



UPSCALE CASUAL DINING RESTAURANT FOR SALE IN FRAMINGHAM AREA

5,000 Square Feet with \$2.3 Million Build-Out doing \$2.4 Million in Sales.

Large bar and multiple open dining areas plus a comfortable patio seating area.

- LOCATION:** *Framingham Area, Middlesex County, Massachusetts
30-minute drive west of Boston (20 miles)*
- TRADE AREA:** *100,000 residents,
\$210,000 average household income,
45,000 employees,
within 5-mile radius.*
- TRAFFIC:** *30,000+ cars per day*
- RESTAURANT:** *5,000 SF full-service restaurant*
- CAPACITY:** *155 seats plus outdoor patio area*
- SALES RATIO:** *75% food to 25% beverage.*
- HOURS:** *Open for dinner daily*
- CONDITION:** *\$2.3 Million Build-Out. High-quality construction, well-trained staff*
- RENT:** *\$18,000 per month NNN*
- TERM:** *Three (3) years remaining plus two (2) five-year options*
- SALES:** *\$2.4 Million (2025)*
- PRICE:** *\$750,000 for the business assets, including all FF&E.*
- FURTHER INFO:** *Additional information can be made available for qualified buyers upon signing a Non-Disclosure Agreement.*



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