



South Indian - Authentic Gourmet Food made Daily Fresh to order

BUSINESS DESCRIPTION AND HIGHLIGHTS

- South Indian Restaurant offers real authentic Food made daily fresh to orders
- Serving Vegetarian and NON-Vegetarian food. Popular authentic curries, special blend of rice, famous dosa's, parottas, uthappam, variety of appetizers, deserts and many other food lovers choices
- Located on a major 91 FWY Off Ramp inside shopping center. Walk distance to Walmart, Costco, Home Depot, Gym, Grocery Stores, Retail Centers, Restaurants and fast foods. Daily traffic over 28,400 vehicle per day
- Business has been growing well over sellers expectations. In recent year, business increased over 34% in just one year
- Demand has been so high, seller cannot keep up with catering, parties and special occasion orders
- Increase you business instantly by 15-20%, by opening on Mondays and extending daily noon hours





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Price: \$295,000
 Building Size: 2,000 SF
 Lease: 8 Years
 Rent: \$5,400 per mo
 Seating Capacity 73
 Open daily 6 days, closed Mondays



Call now for details Bashir Tariq 951-269-3000

South Indian Authentic Gourmet Food Cooked Daily to Order



McKinley St

SOUTH INDIAN AUTHENTIC GOURMET FOOD DISHES





DEMOGRAPHICS – TRAFFIC AND GENERAL AREA INFORMATION

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$108,726	\$106,068	\$112,246
Median Household Income	\$82,597	\$85,978	\$93,058
< \$25,000	1,837	9,088	20,377
\$25,000 - 50,000	2,858	12,869	27,571
\$50,000 - 75,000	2,713	13,209	29,658
\$75,000 - 100,000	2,134	10,666	25,376
\$100,000 - 125,000	1,623	10,558	25,760
\$125,000 - 150,000	1,149	6,662	19,120
\$150,000 - 200,000	1,922	8,756	22,420
\$200,000+	1,877	7,892	21,591

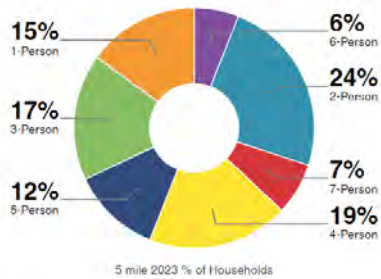
Population

	2 mile	5 mile	10 mile
2010 Population	48,889	269,941	606,518
2023 Population	51,792	281,127	669,053
2028 Population Projection	51,598	279,399	671,675
Annual Growth 2010-2023	0.50%	0.30%	0.80%
Annual Growth 2023-2028	-0.10%	-0.10%	0.10%
Median Age	35.9	35.9	36.1
Bachelor's Degree or Higher	23%	19%	22%
U.S. Armed Forces	22	302	697

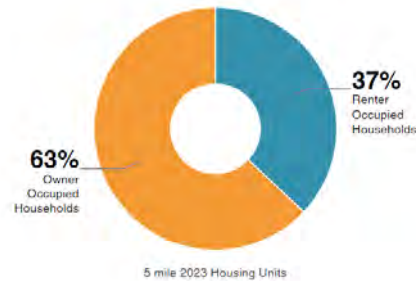
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Griffin Way	McKinley St W	8,859	2022
McKinley St	Griffin Way SE	28,446	2022
Promenade Ave	Ruth St SW	8,854	2022
McKinley St	Griffin Way NW	48,966	2022
Griffin Way	Tomkins Cir SE	5,178	2022
Riverside Fwy	McKinley St SW	230,993	2022
Riverside Freeway	-	211,770	2020
Promenade Ave	Windwood Dr NE	12,094	2022
McKinley St	Stoneridge Dr SE	21,042	2022
91	Dupont St S	214,478	2022

