

RESTAURANT FOR LEASE

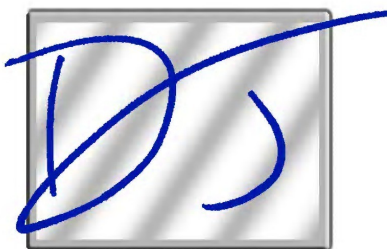
FORMER ZOO-KINI'S RESTAURANT 4132 SUNSET DRIVE SAN ANGELO, TEXAS



SPACE AVAILABLE: 6,300 SF
RENTAL RATE: \$12.00 PSF/YEAR PLUS NNN'S
FINISHOUT: "AS IS"
LOCATION: SEC OF SUNSET DRIVE AND WELLINGTON STREET
COMMENTS: RENOVATED IN 2006.

SUNSET PLAZA SHOPPING CENTER IS LOCATED IN THE CENTER OF THE MOST ACTIVE RETAIL AREA IN SAN ANGELO, TEXAS. TARGET, ROSS, BED BATH & BEYOND, PETCO, OFFICEMAX AND KIRKLAND'S, WAL-MART, SAM'S, LOWE'S, HOME DEPOT, ACADEMY, BEST BUY, MICHAEL'S, OFFICE DEEPOUT, CINEMARK, SUNSET MALL AND NUMEROUS RESTAURANTS ARE LOCATED NEAR THE SUBJECT PROPERTY.

DEMOGRAPHICS	10 MILES	25 MILES	50 MILES
POPULATION	97,063	110,538	132,120
HOUSEHOLDS	37,304	42,119	50,036
AVG. HH INCOME	\$54,177	\$54,812	\$54,168



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