

GREENWICH RESTAURANT OPPORTUNITY

- Recent Renovation
- Central Greenwich Location
- Minutes from Exits 4 & 5
- Active Street with 23,800 vehicles per day
- 90-Space Parking Lot
- 86 Seats Including 10 at the Bar & 24 on the Patio
- "Full" Liquor License
- Excellent Lease Terms with 5 years Remaining with 7-year Renewal Option
- Great Demographics with Avg. HH Income of \$232,000



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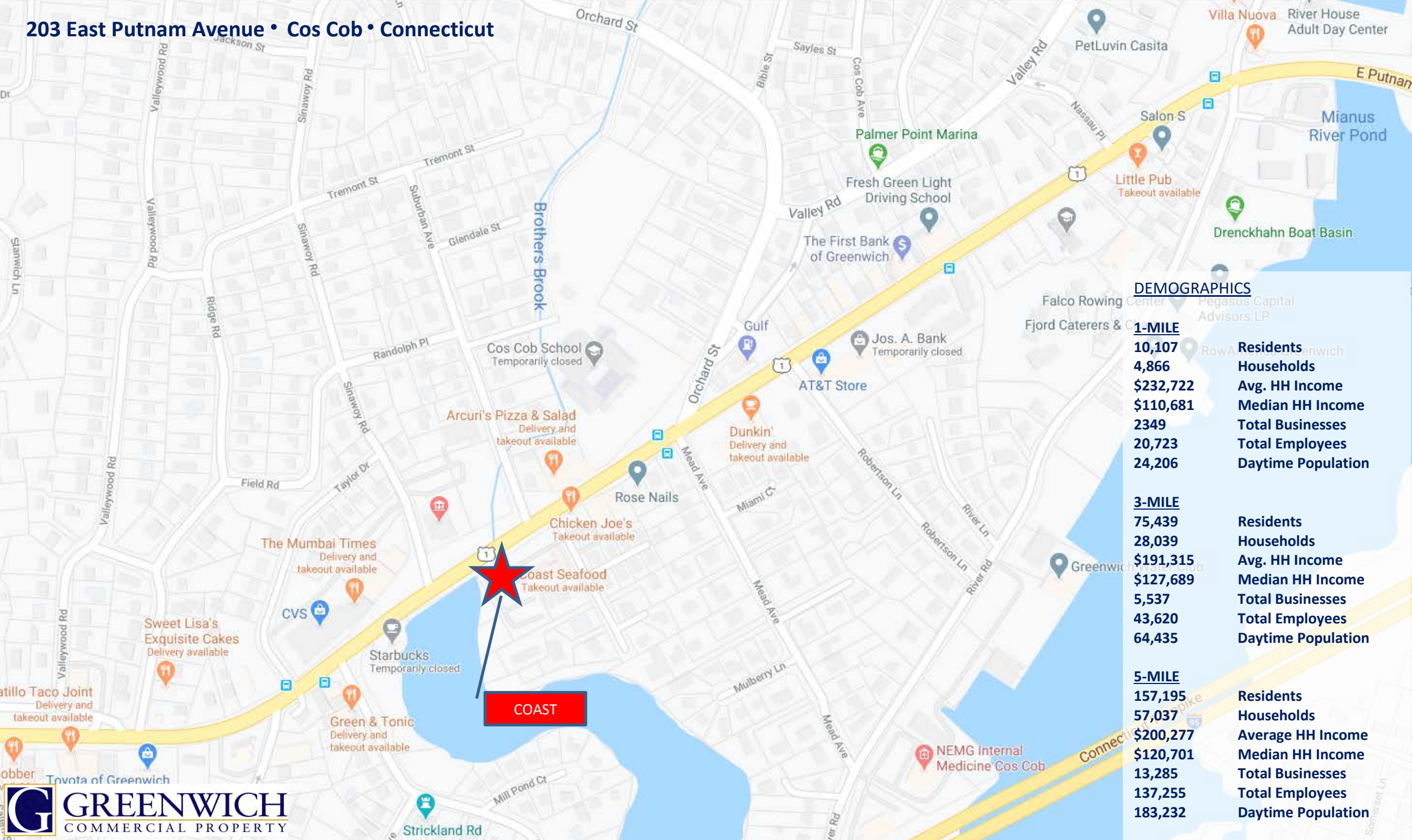
203 East Putnam Avenue • Cos Cob • Connecticut



