



RESTAURANT FOR SALE IN METRO WEST

Excellent location in affluent suburban trade area on a primary commuter road.

<u>LOCATION:</u>	<i>Metro West, Middlesex County, Massachusetts 30-minute drive west of Boston (20 miles)</i>
<u>TRADE AREA:</u>	<i>100,000 residents, \$210,000 average household income, 45,000 employees, within 5-mile radius.</i>
<u>TRAFFIC:</u>	<i>30,000+ cars per day</i>
<u>RESTAURANT:</u>	<i>5,000 SF full-service restaurant</i>
<u>CAPACITY:</u>	<i>155 seats plus outdoor patio area</i>
<u>SALES RATIO:</u>	<i>75% food to 25% beverage.</i>
<u>HOURS:</u>	<i>Open for dinner daily</i>
<u>CONDITION:</u>	<i>Like new, turn-key condition, high-quality construction, well-trained staff</i>
<u>RENT:</u>	<i>\$18,000 per month NNN</i>
<u>TERM:</u>	<i>Three (3) years remaining plus two (2) five-year options</i>
<u>SALES:</u>	<i>\$2.6 Million</i>
<u>PRICE:</u>	<i>\$750,000 for the business assets, including all FF&E.</i>
<u>FURTHER INFO:</u>	<i>Additional information can be made available for qualified buyers upon signing a Non-Disclosure Agreement.</i>



John Benoit, 413.567.2900, john@VantagePointRetail.com

734 Bliss Road, Suite 1, Longmeadow MA 01106

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