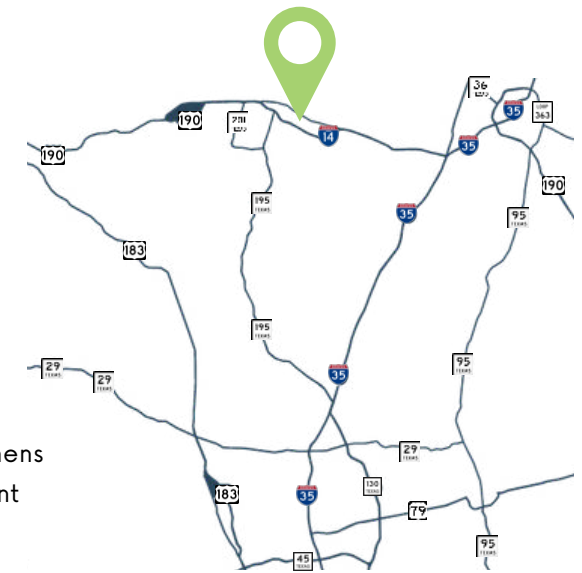


SPACE AVAILABLE

FORMER GATTI'S

2497 E CENTRAL TEXAS EXPY, KILLEEN, TX 76543, USA

7,000+ SF fully equipped restaurant space in a high-visibility location along Killeen's primary retail corridor. Turnkey condition supports full-service operations, food halls, or multi-tenant concepts; divisible for ghost kitchens or smaller formats. Includes kitchen infrastructure, ventilation, grease traps, walk-in coolers/freezers, equipment and more.



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PROPERTY HIGHLIGHTS

1

Turnkey 2nd Gen Restaurant: 7,500 SF with 500 SF outdoor patio space and fully equipped commercial buffet kitchen.

2

High-Growth Market: Located in the thriving Killeen trade area near Fort Cavazos (formerly Fort Hood), major retailers, and new development corridors driving continuous economic expansion.

3

Prime Highway Frontage: Excellent visibility along E Central Texas Expressway (U.S. 190) with high daily traffic counts, providing exceptional exposure.

FORMER GATTI'S

KILLEEN, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,850	91,357	188,329
Household Income	\$68,592	\$73,779	\$81,339
Total Households	4,516	37,071	70,307
Median Age	31.9	32.4	30.8

DESIRED USES

- Mexican Grille
- American Buffet
- Tex-Mex Cantina
- Barbecue Joint

“

7,500 SF of restaurant space plus 500 SF of patio on Killeen's premier retail corridor. Its rarity as a fully equipped, purpose-built venue sets it apart, with hoods, grease traps, walk-ins, and all infrastructure ready.

J. Houston

”



FORMER GATTI'S

KILLEEN, TEXAS



PROPERTY SUMMARY

Year Built/Renovated	2018
Available SF:	7,500 SF
Building Size:	18,000 SF
Rental Rate:	Contact Broker
Zoning:	B-3 Commercial
Desired Uses:	Restaurant / Retail
Parking:	100+ w/ ADA Access



FORMER GATTI'S

KILLEEN, TEXAS



PETSMART
Academy SPORTS+OUTDOORS
ALDI
OLLIE'S GOOD STUFF CHEAP
SPEC'S WINES · SPIRITS · FINER FOODS

SKECHERS
KOHL'S
Office DEPOT OfficeMax
Guitar Center

KILLEEN MALL
CHAMPS SPORTS
Burlington
GameStop
H&M
charlotte russe
Banter BY PIERCING PAGODA
AMERICAN EAGLE
KULTURAL VIBEZ
LEGACY MODERN CLOTHING
AK Style

LOWE'S

Walmart

H-E-B

HOBBY LOBBY

IN-N-OUT BURGER

Wendy's

CHUCK E. CHEESE

FedEx



REGAL CINEMAS

IH-14 (77,998 AADT)

