

SUMMARY

RETAIL AERIAL

SURVEY & PHOTOS

DEMOGRAPHICS

FOR SALE OR LEASE

PROPERTY INFO

- Land Size: 1.09 Acres / 47,612 SF
- Building Size: 788 SF with Drive-Thru

PRICING

- For Lease: \$120,000 annually
- For Sale: \$1,200,000

PROPERTY DESCRIPTION

The subject property is a free-standing QSR building occupied by Rally's, located at 3555 General de Gaulle Drive. The site is positioned at a hard-corner, signalized intersection, providing exceptional visibility, strong ingress/egress, and prominent signage opportunities in one of the area's most heavily trafficked retail corridors. Situated on ±1.09 acres, the property features a ±788 SF improved building designed for high-volume operations and features a drive-thru, making it well-suited for quick-service restaurant, coffee, or other drive-thru-oriented retail uses.

The property benefits from immediate proximity to multiple national retailers and established QSR operators, creating a strong retail draw and consistent daily traffic. This offering presents a rare opportunity to acquire or lease a free-standing QSR site with excellent access, strong corner exposure, and proven retail synergy in a dense commercial trade area.

PLEASE DO NOT DISTURB EXISTING TENANT. Available 07/01/2026.

PROPERTY HIGHLIGHTS

- High-visibility free-standing QSR with drive-thru
- 1.09-acre parcel
- Positioned at a hard corner, signalized intersection
- Strong daily drive-by traffic
- 22 parking space plus 2 ADA
- Building is sprinklered
- Kitchen equipment, cooler & lighting are operational



