



WOHLER REALTY GROUP

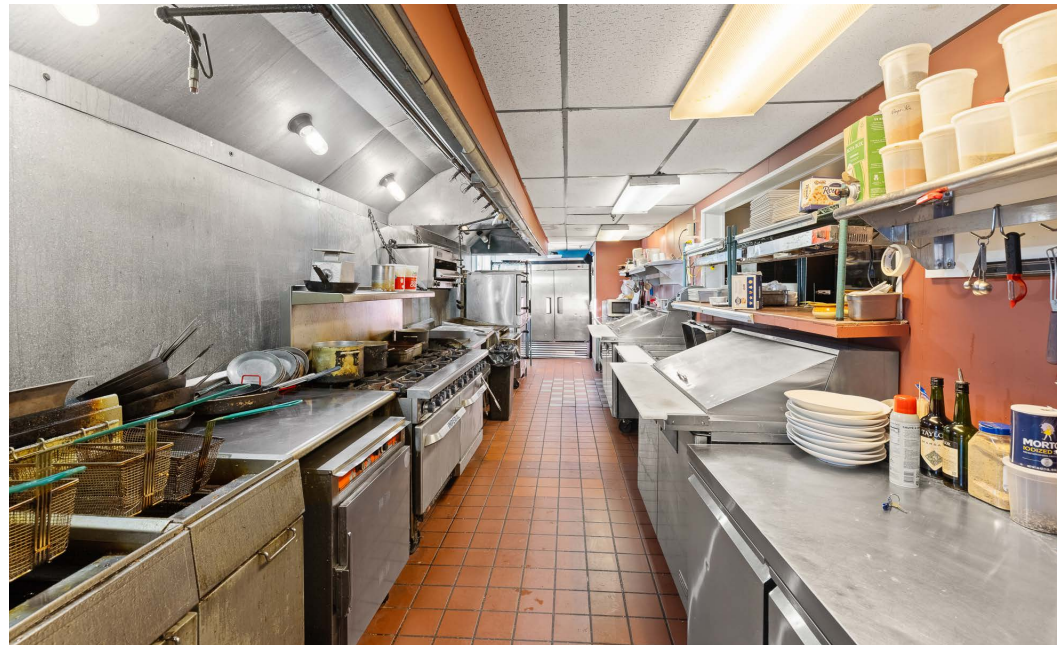
RAVEN'S DEN



INTERIOR PHOTOS

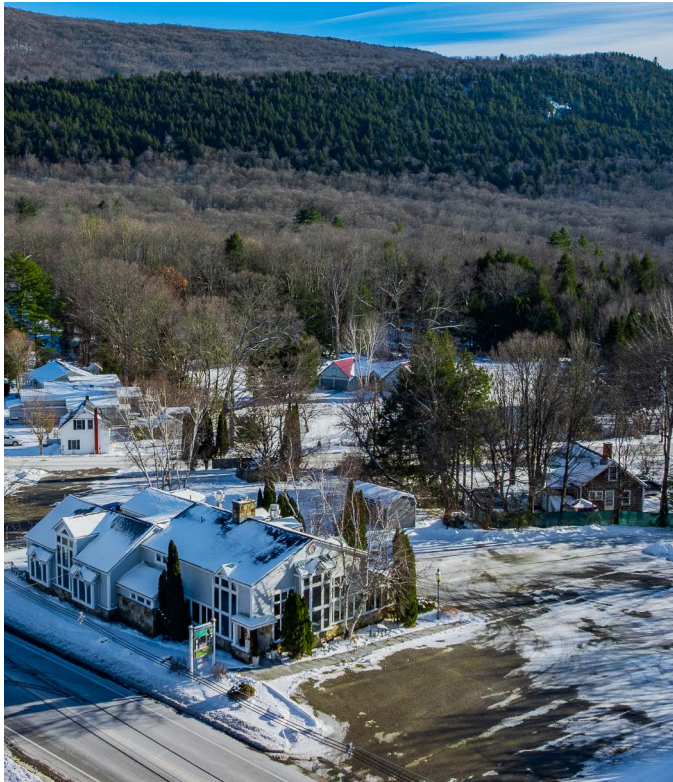








EXTERIOR PHOTOS



Active Restaurant and Real Estate with Turnkey Opportunity – Manchester Center, VT

Ravens Den Steakhouse | Restaurant • Real Estate • Business

Acquire this fully equipped, turnkey restaurant and property in the heart of Manchester Center—Southern Vermont's premier dining and shopping destination. Operating as Ravens Den, this established location offers outstanding visibility, strong traffic counts, and the flexibility to bring a new vision to life or continue building on an already recognized brand.

Property & Operational Highlights

- **Turnkey Steakhouse / Restaurant Facility** with two commercial kitchens, ideal for high-volume service and diverse culinary concepts.
- **Outdoor patio**— for summer dining
- **On-site 2BR/1BA renovated apartment**, ideal for a live-in chef/manager or to generate additional rental income.
- **50+ dedicated parking spaces**, a rare advantage in Manchester's busy commercial core.
- **Extensive FF&E package included**—valued at over \$260,000, offering immediate operational capability.
- **Prime central location** with excellent access to Manchester's year-round tourism, affluent second-home community, and vibrant local population.





