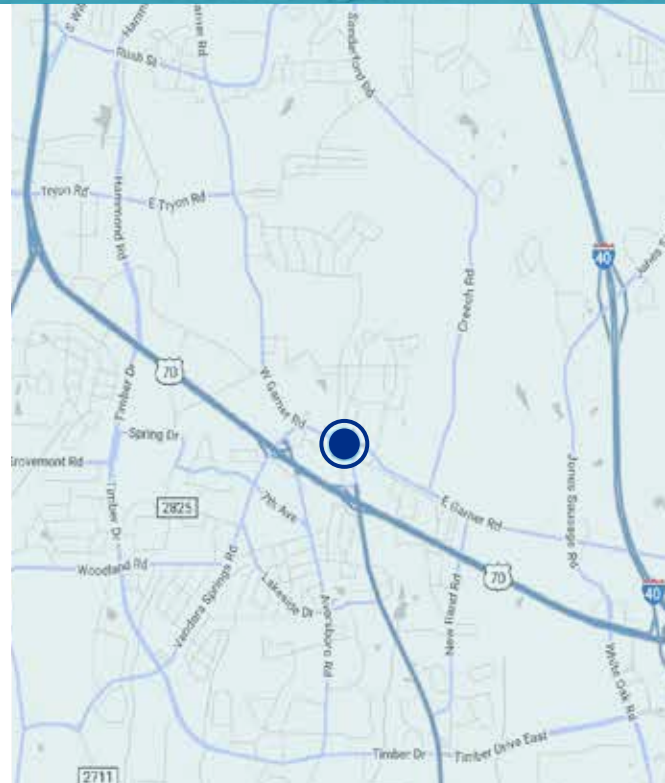


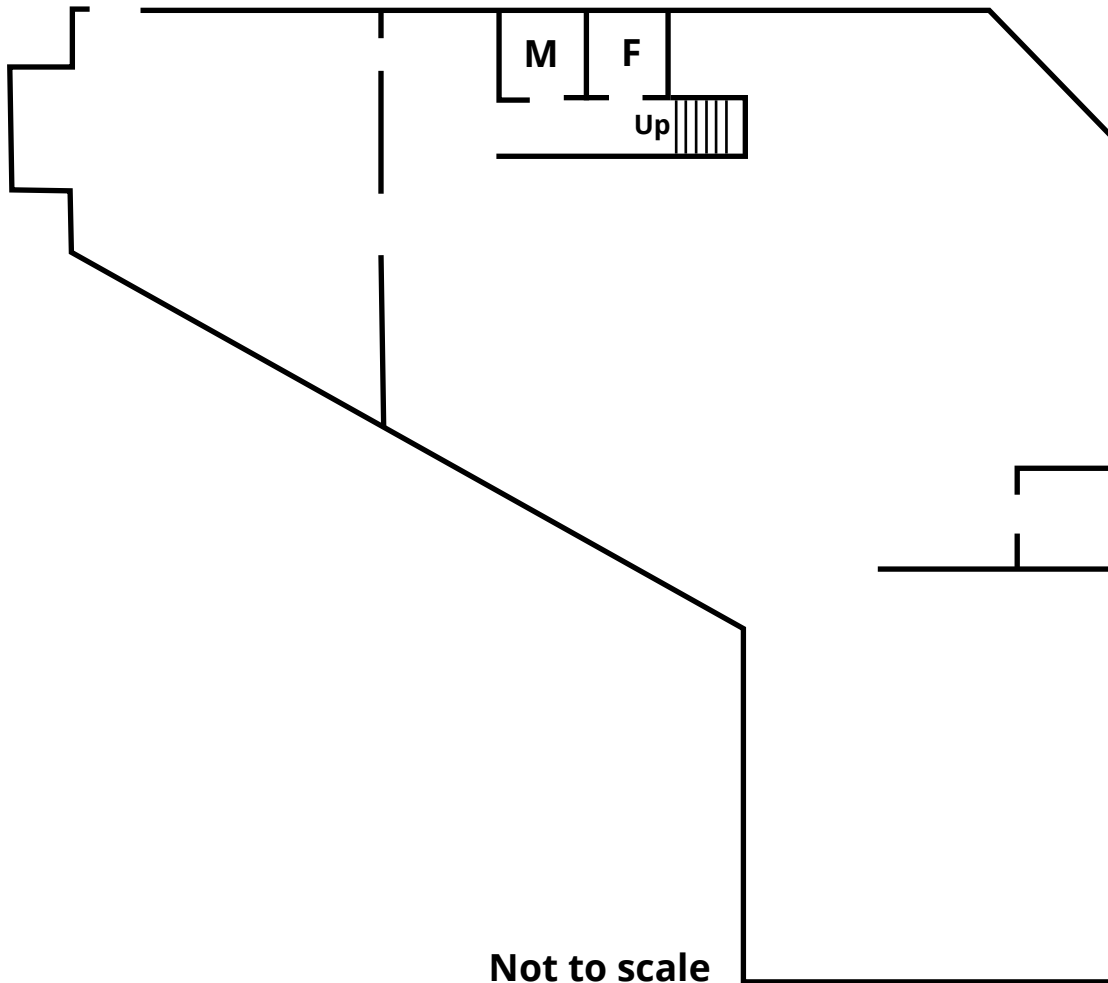


## OVERVIEW OF THE PROPERTY

- 4,077 SF free-standing restaurant building on 0.40 acres
- Built in 1948 and renovated in 1970, the Toot n' Tell was in business for 70+ years
- Space includes three dining areas, a kitchen, drive-up window, restrooms, storage areas, a small office, and a check-out counter
- Furniture, fixtures, and equipment in place, including dishes, pots, pans and a 1,500-gallon grease trap
- Block construction, wood joists, new HVAC
- Natural gas, public water, and sewer on-site
- 13 parking spaces guaranteed, with access to 27 additional spaces on adjacent property easement (NC Rail Road Company)
- Lease Rate: \$12.00/SF, NNN
- TI available



**FLOOR PLAN**



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## AREA DESCRIPTION

- Garner NC is southeast of the City of Raleigh. The Town has been a bedroom community to Raleigh and thus has been home to hundreds of small businesses that provide convenience services to residents living in the area.
- Garner is experiences new investment and growth in every sector, including new jobs, retail developments, and residential subdivisions for both rental and homeownership.
- 12,500 AADT on W Garner Road and 7,500 AADT on Benson Road



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