



## **DOWNTOWN CROSSING RESTAURANT OPPORTUNITY**

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

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