



### **RESTAURANT FOR SALE IN METRO WEST**

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

**LOCATION:** *Metro West, Middlesex County, Massachusetts  
30-minute drive west of Boston (20 miles)*

**TRADE AREA:** *100,000 residents,  
\$210,000 average household income,  
45,000 employees,  
within 5-mile radius.*

**TRAFFIC:** *30,000+ cars per day*

**RESTAURANT:** *5,000 SF full-service restaurant*

**CAPACITY:** *155 seats plus outdoor patio area*

**SALES RATIO:** *75% food to 25% beverage.*

**HOURS:** *Open for dinner daily*

**CONDITION:** *Like new, turn-key condition, high-quality construction, well-trained staff*

**RENT:** *\$18,000 per month NNN*

**TERM:** *Three (3) years remaining plus two (2) five-year options*

**SALES:** *\$2.6 Million*

**PRICE:** *\$750,000 for the business assets, including all FF&E.*

**FURTHER INFO:** *Additional information can be made available for qualified buyers upon signing a Non-Disclosure Agreement.*



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