

PHO NATION RESTAURANT

105 E Old Settlers Blvd. #105
Round Rock, TX 78664
www.PhoNation.net

Business For Sale
\$160,000
includes FF&E

Current Rent
\$8,640/Mo
(Including NNN - estimate provided
by Landlord and subject to change)

Available Space
+/- 3,600 SF
End Cap Restaurant Space



PROPERTY HIGHLIGHTS:

- 2ND Gen Restaurant
- 67,624 SQF Shopping Center
on Old Settlers Blvd.,
just east of IH-35
(Realtor Property Resource)
- Plentiful Parking
- Lease Ending June 30, 2023

NEARBY RETAILERS:



HONDA

CINEMARK

ROUND ROCK
PREMIUM OUTLETSSM
A SIMON CENTER

Near the future home of Kalahari Waterpark
Near by Hotels - Holiday Inn & Hilton Garden Inn



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SHOWN BY APPOINTMENT ONLY!