

FOR SALE

Golden Corral | CASH FLOW OPPORTUNITY

6855 Gall Blvd Zephyrhills, FL 33542

CALL 813.997.3333
for more information



SALE OVERVIEW

Sale Price: **\$3,125,000**
\$4.5M Avg. Sales

Building Size: 7,900 Sq. Ft.
Land Size: 3.21 Acres

Building Age: 2003
Building Type: Restaurant
Building Structure: Concrete Block

PROPERTY DESCRIPTION

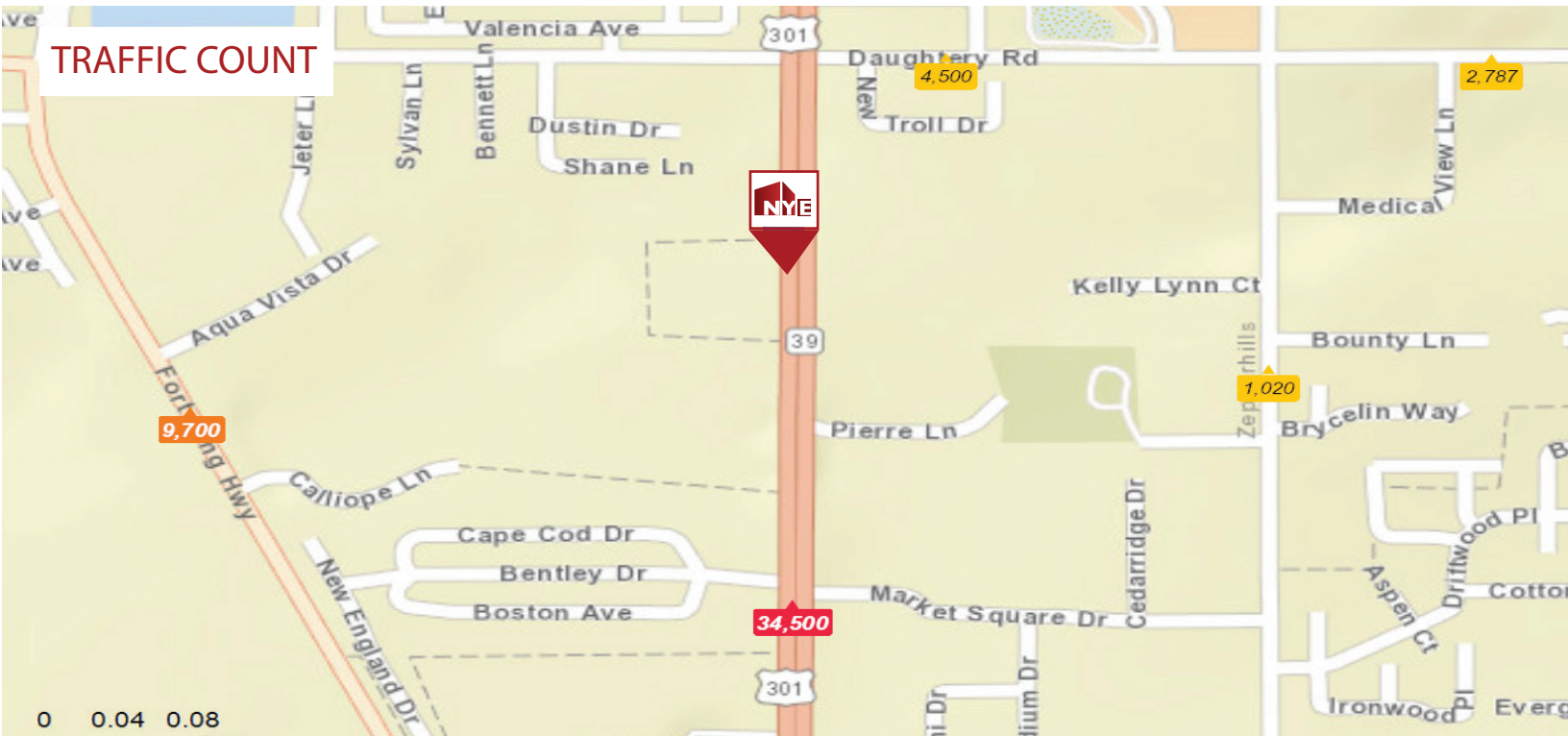
- ▶ Long term and well-established tenant. Family-operation with 15 years of experience at the present location.
- ▶ 30 years of experience and continued Golden Corral Awards.
- ▶ Loyal customers base; The restaurant is recognized as a top producer with Golden Corral.
- ▶ The restaurant site includes 3.2 acres of beautifully landscaped lot along with salvaging many Grand Oak Trees.
- ▶ Ample parking.
- ▶ Ideal clientele for this market.



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TRAFFIC COUNT



2018 DEMOGRAPHICS (7 miles ratio)

POPULATION	78,582
AVG. NET WORTH	\$839,549
AVG. HH INCOME	\$59,434
MEDIAN AGE	52.3
MALE	48.6%
FEMALE	51.4%

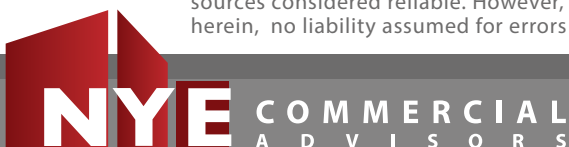
2018 BUSINESS PROFILE (7 miles ratio)

TOTAL BUSINESSES	1,768
TOTAL EMPLOYEES	23,666

2018 FINANCIALS

- ▶ GROSS SALES: \$4.5M MOL
- ▶ Lease is tied to fixed monthly amount with addition override, rather than C.P.I.
- ▶ 9+ years remaining with options.

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4875 Bruce B. Downs Blvd. - Wesley Chapel, FL 33544
www.NyeCommercial.com 813.973.0214