

## SUMMARY

# FOR SALE OR LEASE

### PROPERTY INFO

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

### 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

## RETAIL AERIAL

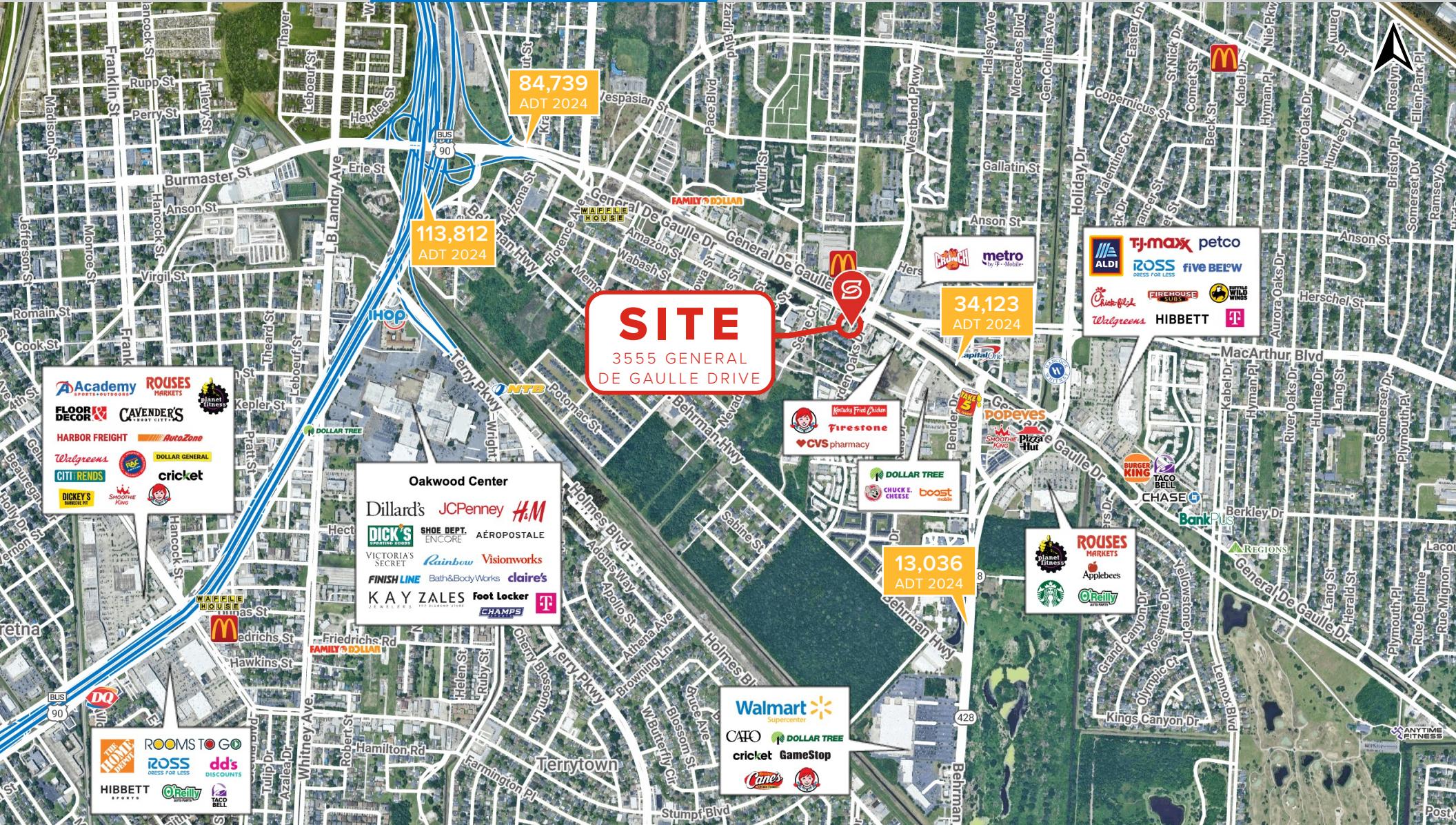
## SURVEY & PHOTOS

## DEMOGRAPHICS



## SUMMARY

## RETAIL