



FAST CASUAL CAFÉ – LEXINGTON CENTER

Brand new first-class fast-casual buildout suitable for sandwiches, soups, salads, bowls, smoothies, drinks, or coffee.

- LOCATION:** *Lexington, Massachusetts*
- RESTAURANT:** *1,550 square feet, ADA compliant.*
- CAPACITY:** *12 seats.*
- PARKING:** *70+/- parking spaces in a shared parking field.*
- HOURS:** *Flexible. Currently: M-Th: 10a-6p, Fri: 10a-7p, Sat-Sun: 9a-7p*
- CONDITION:** *Fully renovated winter 2021, well-maintained, in turn-key condition.*
- TRADE AREA:** *Within a three-mile radius there is a population of 66,652, daytime employees numbering 61,000, and an average household income of \$219,480.*
- RENT:** *\$4,908 per month NNN, total occupancy cost \$6,563 per month. 2 years remain with a 5-year option.*
- SALES:** *Opened Spring 2022. Over \$500,000 in 2025.*
- PRICE:** *\$165,000 for the assets of the business.*
- REASON FOR SALE:** *The owner wishes to concentrate on their other interests.*
- FURTHER INFO:** *Financial information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.*



Contact: _____
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