



FORMER KFC

Available:
700 W 7th Ave
Corsicana, TX 75110

Metrics

700 W 7th Ave
Corsicana, TX 75110

Location

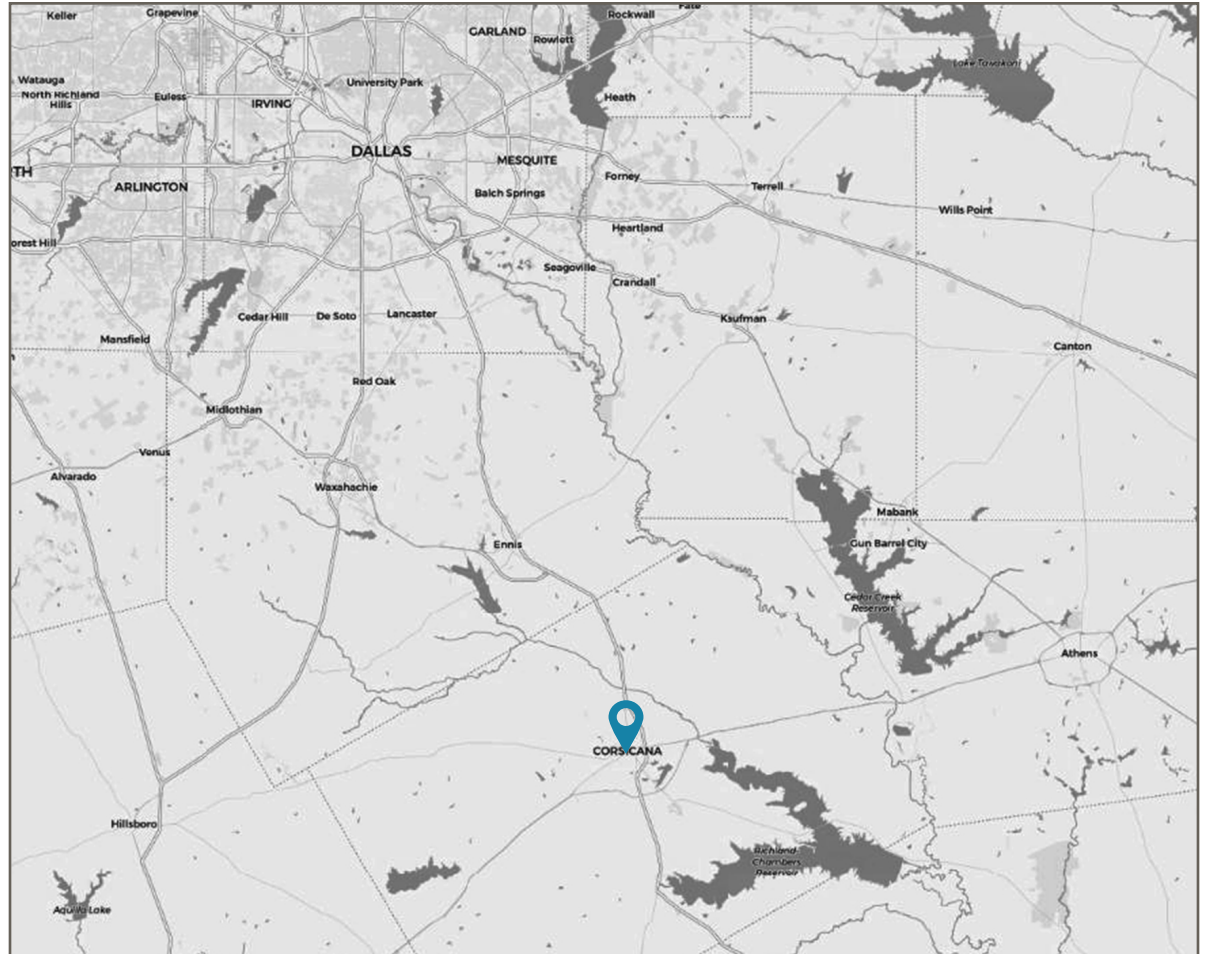
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Size

2,150 SF
0.91 AC

Traffic Counts

W 7th Ave (Hwy 31)	S 15th St
20,979 VPD	11,036 VPD



Area Attractions



Property Highlights

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1. Freestanding drive-thru restaurant built in 2019 with pylon signage
2. Existing kitchen infrastructure in place, including utility connections for a fryer and other commercial kitchen equipment
3. Hood vent in place
4. ±600' from HEB and Super 1 Foods
5. Site is well positioned at one of Corsicana's primary commercial intersections (Hwy 31 & Hwy 22)
6. Corsicana is the county seat of Navarro County and the area's primary commercial hub
7. Major employers include Kohl's Distribution Center, The Home Depot Distribution Center, Guardian Industries' glass manufacturing facility, and Russell Stover's manufacturing facility



2026 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,081	24,454	27,893
EST. DAYTIME POPULATION	5,013	11,822	12,496
EST. AVG. HH INCOME	\$76,797	\$83,105	\$84,261

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Corsicana, TX
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