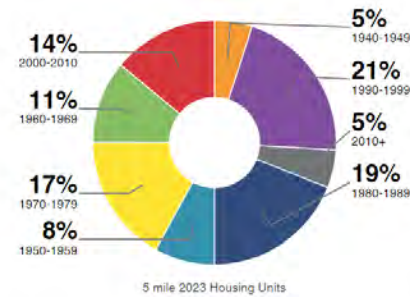
Household Size



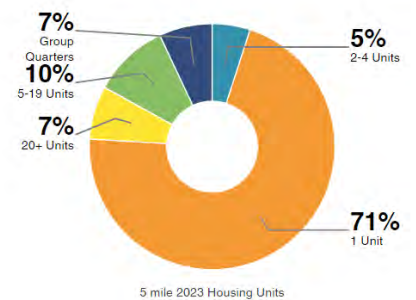
Housing Occupancy



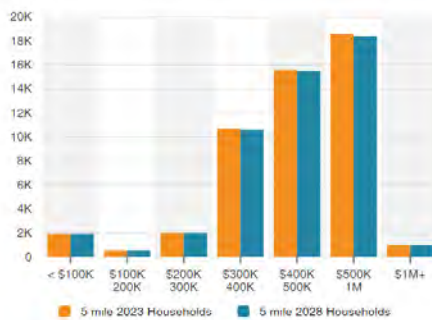
Homes By Year Built



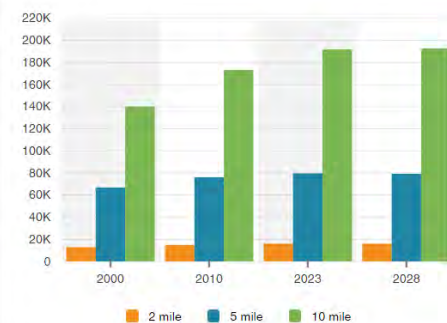
Housing Type



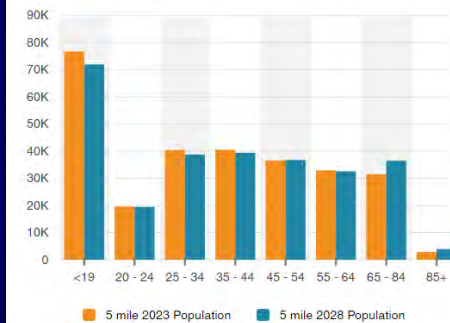
Home Values



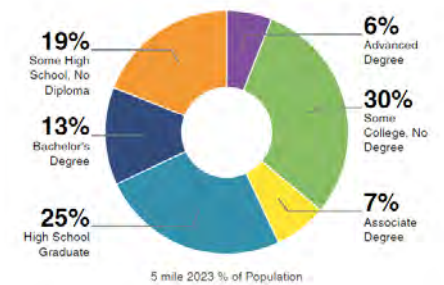
Households

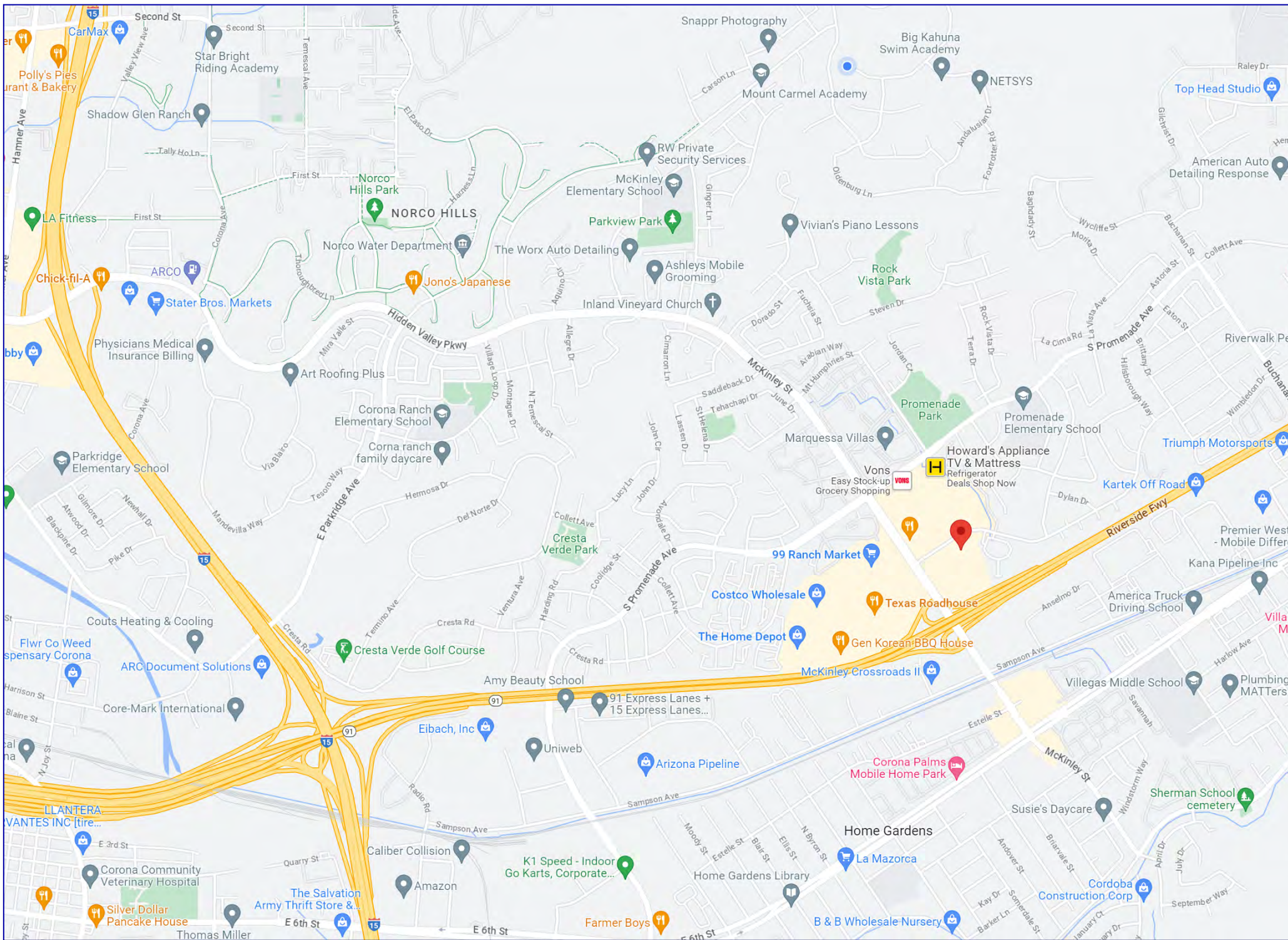


Population By Age

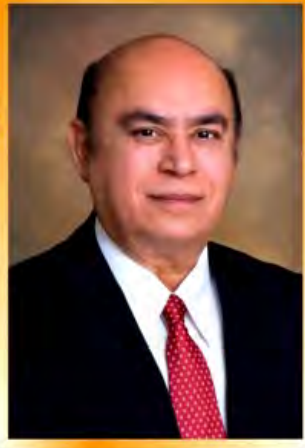


Educational Attainment





Call now for details Bashir Tariq 951-269-3000



BASHIR TARIQ

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