

Property Information

**For Lease // 4511 College Ave
Snyder, TX**



Offering Summary

Lease Rate:	14.00 SF/yr (NNN)
Building Size:	16,068 SF
Available SF:	1,400 SF
Traffic Count:	±13,330

Property Overview

Located along College Ave, Snyder's major thoroughfare, this property offers 1,400 square feet of ready to go restaurant space. Space includes walk in freezer, 3 compartment sink, drive thru and grease trap. This building is located near Walmart and offers easy accessibility and visibility. Excellent co-tenancy with Anytime Fitness, Dollar Tree and West Texas Home and Garden.

Property Highlights

- High traffic counts
- End cap space
- Easily accessible
- Down the road from Walmart

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806.794.1492

6306 Iola Ave, #200, Lubbock, TX 79424

bproctor@cmspropertiesinc.com

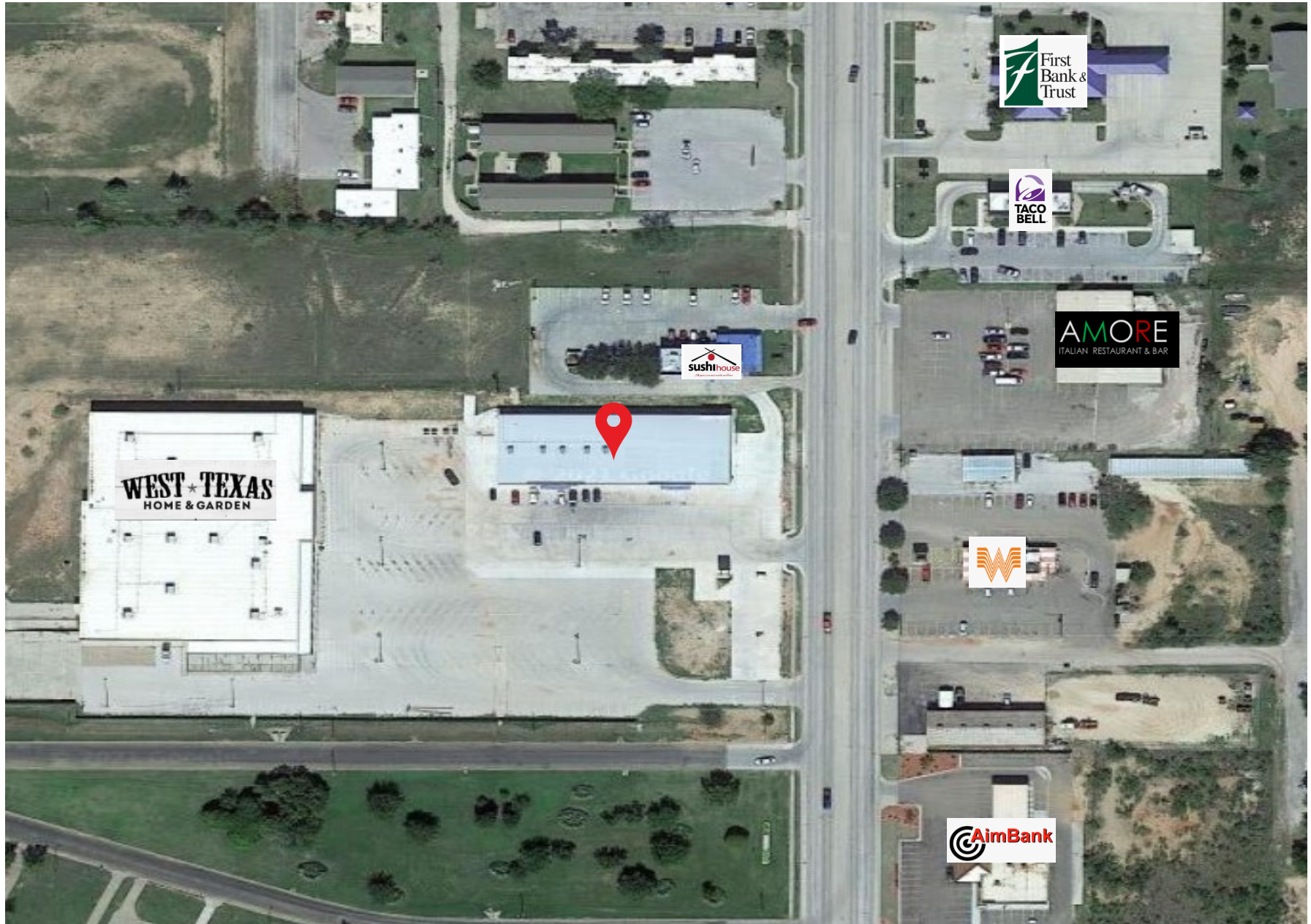
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Retailer Map

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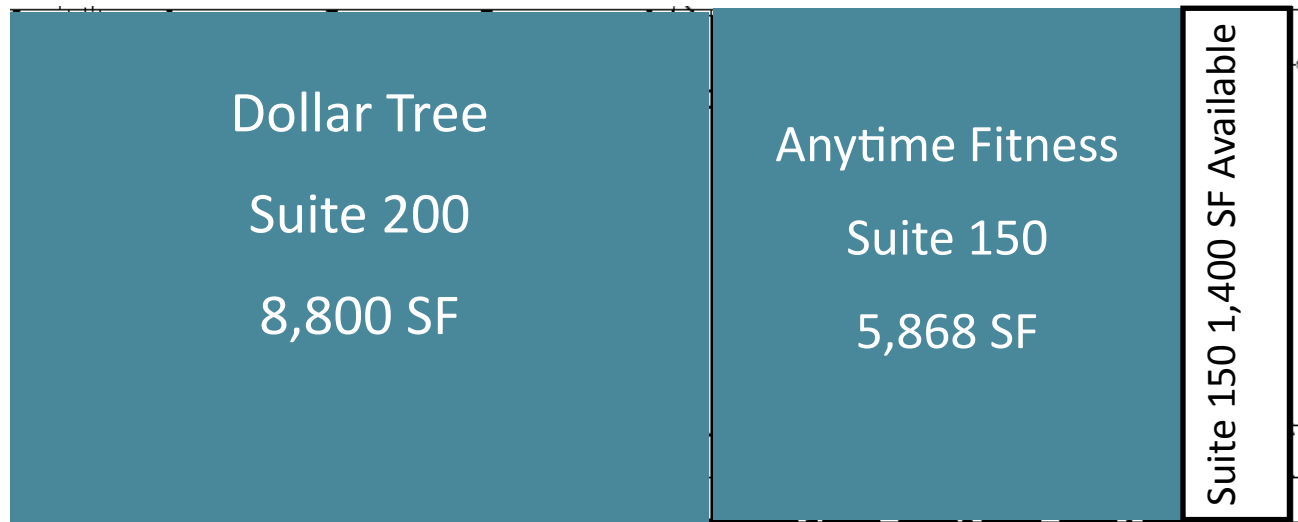
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SITE PLAN

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Available Spaces

Suite	Tenant	Size	Type	Rate	Term	Description
Suite 150	Available	1,400 SF	NNN	\$14.00 SF/yr	Negotiable	Finished out; prior use Little Caesar's Pizza

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