

# FOR LEASE

URBAN  
WORKS

## TURN-KEY RESTAURANT SPACE

SIZE | 1,895 SF

AVAILABLE NOW



MASON  
WILLIAMS

**4120 N WILLIAMS AVE**

CHARLOTTE LARSON | 503.228.3080 | [URBANWORKSREALESTATE.COM](http://URBANWORKSREALESTATE.COM)



**Address**

4120 N Williams Ave

**Size**

1,895 SF

**Turn-key Restaurant / Cafe**

- Turn-key restaurant buildout
- Outdoor Seating with two roll up doors
- List of FF&E available upon request

**About the Space**

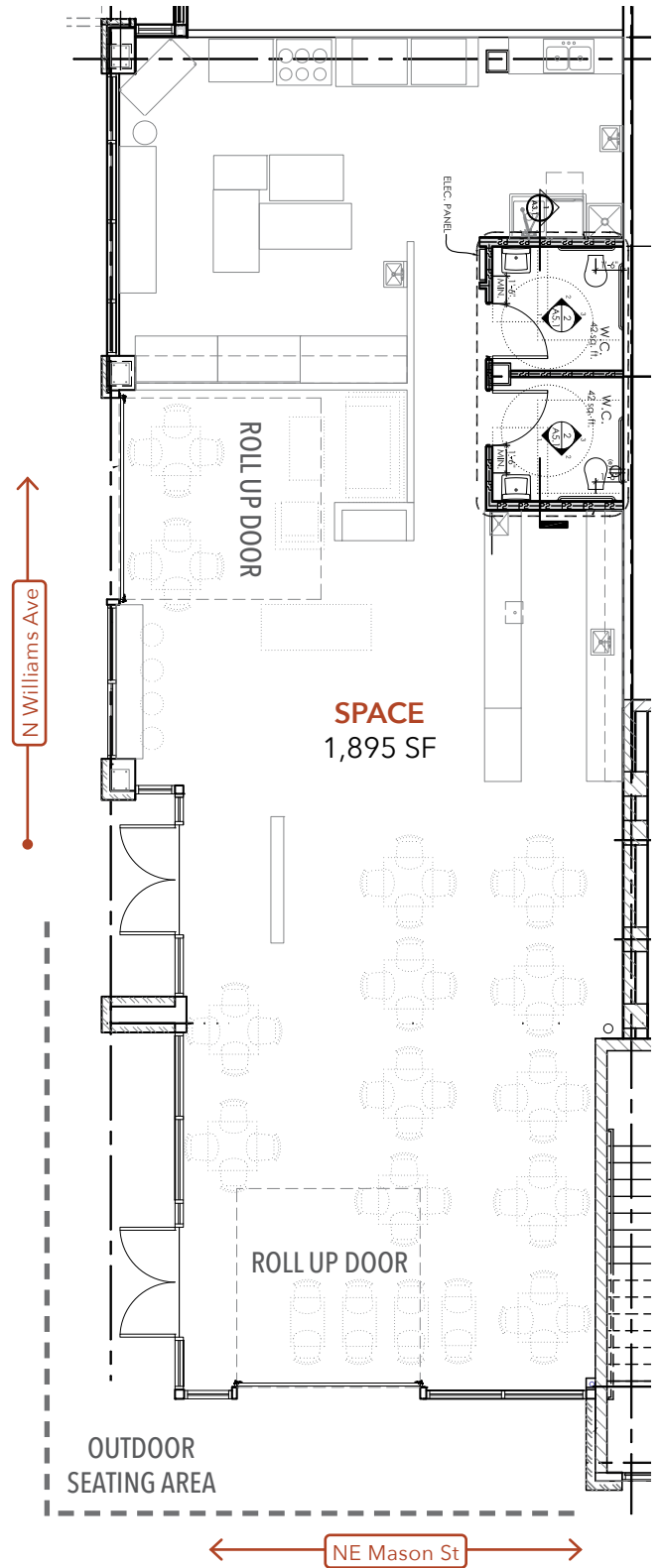
Stunning turn-key restaurant space available at 4120 N Williams Ave. Featuring 14' class one hood, light filled seating area with soaring ceiling heights and two roll up doors. The corner exposure at N Williams and N Mason features wide sidewalks and charming outdoor seating. The space also comes with two ADA bathrooms, grease trap and restaurant plumbing. Existing lease may be assigned or a new lease with Landlord will also be considered. List of FF&E available upon request. Please call for pricing guidance for asset purchase.



