



CLEVELAND CIRCLE / BC - BOSTON **Existing Fast Casual Restaurant** **Full Kitchen with 2 Hoods – Fully Equipped**

- LOCATION:** *Fully built out restaurant in restaurant row at Cleveland Circle. Great visibility and Access to Beacon St and the Greenline. Proximate to Boston College as well as Brighton, Brookline & Newton.*
- SPACE:** *1300+ sq. ft. Full Kitchen Hood with Ansul System plus Hood in Prep Area 29 Capacity, 24 seats, 2 Bathrooms (1 ADA).*
- CONCEPT** *Historical sales \$1M – 1.2M. CV license included. Open daily for lunch and dinner until late.*
- PARKING:** *On street parking. Rear alley access for deliveries and trash removal.*
- TRADE AREA:** *A one-mile radius boasts a population of 45,128, daytime employees numbering 12,770, and a median household income of \$115,271.*
- LEASE:** *\$9,800/month All In. 1 Year with One 5-year option remains.*
- PRICE:** *Asking \$275,000 for all leasehold improvements, furniture fixtures & equipment, and rights to lease. All branding and tradename is excluded.*
- FURTHER INFO:** *Additional information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.*
- CONTACT:** **Martin Benoit, 617.877.5257 Martin@VantagePointRetail.com**