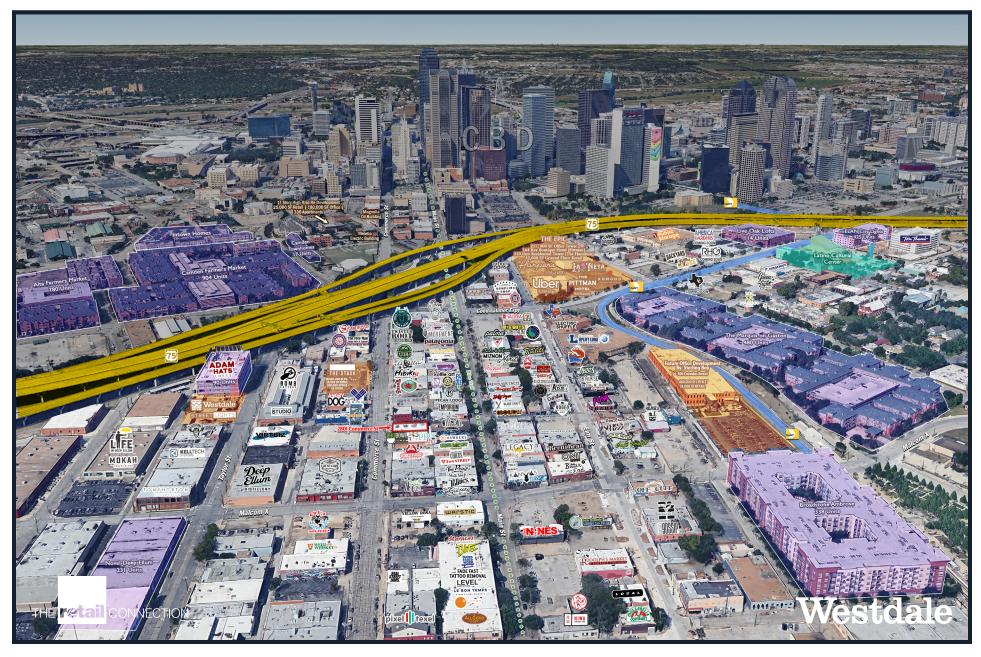
Demographics and Area Retailers

Area Retailers: 3-Mile Radius: ANGRY rwisted DOG **BURGER CO**[®] 177,813 97,258 Population Households EST. 1963 PUNCHBOWL ADAIR'S SALOON DEEP ELLUM TX FOOD SOCIAL DRINK BOM CANEROSSO 309,341 \$130,817 Davtime Population RuinS (\mathbf{P}) (Ť) HAWKERS PECAN LODGE 34.9 64.6% DEEP ELLUMI TEXAS **College Educated** Median Age Westdale THE retail CONNECTION

Trade Area Aerial



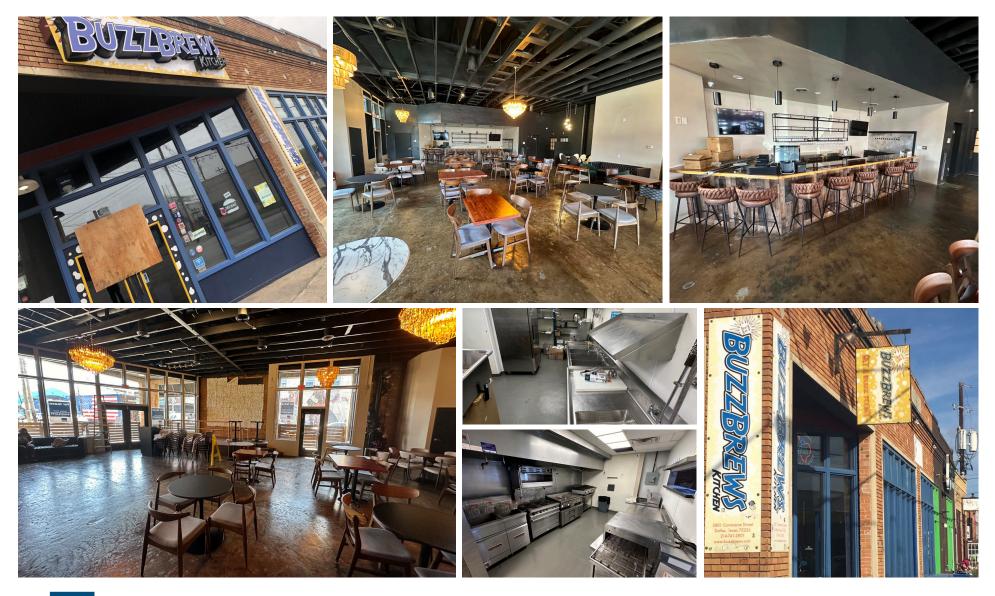
Oblique Aerial



Zoom Aerial



Photos of the space







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