



FULL-SERVICE RESTAURANT FOR SALE WITH REAL ESTATE

LOCATION: *Marlboro-area within 2 miles of I-495*

TRADE AREA: *Prominently located in a dynamic trade area with retail stores, restaurants, office buildings, and residential areas.*

DEMOGRAPHICS: *137,000 residents with an average household income of \$177,000, and 71,000 employees.*

RESTAURANT: *Freestanding 4,000 square feet plus basement*

CONDITION: *Turn-key condition with fully renovated interiors and exterior, updated mechanicals, revised layout, and new furniture, fixtures & equipment.*

CONCEPT: *Creative comfort food and signature cocktails in a casual setting*

HOURS: *Open daily for breakfast, lunch, and dinner*

CAPACITY: *99 seats*

SALES RATIO: *70% food and 30% beverage*

SALES: *\$1,735,740 (2024), \$2,069,047 (2023)*

APPRAISAL: *The property is appraised for \$1,400,000 (2025)*

PRICE: *\$1,700,000 for the business and real estate combined*

FURTHER INFO: *Financial information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.*