LEASE SUMMARY

Location:	Store #10 203 East Putnam Ave. Cos Cob CT		
Premises SF:	First Floor	1,785 SF	
	Storage (est.)	1,000 SF	
	Patio	500 SF	
	Total	3,285 SF	
Use:	Restaurant		
Lease Term:	7 Years commencing 7-1-18		
Base Rent:	7/1/19 - 6/30/20	\$7,200	
	7/1/20 - 6/30/21	\$7,600	
	7/1/21 - 6/30/22	\$7,600	
	7/1/22 - 6/30/23	\$8,100	
	7/1/23 - 6/30/24	\$8,100	
	7/1/24 - 6/30/25	\$8,100	
Real Estate Tax:	\$ 654./ month		
Operating Exp:	\$ 934. /month		
Prorata Share	8.27 %		
Option	Tenant has option to extend the lease for an additional 7 years at the then fair market rent		
Assignment:	With Landlord's consent which shall not be unreasonably withheld or delayed		
Utilities:	Paid by Tenant directly to Provider Tenant reimburses Landlord for 50% of water bill for the building		
Refuse:	Tenant shall use Landlord appointed refuse collection company		
Security Deposit:	\$17,700		
Guaranty:	To be determined		
Parking:	Parking spaces located in the front of the building are for use customer use only		

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DEMOGRAPHICS

1-MILE

10,107	Residents
4,866	Households
\$232,722	Avg. HH Income
\$110,681	Median HH Income
2349	Total Businesses
20,723	Total Employees
24,206	Daytime Population

3-MILE

75,439	Residents
28,039	Households
\$191,315	Avg. HH Income
\$127,689	Median HH Income
5,537	Total Businesses
43,620	Total Employees
64,435	Daytime Population

5-MILE

157,195	Residents
57,037	Households
\$200,277	Average HH Income
\$120,701	Median HH Income
13,285	Total Businesses
137,255	Total Employees
183,232	Daytime Population

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SELECT MONTHLY EXPENSES

Base Rent: \$7,200
NNN Charges: \$1,488
Electric: \$1500 - \$1900
Water: \$400 - \$450
Insurance: \$450
Refuse: \$106
Dishwasher: \$188
Hood Cleaning: \$150
HVAC Maintenance: \$75
Flowers: \$125
Linen: \$145
Telephone
Internet & TV: \$220

FURNITURE FIXTURES & EQUIPMENT



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DINING ROOM

Banquettes (5)
Table, 2-top (7)
Table, 4-top (2)
Table, 6-top Round
Table 4-top Round
Table, 2-top Round (2)
Chairs (34)
Track lights (9)
Wall Sconce
Assorted Plates
Glassware
Silverware

COFFEE STATION

POS Terminal
Storage Cabinet 3 FT
Storage Cabinet 4 FT
Coffee Maker
Espresso Maker
Coffee Thermos (2)
Silverware Caddy (2)
Loboy Refrigerator
Trash Bin
Wall Shelf
Assorted Smallwares

RECEPTION AREA

Child High-Chair (2)
Coat Rack
Umbrella Stand
Dining Room Chairs (4)
Space Heater (4)
Hostess Stand
POS Terminal
Telephone
Round Display Table
Wall Mirror
Wall Sconce (1)

KITCHEN

Wall Shelf S/S 5'
Wall Shelf S>S 4' (3)
2-Bay Sink
Glass Caddy
Microwave Oven (2)
First Aid Kit
Food Processor
Mixer
2-door Loboy
Refrigerator
Wall Storage Rack
Metro Shelving
Asst. Bowls & Kitchen
Utensils
Soil Table Wall Shelf (2)
Slop Sink
Clean Table
Wall Shelf S/S
Hand Sink
Trash Bin
Paper Towel Dispenser
Soap Dispense
Juicers (2)
Grease Trap
3-Bay Sink
Wall Shelf S/S 6'
(slanted)
Wall Shelf S/S 4'
S/S Trays & Caddy
1-Door Freezer
Refrigerator/Freezer
1-Bay Sink
Metro Shelf
Asst Kitchen Utensils
6-Burner Stove/Oven
Garland Salamander
Asst Pans
Char Grill

KITCHEN

Deep Fryer (2)
Hood System
Sandwich Units (2)
Sandwich Unit
Shelving
Wall Shelf S/S 3'
Plate Storage S/S 8'
Fire Extinguisher
Hanging Pot Rack
Walk-in Cooler

BAR AREA

25' Bar
Bar Stools (11)
Glass Hanging
Lights (8)
Stereo System
POS System
Television
Large Wine Bucket
Ice Bin
Hand Sink
3-Bay Sink
Loboy Refrigerator
Menu Storage Shelf
Bottle Holders (2)
Fire Extinguisher
Utensil Holders
Back Bar
3-Door Loboy
Refrigerator
Storage Cabinet

BASEMENT

Patio Table ()
Patio Chairs ()