AERIAL

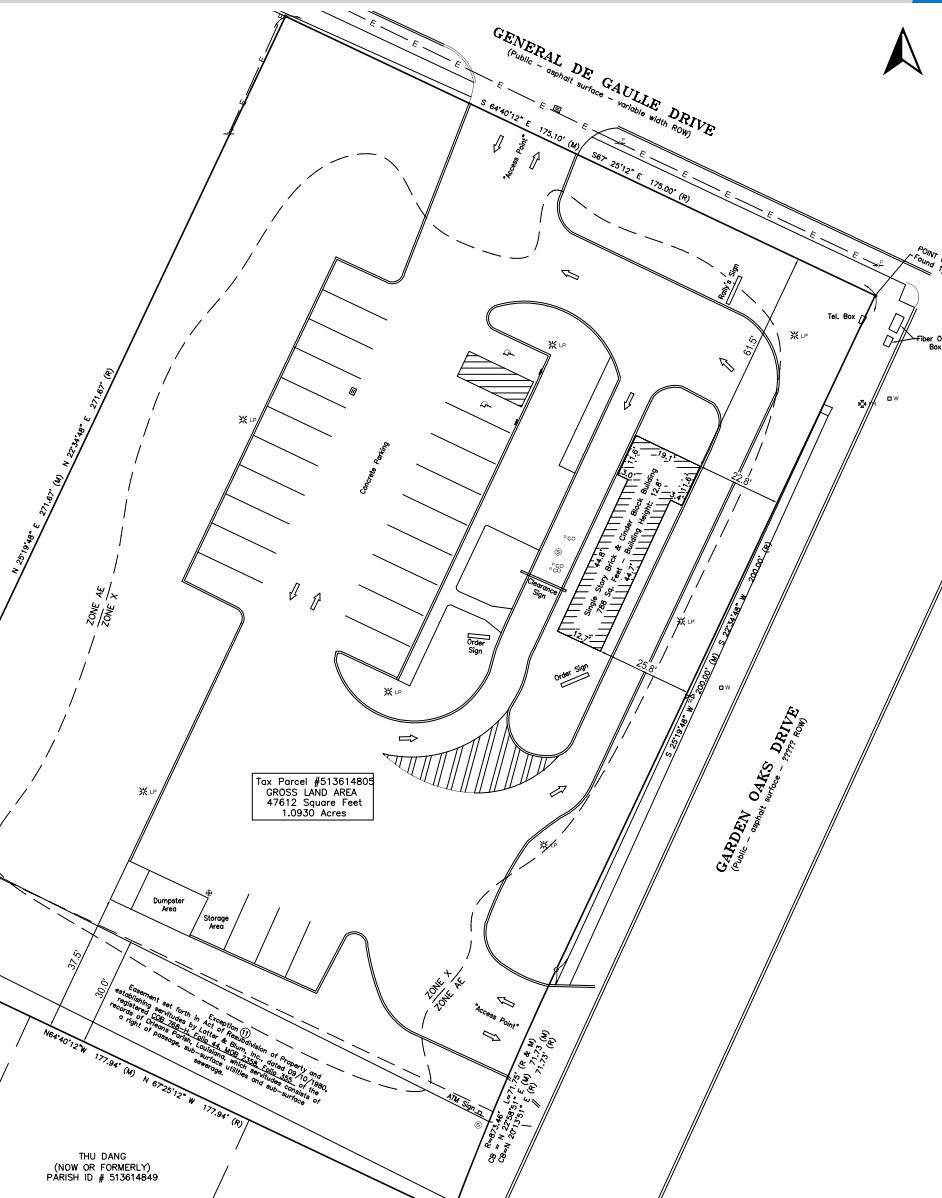


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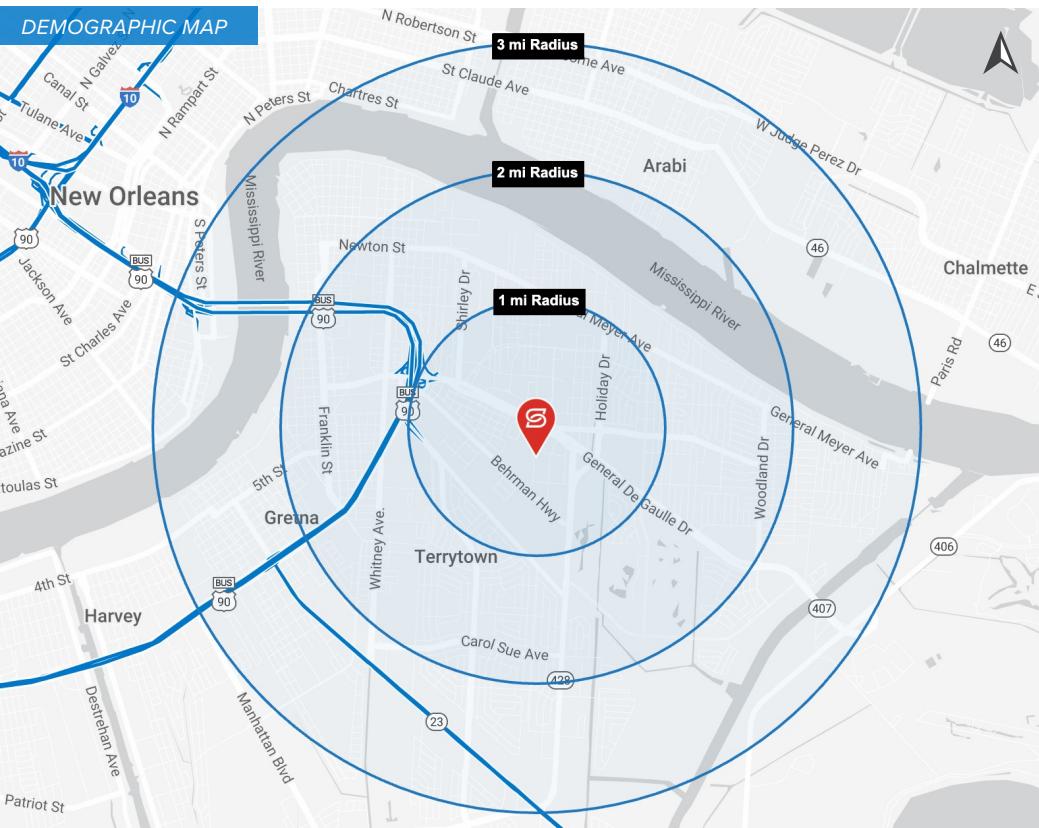
## SURVEY & PHOTOS

## DEMOGRAPHICS



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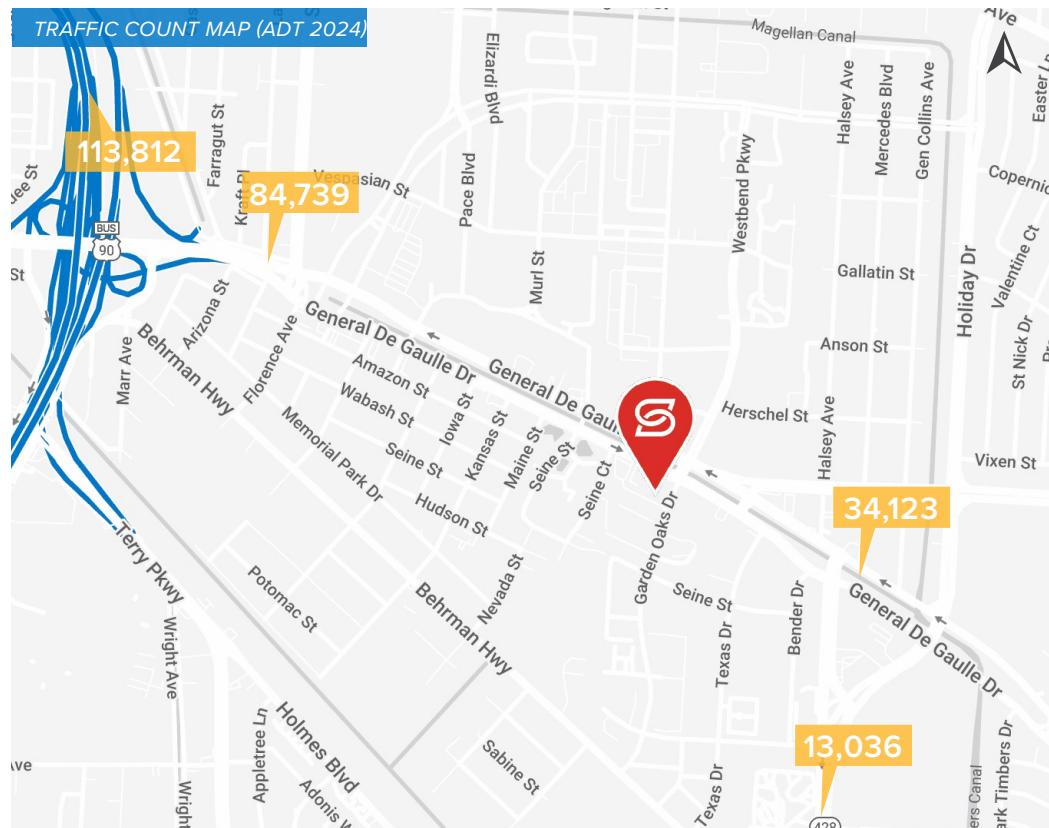
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## RETAIL AERIAL

## SURVEY & PHOTOS

## DEMOGRAPHICS



## 2025 DEMOGRAPHICS



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



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



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