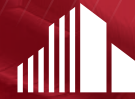


FOR LEASE

114 NE 2ND ST

SMITHVILLE, TX



CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

- 4,884 SF Building
- 1,296 SF Covered Dining Patio
- Fully Renovated 1950's Garage
- 100% HVAC
- Commercial Kitchen
- Furnished Dining Area
- Retail Storefront
- Two - 20' BBQ Pits

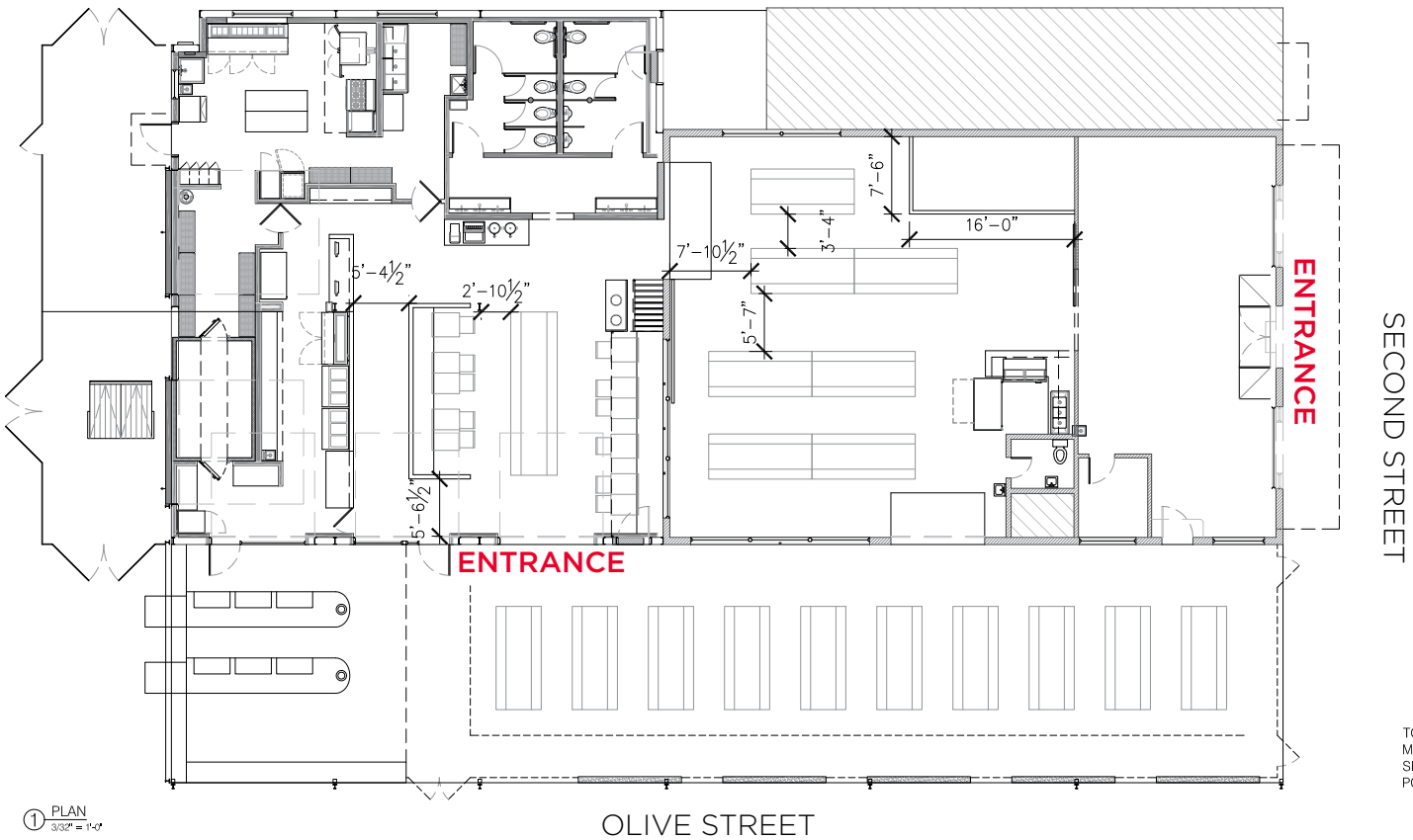


FOR LEASE
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SMITHVILLE, TX



FLOOR PLAN

4,884 SF Building
1,296 SF Covered Dining Patio



TOTAL SEAT COUNT - 208
MAIN DINING - 38
SECOND DINING - 70
PORCH - 100

Year 1 Rental Rate	\$0.90 per SF/month
Taxes + Insurance	\$0.17 per SF/month
TOTAL RENT	\$1.07 per SF/month

For more information, please contact:

