

# FOR LEASE

URBAN  
WORKS



RESTAURANT



BAR

## 3950 N MISSISSIPPI AVE

### TURN-KEY RESTAURANT & BAR

### AVAILABLE NOW | 1,650 SF + BASEMENT PREP SPACE

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# SUMMARY

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## Address

3950 N Mississippi Ave

## Turn-key Restaurant & Bar

1,650 SF + Basement Prep Space

## About the Space

Rare opportunity to lease turnkey restaurant and bar in the heart of N Mississippi. This space features abundant vintage charm with exposed brick walls, wood floors and tall ceilings and includes class one hood, grease trap, walk in and bar build out. All FF&E left by previous tenant is available. Basement space includes office, prep kitchen area and walk in refrigeration.



# NEIGHBORHOOD

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| Demographics            | ¼ Mile    | ½ Mile    | 1 Mile    |
|-------------------------|-----------|-----------|-----------|
| 2026 Population         | 2,411     | 9,218     | 26,957    |
| Total Employees         | 1,298     | 3,591     | 17,279    |
| Total Businesses        | 189       | 551       | 1,944     |
| Median Household Income | \$106,276 | \$105,146 | \$101,744 |
| Median Age              | 33.8      | 34.2      | 35.4      |
| Any College             | 83.3%     | 80.9%     | 81.4%     |

