

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	1,766 SF
Lot Size:	0.39 Acres
Zoning:	B3
Parking:	25
'24 Pay '25 Taxes:	\$6,465.00
\$/SF Taxes	\$3.66/SF

PROPERTY OVERVIEW

Seize a rare opportunity to own a piece of local history. This established restaurant property, a community staple for nearly 50 years, is now available for sale. The current owner has successfully operated this thriving business for over 35 years, building a loyal clientele and an unparalleled reputation. The fully functional space offers comfortable seating for 40 guests. Included in the sale is all Furniture, Fixtures, and Equipment (FF&E*). Walk in freezer has new rooftop compressor/condenser unit with upgraded electrical. Walk in cooler in good shape. The property is strategically zoned B-3 Commercial, offering flexibility for a variety of business ventures. The building was originally constructed in 1975 and has been meticulously cared for by the current proprietor.

LOCATION OVERVIEW

Restaurant is on South side of Ridge Road, 1 mile East of Cline Ave intersection. Restaurant Depot is 1/4 mile away. Menards and Calumet High School are one block East. Located on main road in the B-3 Commercial District. INDOT traffic counts on Ridge Road 22,500 vehicles/day.

INTERIOR PHOTOS



AERIAL PHOTOS



For Information Contact:

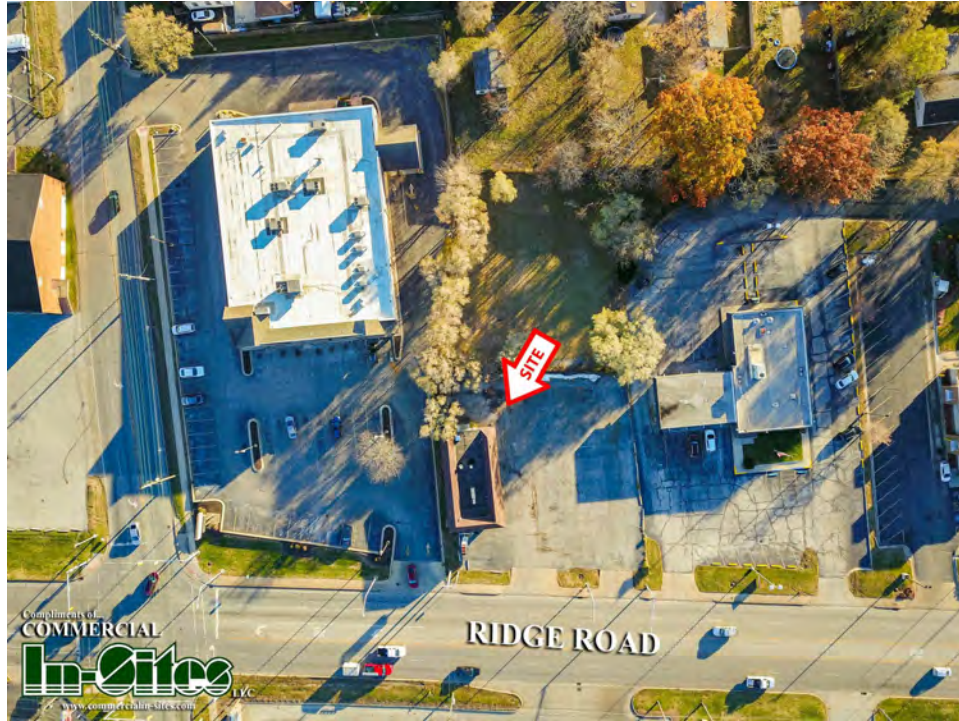
Adam Karras

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AERIAL PHOTOS



RETAILER MAP



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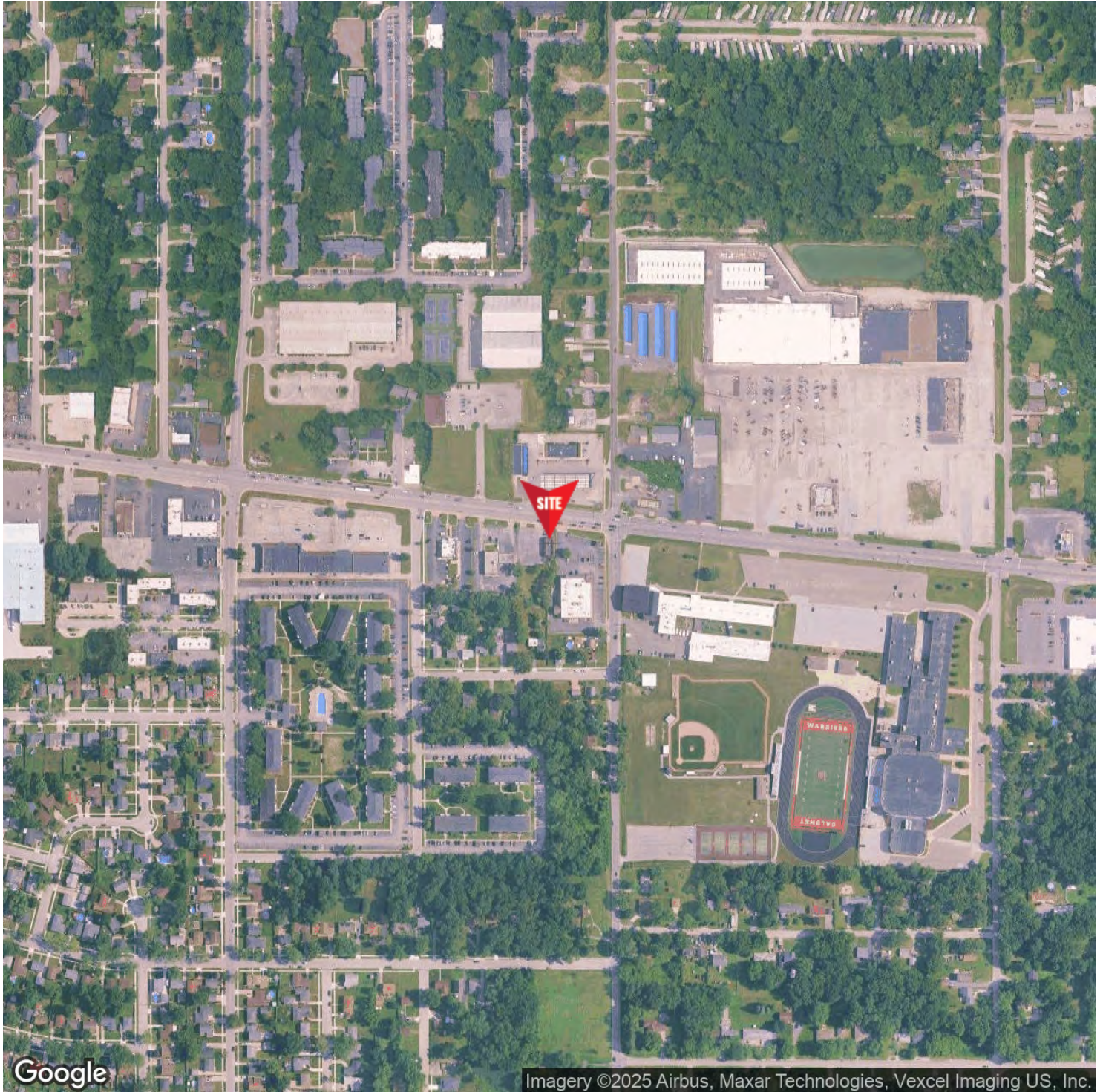
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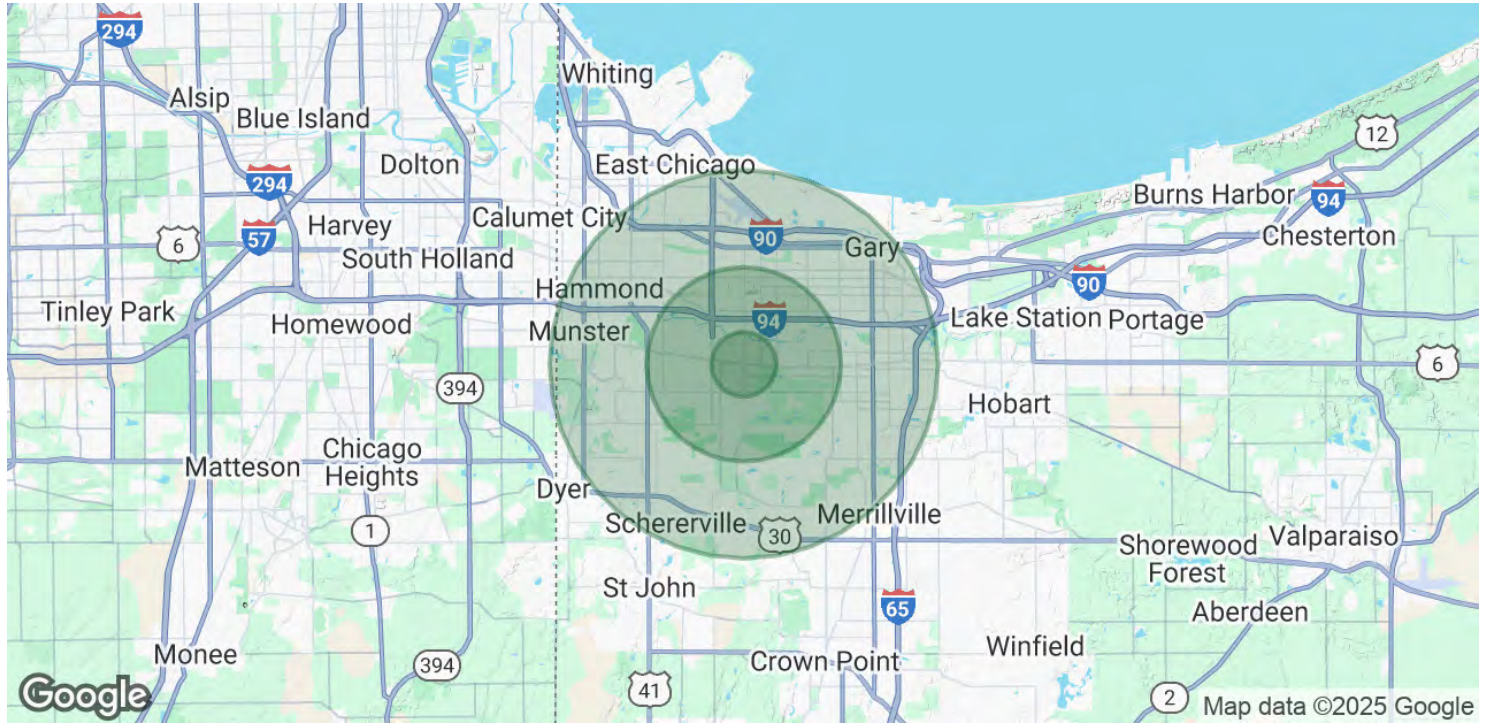
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	6 MILES
Total Population	9,339	53,845	243,051
Average Age	38	40	41
Average Age (Male)	37	39	39
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	6 MILES
Total Households	4,015	22,230	98,464
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$76,260	\$78,830	\$83,074
Average House Value	\$212,888	\$216,609	\$225,728

Demographics data derived from AlphaMap