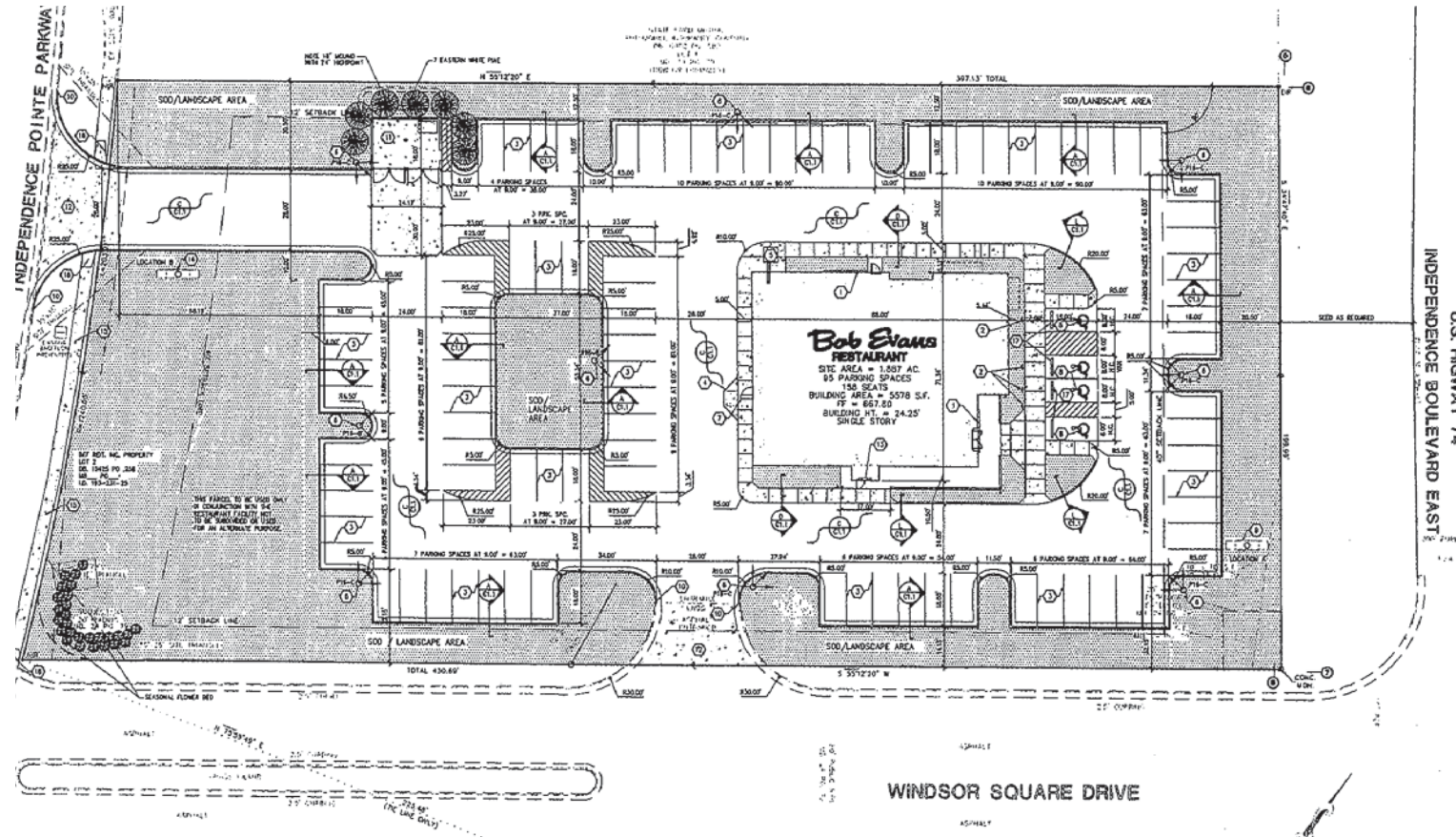


FORMER BOB EVANS RESTAURANT



THE PROVIDENCE GROUP

Available for SALE

EXCELLENCE IN RETAIL REAL ESTATE.



Property Photo

Former Bob Evans Restaurant

1625 Windsor Square Drive
Matthews, North Carolina

Property Information

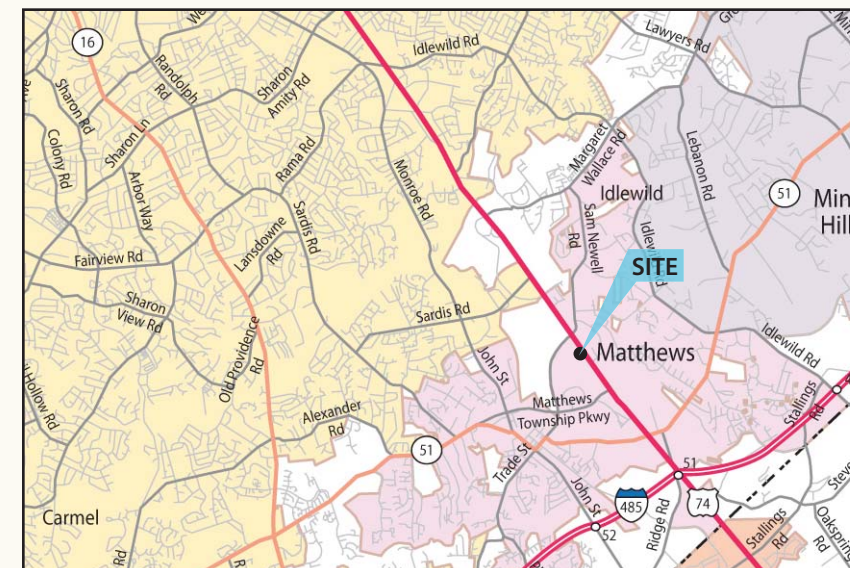
Square Footage:	5,578 SF
Price:	Please Call for Pricing
Lot Size:	1.887 Acres
Parking:	95 Spaces
Seating:	158 Seats

Property Description

Located along Independence Blvd. (Hwy. 74) at a signalized intersection across from Windsor Square Shopping Center. The building was constructed in 2000. The property has a monument sign facing Independence Blvd. The building is sold with furniture, fixtures, and equipment in place.

Traffic Counts (2010 NCDOT)

Independence Blvd. (Hwy. 74):	49,000 vpd in front of site
Sam Newell Rd. (at Independence):	12,000 vpd



Location Map

1625 WINDSOR SQUARE DR, MATTHEWS, NC

The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



THE PROVIDENCE GROUP

521 E. Morehead St. • Suite 100
Charlotte, NC 28202
Phone (704) 365-0820 • Fax (704) 365-8911
www.providencegroup.com

CONTACT

Henry Breaux
(704) 644-4580
hbreaux@providencegroup.com

WWW.PROVIDENCEGROUP.COM

