



FORMER POPEYES

For lease or sale:
841 Ambler Ave
Abilene, TX 79601

VENTURE

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Metrics

841 Ambler Ave
Abilene, TX 79601

Location

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Size

2,352 SF
0.64 AC

Traffic Counts

Ambler Ave
16,723 VPD

Treadway Blvd
9,835 VPD



Area Attractions



Property Highlights

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1. Adjacent to Hardin-Simmons University and Texas Tech Health Sciences Center
2. Next to Hendrick Hospital with 231 beds
3. Freestanding 2nd gen restaurant with drive thru and pylon
4. Just east of Walmart Supercenter & United Supermarket



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,492	49,126	85,685
EST. DAYTIME POPULATION	2,837	19,576	33,525
EST. AVG. HH INCOME	\$56,861	\$70,179	\$81,776

Site

841 Ambler Ave
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- 2,352 SF building
- Vent hood
- Walk-in cooler
- Pylon sign

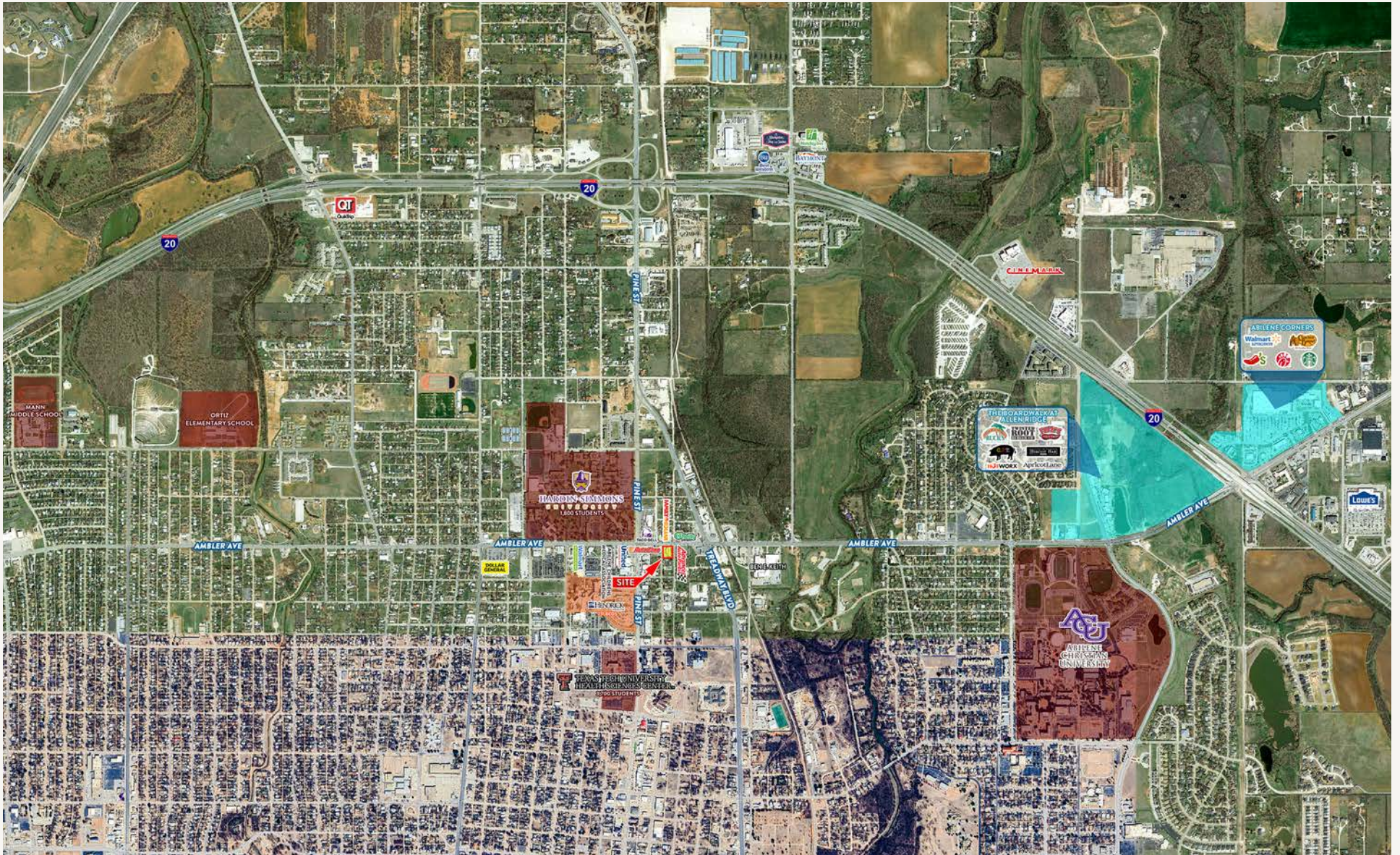
Close Aerial

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Far Aerial

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