



### DOWNTOWN CROSSING RESTAURANT OPPORTUNITY

<b><u>LOCATION:</u></b>	<i>Located in Downtown Crossing with close proximity to Hotels, Theaters, Emerson College, Boston Common &amp; luxury residential Strong foot traffic plus multiple T stops.</i>
<b><u>RESTAURANT:</u></b>	<i>~3,500 square feet with 1,750 square foot basement.</i>
<b><u>CONDITION:</u></b>	<i>First class buildout. Turn-key condition. Professionally maintained.</i>
<b><u>CAPACITY:</u></b>	<i>Over 140 seats plus 28 patio.</i>
<b><u>LICENSE:</u></b>	<i>Restricted All Alcohol til 1AM. Buyer would need to re-apply for new license</i>
<b><u>CONCEPT:</u></b>	<i>Upscale casual American.</i>
<b><u>HOURS:</u></b>	<i>Open seven (7) days a week for lunch and dinner.</i>
<b><u>SALES:</u></b>	<i>\$2,600,000 (2024), \$2,600,000 (2023). ~2,000 customers per week.</i>
<b><u>SALES RATIO:</u></b>	<i>70% food and 30% beverage.</i>
<b><u>DEMOGRAPHICS:</u></b>	<i>Within only a 1-mile radius we find 312,000 employees and 75,000 residents with an average income above \$215,000. Large student pop.</i>
<b><u>TRADE AREA:</u></b>	<i>Located in the heart of Boston, a popular destination for tourists, visitors, professionals, theater goers, college students, as well as local residents.</i>
<b><u>RENT &amp; LEASE:</u></b>	<i>\$16,000 per month all in. Lease terms thru June 2032.</i>
<b><u>PRICE:</u></b>	<i>\$650,000 for the assets of the business.</i>
<b><u>FURTHER INFO:</u></b>	<i>Financial information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.</i>
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