



SOMERVILLE MA
ASSEMBLY ROW
1st Class Fast-Casual Restaurant Space

- LOCATION:** *Somerville, Massachusetts – Located in the popular Assembly Square with high foot traffic + nearby office pop. Proximate to I-93.*
- RESTAURANT:** *~1500 Sq. Ft. + Patio Also has approx. 250 Sq. Ft Dry Storage*
- CAPACITY:** *Occupancy 51 – Approximately 30 Seats*
- CONCEPT:** *Readily adaptable location perfect for a fast casual concept. Full kitchen with full hood (~20 feet), and ADA Bath*
- LICENSE:** *Common Victualer & Beer & Wine license included*
- HOURS:** *Open for lunch and dinner seven (7) days a week.*
- HISTORY:** *Initial investment of \$580,000. Extensive renovations 1-2 yrs ago.*
- CONDITION:** *Well-maintained, turn key condition.*
- TRADE AREA:** *Within a 2-mile radius we see a population of 181,080 with an average household income of \$167,370. 116,324 employees work in this area.*
- RENT:** *\$12,115 total occupancy costs*
- LEASE:** *Current term expires 2033, plus One 5-year option*
- PRICE:** ***\$485,000 for all Leasehold improvements, FF&E***
- 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**