

# CHINA BISTRO

95 Lake Street, Gilford, NH 03246



## PROPERTY DESCRIPTION

Fully equipped restaurant/night club, ready to operate with plenty of parking. It was occupied by a Chinese restaurant for over 40 years and is now looking for a new owner. The property is in great condition and has a lot of potential and permitted outdoor seating. It consists of 5,000 SF for the restaurant and 8,000 SF for the night club; could be leased as a whole or divided into two separate spaces - each with its own entrance. There are a lot of potential uses for the night club including a Bar, Arcade or Brewery. Don't waste the opportunity - bring your business to the splendid town of Gilford.

## PROPERTY HIGHLIGHTS

- Fully equipped Chinese restaurant and night club
- 42,000 SF paved parking
- Permitted outdoor seating for 100 people
- Space is dividable into 2 units each with own entrance

## OFFERING SUMMARY

Lease Rate:	\$13.00 - 16.00 SF/yr (NNN)
Available SF:	5,000 - 8,000 SF
Lot Size:	3.58 Acres
Building Size:	13,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,259	8,810	15,433
Total Population	2,021	14,289	24,537
Average HH Income	\$59,496	\$60,349	\$58,340

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## RETAIL FOR LEASE

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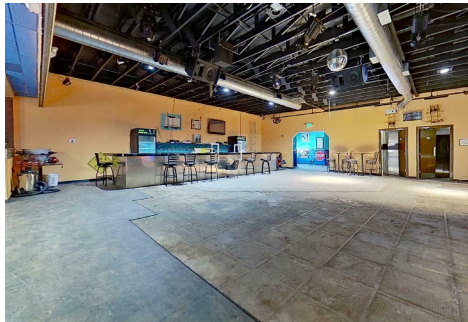
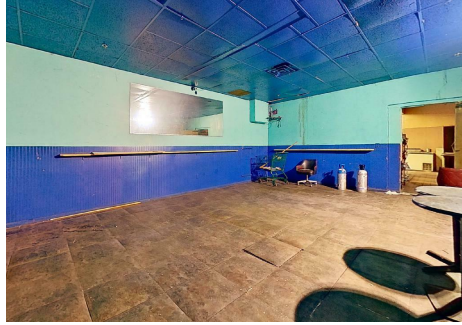
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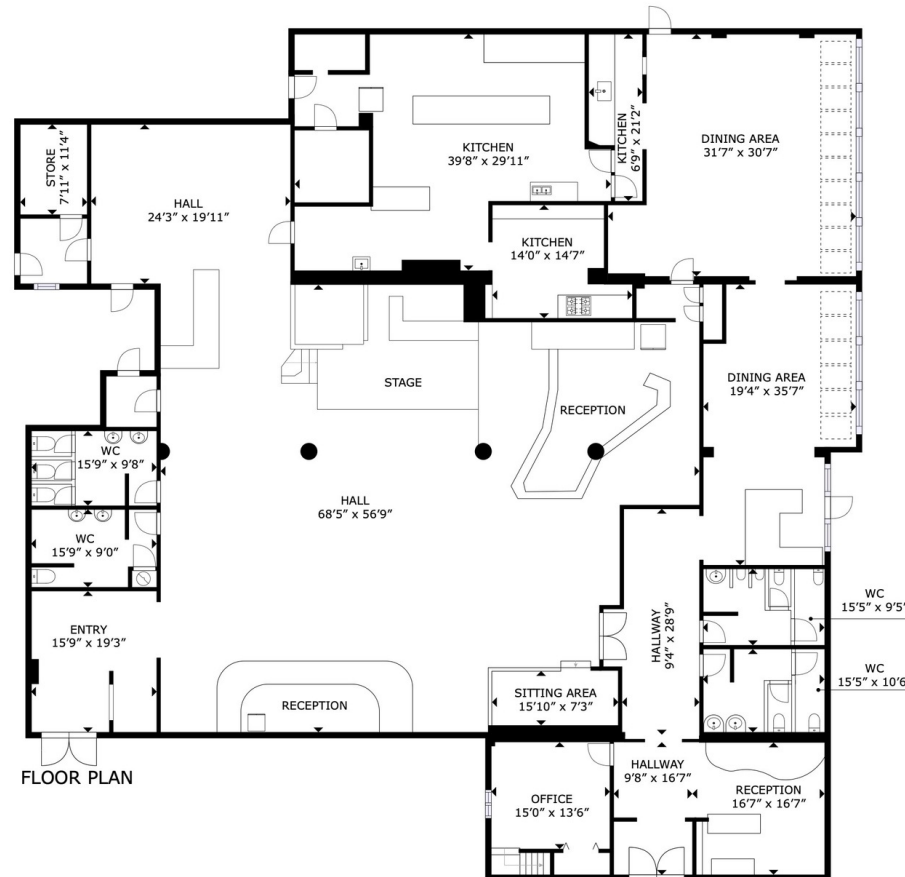
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GROSS INTERNAL AREA  
FLOOR PLAN: 9,285 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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# DEMOGRAPHIC SUMMARY