# FLOOR PLAN



Outdoor Seating Area



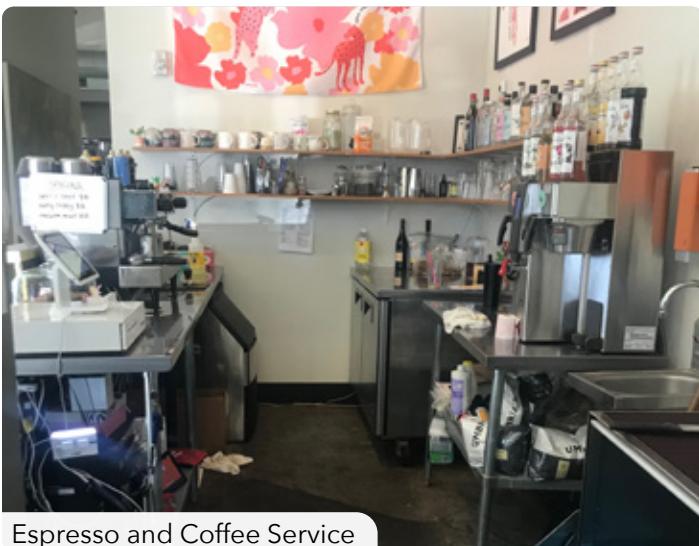
# SITE PLAN



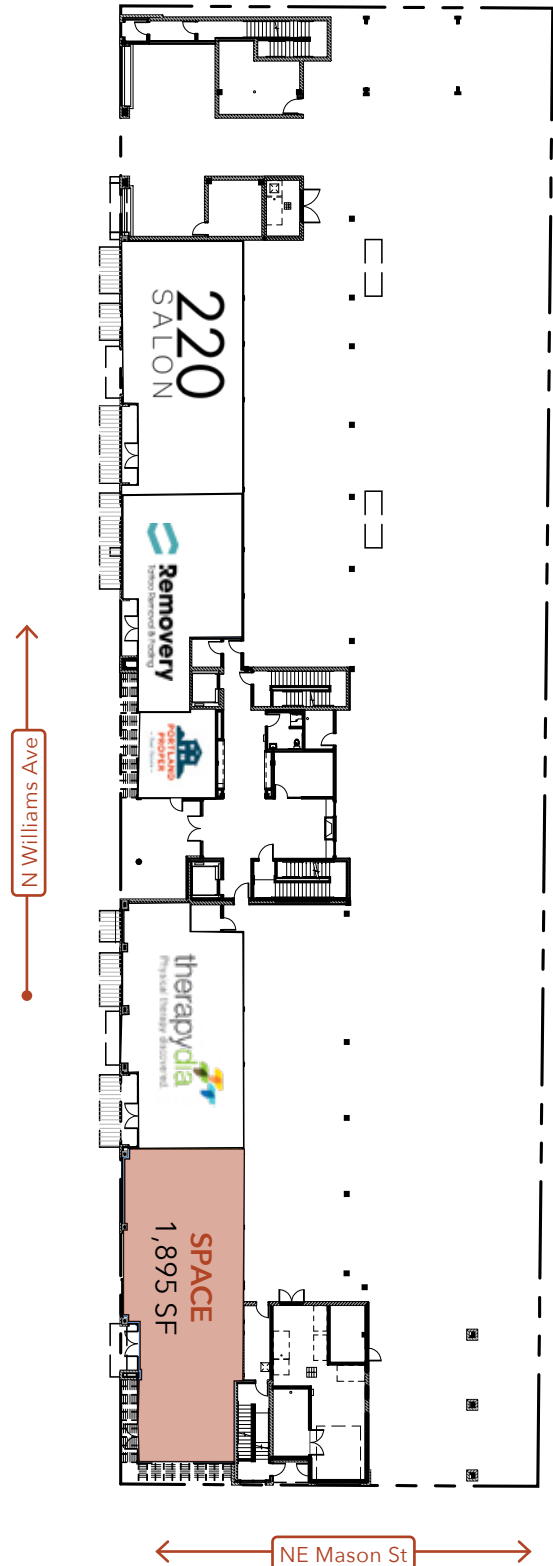
Entry and Roll Up Door



Restaurant Plumbing



Espresso and Coffee Service



# EQUIPMENT



Kitchen Space with Windows



14' Hood System



14' Hood System

# NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2021 Population	3,175	10,345	31,841
Total Employees	9,949	35,503	114,142
Total Businesses	668	2,612	8,087
Median Household Income	\$85,219	\$82,674	\$83,622
Median Age	34.1	34	34.8
Any College	82.7%	82.1%	83.2%



Shine Distillery



Vendetta



Eem



New Seasons



DIY Bar



Box Social



XLB

# RETAIL MAP

