

Property Information

**For Lease // 307 Constitution Drive
Copperas Cove, TX**



Offering Summary

Lease Rate:	\$12 SF/yr (NNN)
Building Size:	7,840 SF
Available SF:	7,840 SF
Traffic Count:	±28,000

Property Overview

Freestanding second generation-restaurant, shadowed anchored by Walmart. This 7,840 SF restaurant contains an additional grease trap and is well suited for a restaurant concept. This location can be redeveloped and subdivided if needed or preferred. This property sees stable and continuous traffic with a day time traffic count of 28,000 VPD. The traffic count is heavily influenced by the national retail brands that surround the area like Chick-fil-A, Whataburger, and H-E-B.

Property Highlights

- Freestanding, 2nd generation restaurant
- Shadow anchored by Walmart
- Ample parking
- 28,000 VPD
- National retailers in the area: Walmart, Chick-fil-A, Whataburger, H-E-B, Starbucks

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Retailer Map

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SITE PLAN

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Available Spaces

Suite	Tenant	Size	Type	Rate	Term	Description
1	Available	7,840 SF	NNN	\$12.00 SF/yr	Negotiable	Second Gen Restaurant