95 Lake St, Laconia, New Hampshire, 03246



Drive time of 10 minutes

## KEY FACTS

19,375

Population



8,698

Households

46.7

Median Age

\$54,203

Median Disposable Income

## EDUCATION

7%

No High School Diploma



31%

High School Graduate



30%

Some College



32%

Bachelor's/Grad/Prof Degree

## INCOME



\$66,592

Median Household Income



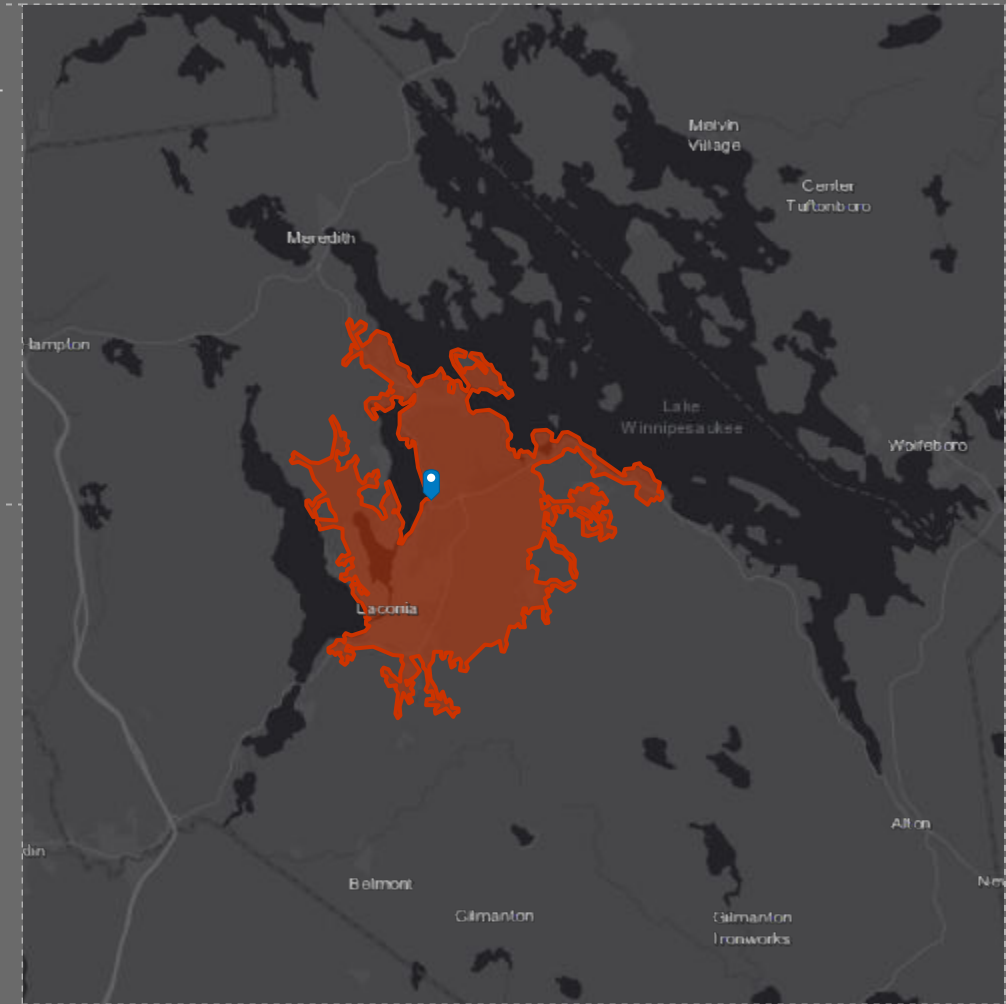
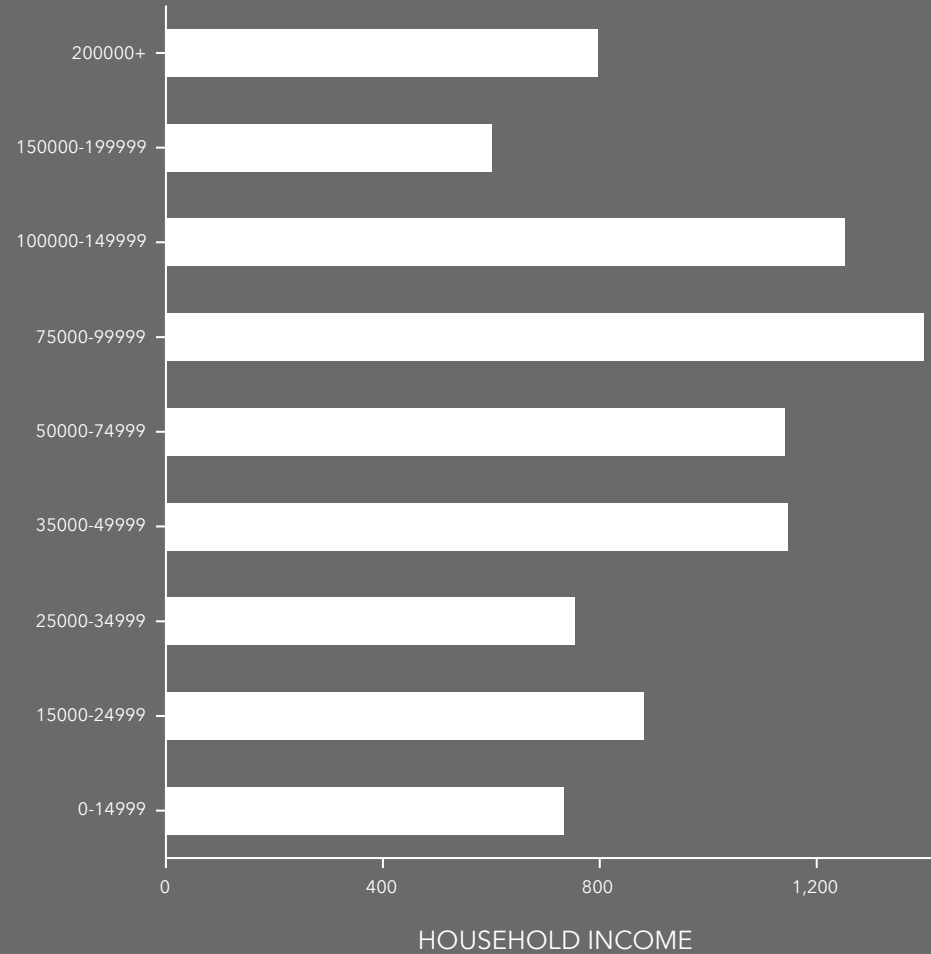
\$44,105