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PHOTOS



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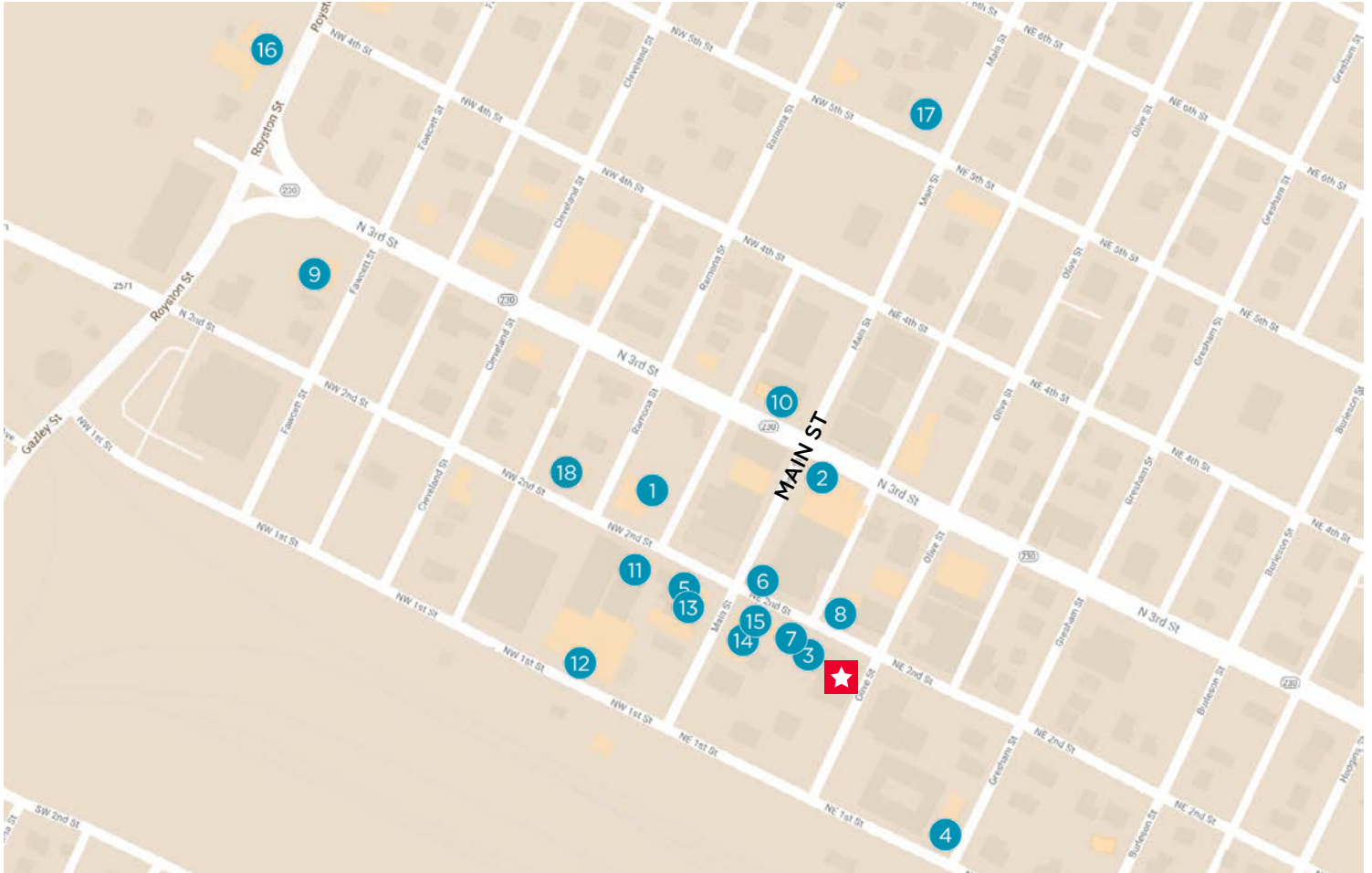
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AREA AMENITIES - DOWNTOWN



RESTAURANTS / SHOPPING*:

- | | | | |
|---|------------------------------------|----|------------------------------|
| 1 | Consuela* | 10 | The Blazer Bar & Grill |
| 2 | Mosaic Art & Home* | 11 | Your Mom's Burgers |
| 3 | Smithville General Store & Coffee* | 12 | Comfort Cafe |
| 4 | Lumberyard Studio* | 13 | Back Door Cafe |
| 5 | Bella's Cottage Antiques* | 14 | The Olde World Bakery & Cafe |
| 6 | Smithville General Home* | 15 | The Front Room Wine Bar |
| 7 | Lark* | 16 | Zimmerhanzel's Bar B Que |
| 8 | Honey's Pizza | 17 | Rio Social House |
| 9 | Pockets Grille | | |

LODGING

- | | |
|----|----------------------|
| 18 | Katy House |
| | 41+ Vacation Rentals |

Additional info can be found on:
SMITHVILLETX.ORG

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