Business Highlights

- Reimagined and proven concept that has established a loyal local following and strong brand identity.
- A **versatile culinary platform**—from traditional comfort favorites to modern, globally inspired dishes—appealing to a broad and diverse audience.
- **Warm, inviting, and approachable atmosphere**, ideal for everyday dining, après-ski crowds, weekend visitors, and private functions.
- Thoughtfully designed spaces and efficient kitchen layouts crafted by **seasoned culinary professionals**, supporting smooth operations and scalable growth.
- Outstanding opportunity for an operator seeking a **plug-and-play restaurant**, a chef-driven concept, or a multi-venue hospitality vision under one roof.

Raven's Den Steakhouse FF&E	
Main Kitchen:	Cost:
1 – 2 Door reach-in	\$4,200
1 – Rolling Rack	\$250
1 – South Bend Double Convection Ovens	\$9,100
1 – Countertop 3 Pan Steamer (March 2023)	\$8,500
1 – 60" 2-Door Flip Top Refrigerated Prep Unit	\$4,400
2 – 48" 2 Door Flip Top refrigerated prep unit	\$8,050
1 – 36" char broiler, Bakers Pride, wood assist	\$9,500
1 – Gas Wall Salamander	\$1,300
1 – 24" griddle	\$1,350
1 – 10 burner, 2 oven, gas range	\$4,500
1 – 4 bay steamtable (June 2023)	\$1,600
1 – Hobart Alto Shaam (old but works great)	\$5,500
2 – 35lb gas fryers	\$3,400
1 – 48" 2 door work top Freezer	\$4,050
1 – 60" SS prep table with sink	\$2,050
1 – 30" equipment stand (for griddle)	\$200
1 – 36" open base SS table (over Alto Shaam)	\$550
1 – 60" SS prep table	\$3,853
1 – Ice Cream slide top freezer	\$400
1 – SS 42" double shelve work top table	\$450
1 – Jackson high temp dishwasher	\$8,750
1 – SS dish landing L-shape dish machine table	\$4,800
1 – SS dish clean 48" dish machine table	\$1,300
1 – SS 3 bay pot sink 92"-	\$1,900
1 – Hand washing sink	\$200
1 – Big dipper grease trap (collects grease, empty weekly)	\$3,500
Assorted Free standing Metro shelving, 3 units	\$750
Assorted SS wall shelves, 6 units	\$1,750
2 – commercial microwaves	\$650
1 – milkshake blender	\$100
1 countertop crushed ice machine	\$150

Raven's Den Steakhouse FF&E

Main Kitchen:

Cost:

1 – outdoor smoker (holds 40 racks of ribs)	\$9,500
Assorted pots, sauté pans, sheet pans cutting boards – Hotel pans, steamtable inserts, Mixing bowls etc.	\$2,500
1 – 8X8 walk-in cooler with 3 metro shelving units	\$4,950

Downstairs Kitchen

1 – walk-in cooler (New 2020) 4 metro shelves	\$1,000
1 – walk-in freezer (New 2020) 3 metro shelves	\$750
1 – 6 burner gas range with 1 oven	\$1,400
4 – SS prep tables	\$1,950
1 – Hobart A-200 mixer	\$7,900
2 – SS Equipment stands	\$400
5 - Metro shelves	\$1,250
2 - Food processors, Waring 2.5 Qt	\$1,050
1 – Hobart slicer	\$1,800
4 – Mobil slant top flour/sugar bins	\$575
2 – 60qt SS stock pots with lids	\$740
1 – 21" immersion blender	\$509
1 – 2 bay pot sink 72"	\$550
1 – Hand wash sink	\$200
Assorted Pots, pans etc.	\$750
1 – Rolling rack	\$250

Raven's Den Steakhouse FF&E

Main Kitchen:

Cost:

Wait Staff Area	
1 – Hoshizaki 44" ice machine	\$7,389
1 – single door glass front reach-in	\$1,900
1 – 5 door staff locker	\$195
1 - 2 insert soup heater	\$175
1 – Hobart 2 drawer bread warmer	\$2,200
1 – undercounter freezer (ice balls)	\$290
Assorted china, plates, water glasses, coffee cups, bowls, soup crocks, app. plates, side plates	\$4,500
Silverware SS cityscape	\$3,500
POS System - 4 I-pad terminals, 4 I-pad mini handhelds, printers and credit card processors – 4500 (just installed Heartland software this month)	\$4,500
5 – SS wall shelves	\$850
3 – rolling carts	\$150
Bar:	
1 – Jackson undercounter glass washer	\$5,050
1 – Slide top beer cooler	\$2,342
2 – glass front 2 door coolers undercounter	\$8,400
1 – 3 bay bar sink	\$1,640
2 – ice bins with soda lines	\$4,800
1 – Hand sink, free standing	\$234
1 – SS 5 tier bottle holder	\$880
1 – 10 tap beer system with glycol chiller	\$3,600
2 – 3 tap wine system (3 red, 3 white)	\$1,900
2 – red wine refrigerators-	\$850
10 – Micro Matic beer Fobs	\$1,200
1 – gas mixer (distributes CO2 and nitrogen) to dispense beer and wine	\$1,580
1 – 10X10 beer cooler (downstairs) 2 metro shelves	\$500
15 – swivel bar stools	\$1,700
2 – LG 60" smart tv's	\$200
2 – LG 55" smart tv's	\$1,600
4 – Sonos speakers for music	\$1,100