Polo CAMPERO **OUTBACK STEAKHOUSE**

Olive Garden

Jersey Mike's SUBS

BRICK & FORGE TAPROOM

THE HOME DEPOT

ROSS DRESS FOR LESS

Ford

BEST BUY

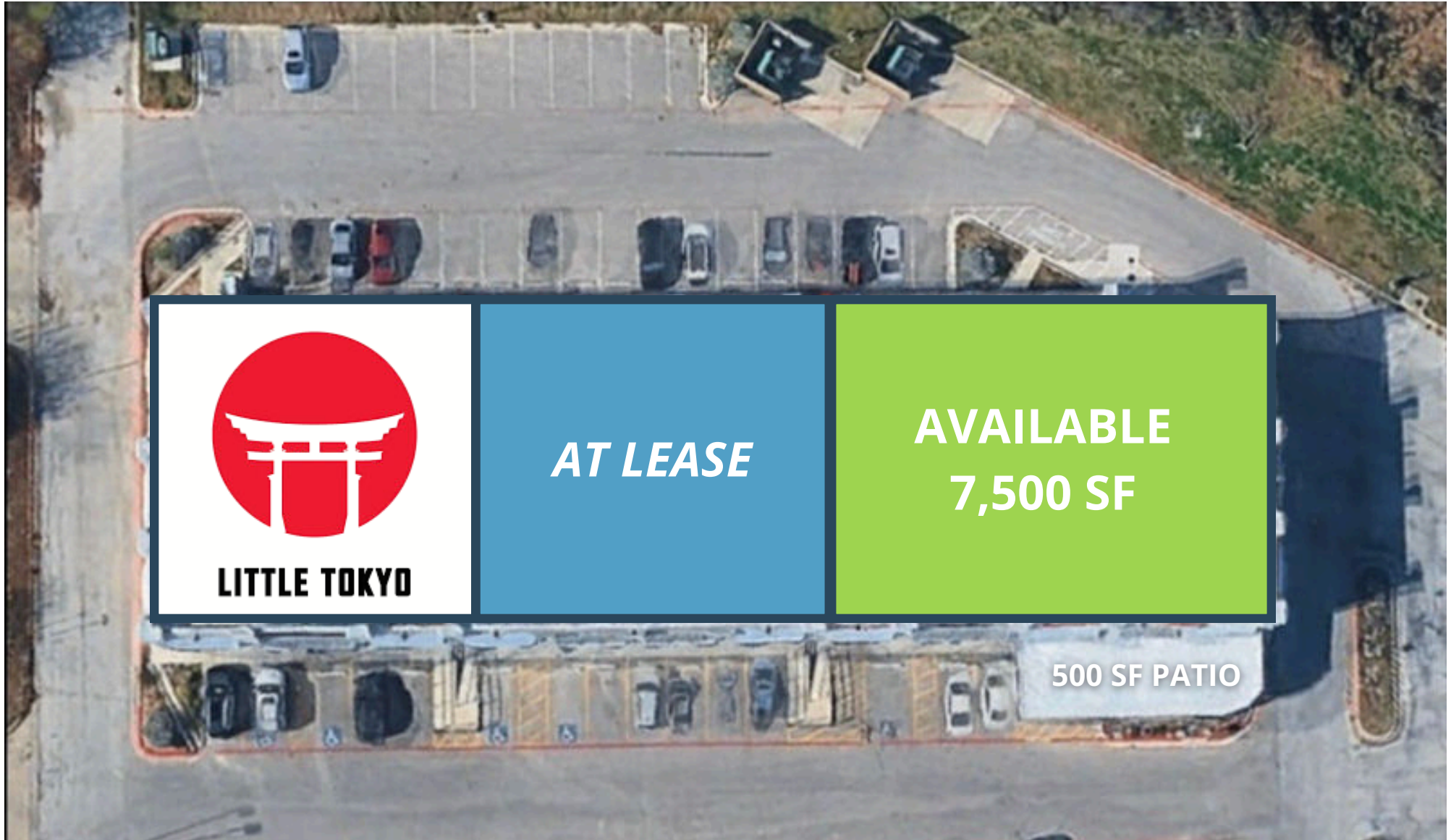
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Jason's DELI

FORESITE
COMMERCIAL REAL ESTATE

FORMER GATTI'S

KILLEEN, TEXAS



LITTLE TOKYO

AT LEASE

**AVAILABLE
7,500 SF**

500 SF PATIO

AVAILABLE SPACE

Suite Number	SF	Condition
Suite 102	7,500	2nd Gen Restaurant