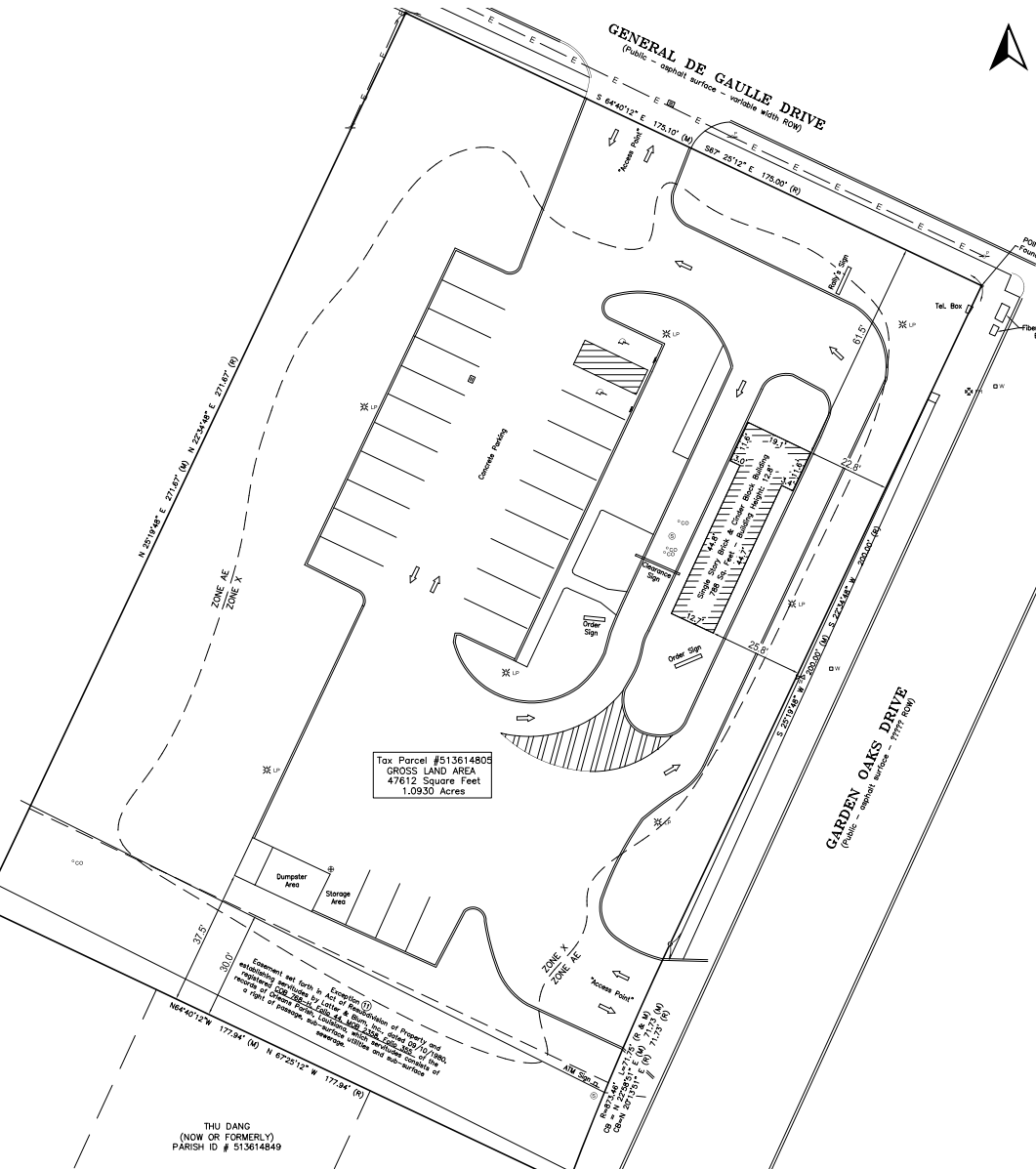


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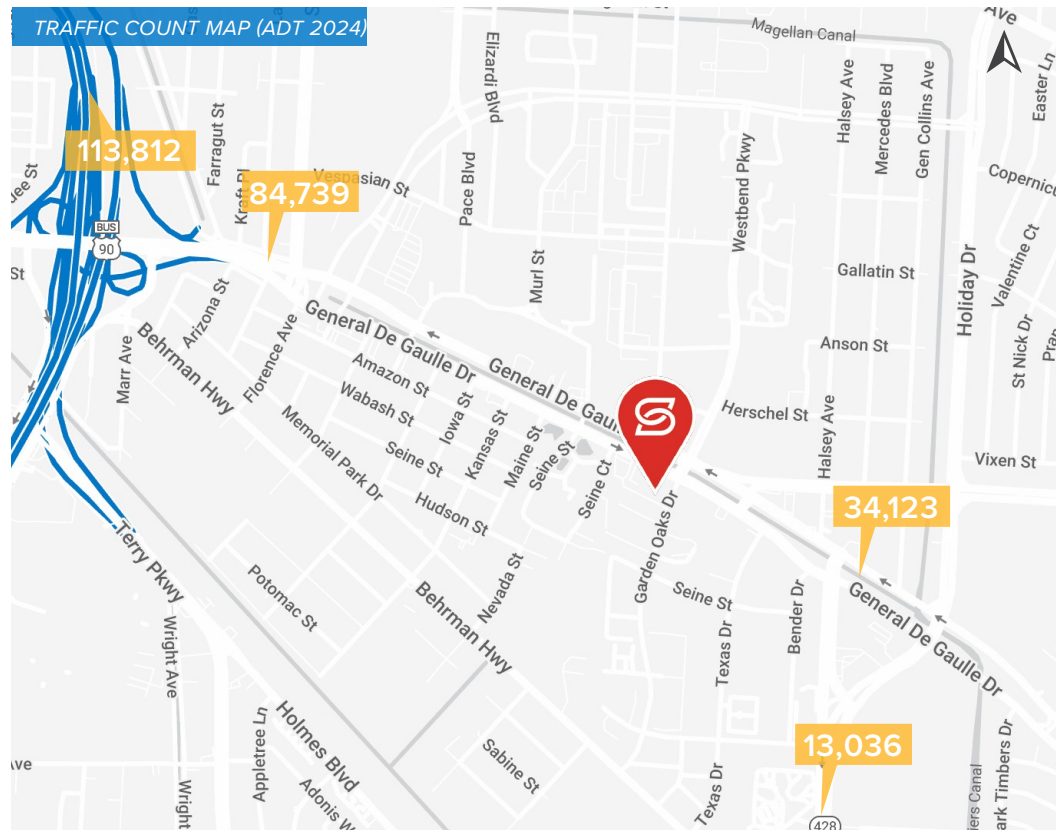
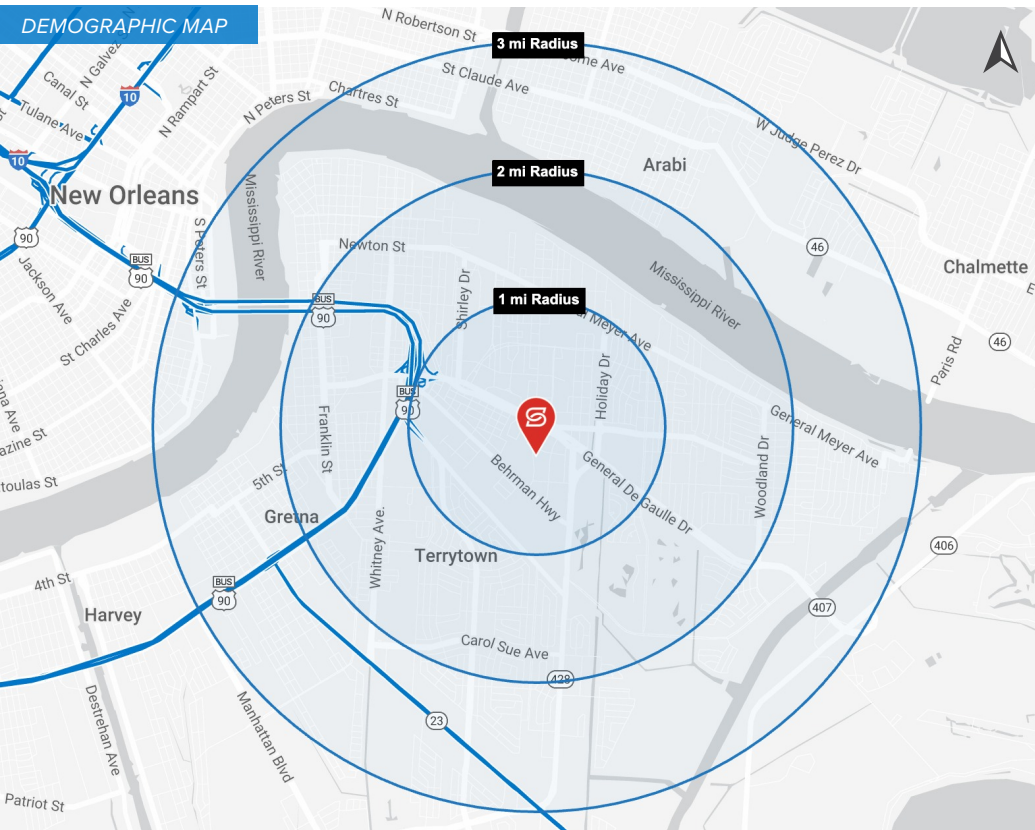


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2025 DEMOGRAPHICS



POPULATION

1 MI	2 MI	3 MI
16,113	53,234	104,337



AVG. HH INCOME

1 MI	2 MI	3 MI
\$57,490	\$69,875	\$74,486



HOUSEHOLDS

1 MI	2 MI	3 MI
6,840	21,350	43,349