Per Capita Income



\$152,673

Median Net Worth



## EMPLOYMENT



63%

White Collar



22%

Blue Collar



15%

Services

2.6%

Unemployment Rate

# DEMOGRAPHIC SUMMARY

95 Lake St, Laconia, New Hampshire, 03246



Drive time of 20 minutes

## INCOME



\$75,956

Median Household Income



\$43,915

Per Capita Income



\$182,977

Median Net Worth

## KEY FACTS

38,658

Population



16,858

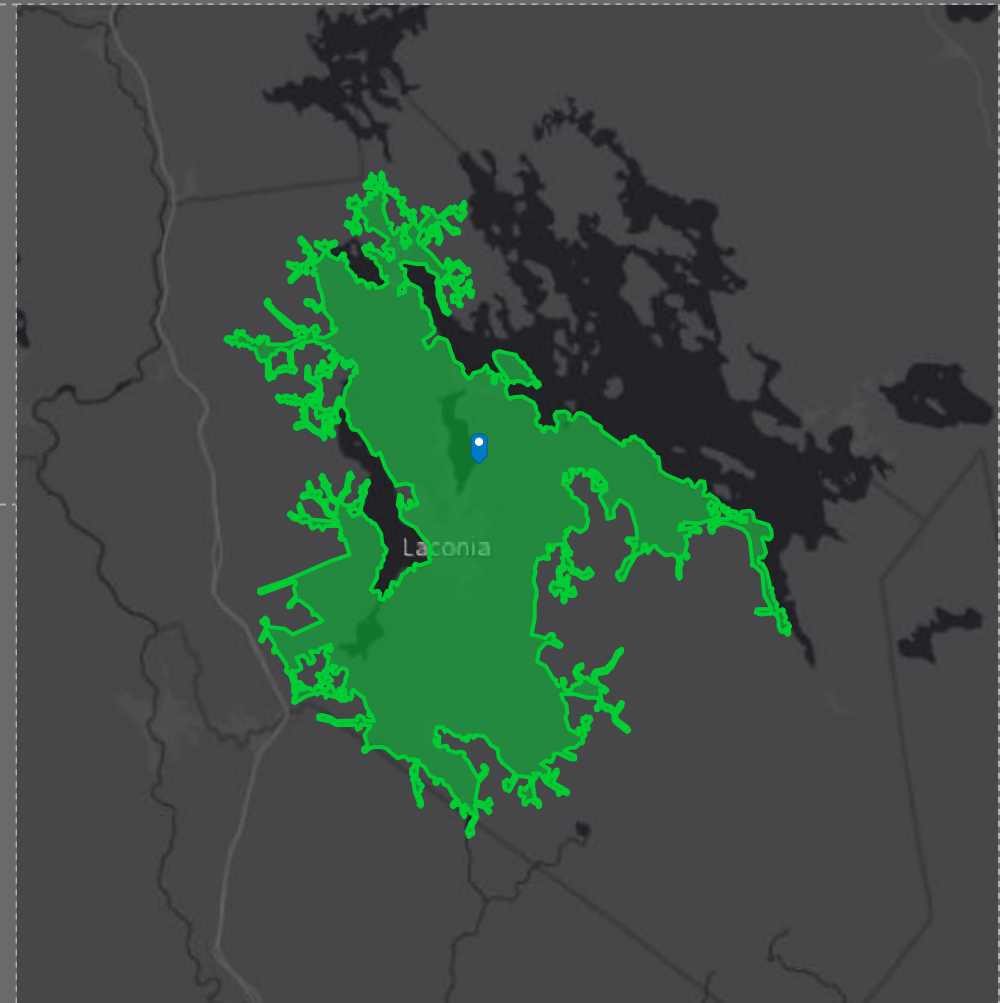
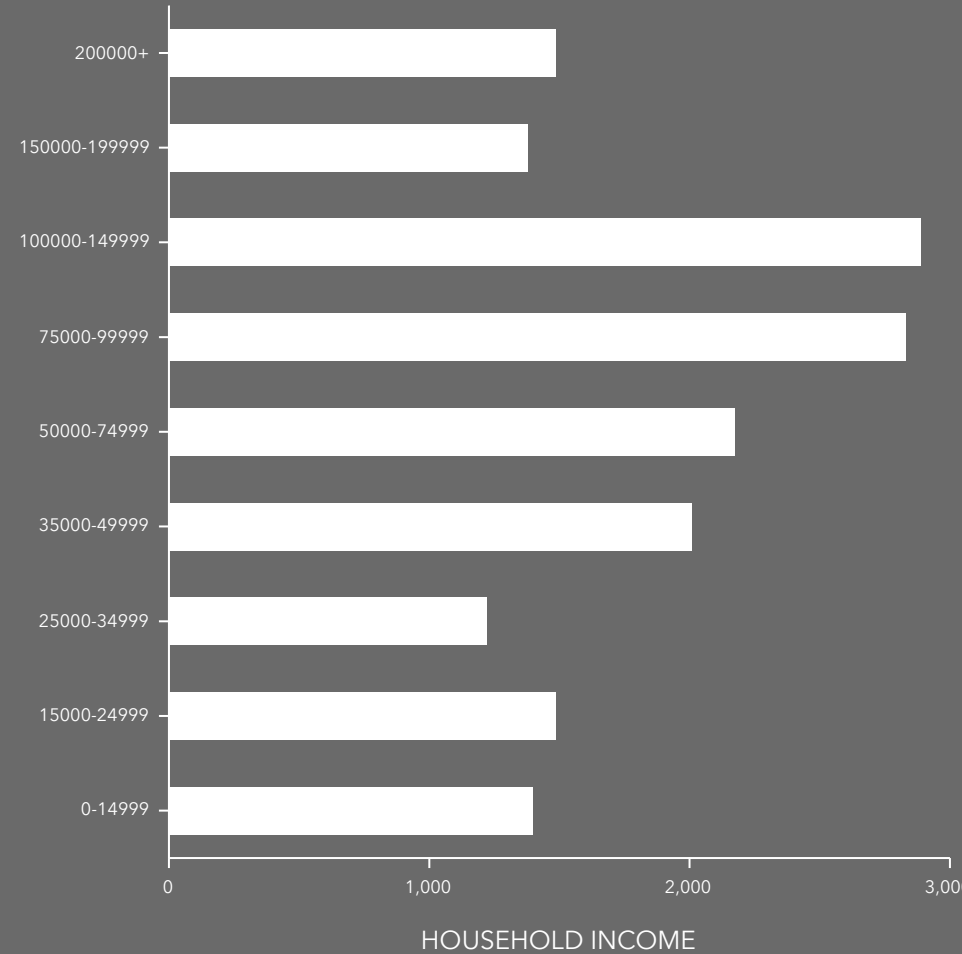
Households

