



FULL SERVICE RESTAURANT IN DEDHAM

- LOCATION:** *High Profile Location in Vibrant Dedham Center
Dedham, Massachusetts.
Convenient to Rt 1A / Providence Hwy, I-95 and major retail*
- TRADE AREA:** *Dedham Center is a bustling downtown featuring many indie restaurant concepts serving Dedham, Needham, West Roxbury. Dedham Mall and Rt 1 retail close by.*
- DEMOGRAPHICS:** *Crossroads to a dynamic trade area with convenient access to over 250,000 residents with an average household income of \$199,000 and 121,000 employees all within a five (5) mile radius.*
- RESTAURANT:** *Over 3,000 sq. ft. with bsmt storage & patio opportunity. All alcohol license. Comfortable dining room, full bar, and ample kitchen space with full hood. ADA baths*
- CAPACITY:** *80 seats – dining room and bar*
- SALES RATIO:** *70% food and 30% beverage.*
- HOURS:** *Open six (6) days a week for dinner, weekend for brunch.*
- CONDITION:** *The restaurant has been professionally maintained after an initial investment of \$600,000 and is in turn-key condition.*
- LEASE:** *Expires 2033. Total Occupancy~\$13k/month All In.*
- PRICE:** *\$385,000 for the assets of the business and full liquor license.*
- FURTHER INFO:** *Financial information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.*

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