47.3

Median Age

\$59,125

Median Disposable Income



## EDUCATION

7%

No High School Diploma



31%

High School Graduate



29%

Some College



33%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



65%

White Collar



22%

Blue Collar



13%

Services

2.7%

Unemployment Rate

## KEY FACTS

19,375

Population

46.7

Median Age

2.2

Average Household Size

\$66,592

Median Household Income

## ANNUAL SPENDING PER HOUSEHOLD



\$3,778

Meals at Restaurants



\$634

Food & Drink on Trips

## BUSINESS



1,388

Total Businesses



14,233

Total Employees

## SPENDING ON EATING OUT



\$401

Breakfast



\$1,215

Lunch

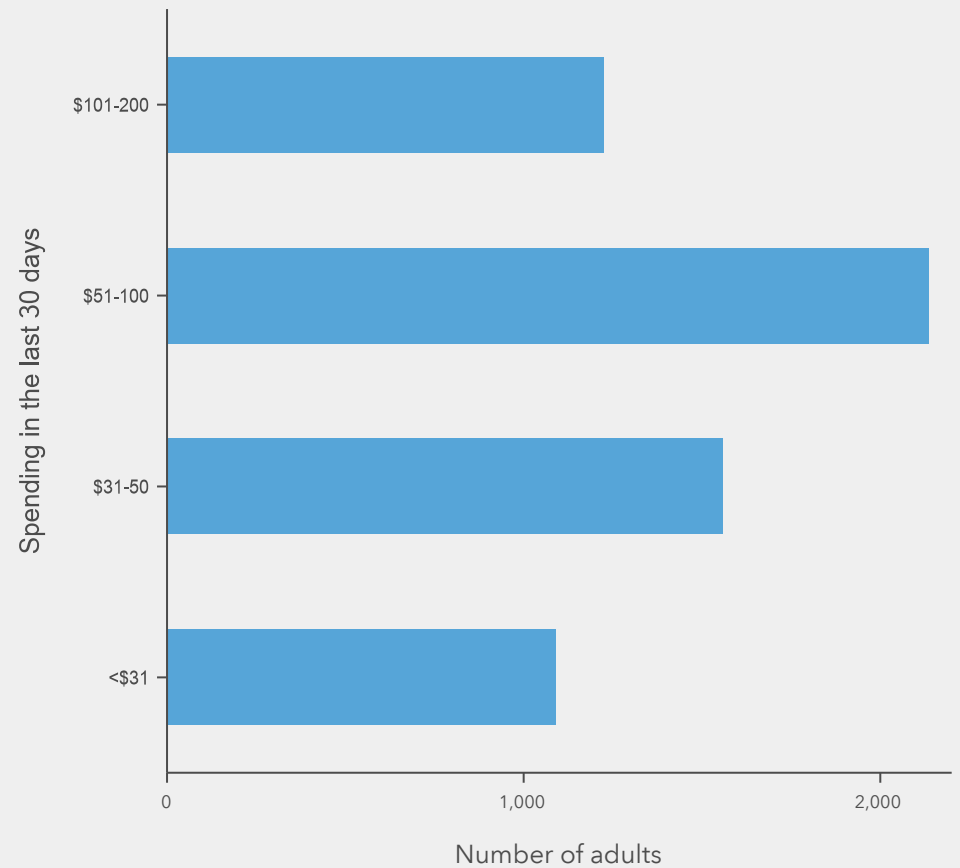


\$1,848

Dinner

(Average spent per household annually)

## FAMILY RESTAURANT MARKET POTENTIAL





## KEY FACTS

38,658

Population

47.3

Median Age

2.3

Average Household Size

\$75,956

Median Household Income

## ANNUAL SPENDING PER HOUSEHOLD



\$3,887

Meals at Restaurants



\$661

Food & Drink on Trips

## BUSINESS



2,459

Total Businesses



25,278

Total Employees

## SPENDING ON EATING OUT



\$411

Breakfast



\$1,264

Lunch



\$1,896

Dinner

(Average spent per household annually)

## FAMILY RESTAURANT MARKET POTENTIAL