Raven's Den Steakhouse FF&E	
Main Kitchen:	Cost:
Taproom:	
3 – high-top custom resin art tables	\$750
Assorted 2 top, 4 top and 6 top tables	\$1,500
Assorted chairs – high-top, regular and some captain (25)	\$2,625
1 – Texas Longhorn steer head	\$5,000
Dining room	
1 – 11-foot custom red velvet couch	\$3,500
1 –salad bar with custom sneeze guard	\$4,700
Assorted 2 top, mostly 4 top, and 3 6 top tables – most are resin art tables (1 of a kind)	\$3,500
Wall pictures and custom panels	\$2,300
30 plus – regular and captain chairs	\$2,250
Patio:	
Outdoor tables and chairs (50) and umbrellas	\$5,600
ZB	
1 – Toshiba 2050c printer	\$2,420
5 - office chairs	\$500
1 – metro shelve	\$250
2 – desks	\$400
1 - filing cabinet	\$100
1 – set of drawers	\$200
Assorted stuff for office – Trash can, printer paper, etc.	\$500
1 – Paper shredder	\$150

Raven's Den Steakhouse FF&E	
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Downstairs Storage:		
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1 – Backup Ice machine Scotsman	\$4,775
4 – Metro shelves	\$1,000
Extra china, glassware, catering platters, mirrors, bar equipment, coolers	\$6,500
Assorted kitchen equipment – 5lb sausage stuffer, waffle maker, soup warmers, blender, Etc.	\$3,200
25 – regular chairs	\$1,625
Chaffing dishes, glass racks, extra bar stools, table tops, table bases and 6 new “anti-wobble” bases still in boxes	\$2,100
Much more “stuff” - ?	

Downstairs fireplace room:	
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1 – Custom wine barrel couch with cowhide	\$2,500
4 – custom wine barrel swivel chairs with cowhide	\$200
25 – regular and captain chairs	\$1,875
Assorted custom resin art table tops (fits over patio tables in winter)	\$700

Barn:	
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2 - Metro shelves, large slide top freezer. Patio heaters, other assorted "stuff"-	\$1,000
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	Total:	\$260,022
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WELCOME TO MANCHESTER



With its classic New England character and thriving year-round economy, Manchester is the ideal location to operate a business. Manchester businesses represent a wide variety of industries, including but not limited to restaurants, retail, hospitality, finance, technology, and the arts. Medical and dental practices, offices, and schools service the city's year-round community.

Manchester is a premier Southern Vermont destination for locals and tourists alike. The area's tourist population balloons in the summer and winter seasons and contributes significantly to the local and regional economy. **Manchester averages hundreds of millions of dollars in gross receipts annually and is the fifth-largest tourist area in Vermont, behind Burlington, South Burlington, Rutland, and Stowe.**

BUSINESSES THAT CALL MANCHESTER HOME

In Manchester and Dorset, there are ample commercial spaces to service the towns' residential needs and robust economies. Manchester and the surrounding towns have active real estate markets that attract buyers from across New England and the country. In addition to its commercial opportunities, the area consistently ranks among the top residential sales areas in the state.

Over the years, several noteworthy businesses have been established and flourished in the Manchester area. The Orvis Flagship Store and corporate headquarters, The Vermont Country Store, The Equinox Resort and Spa, and the Manchester Designer Outlets are all established businesses that are currently headquartered in Manchester.

Manchester is also home to many recognizable national businesses that attract visitors and contribute significantly to the local economy. The Kimpton Taconic Hotel, the Hampton Inn & Suites, TD Bank, Ben & Jerry's, Dunkin', Starbucks, Shaw's, and Walgreens are among several popular chains that serve Manchester's locals and visitors.



MANCHESTER

VT 7A

MANCHESTER
CENTER
2.2 MILES

VT 7

EXIT 4

DEPOT STREET

VT 11

Bromley



Pearl's Place
& PANTRY





Napa Auto Parts
People's United Bank
Berkshire Bank
Walgreens
TD Bank
Theory
Starbucks
J. Crew
McDonald's
Vineyard Vines
Ben & Jerry's
Raven's Den
Umami
Volkswagen
Chevrolet
Sunoco
Gap
Mattress Firm
Cold Cow Creamery
Hampton Inn and Suites
Dunkin'
Bonnet and Main Cafe

Shaw's Supermarket
Orvis Flagship Store
Kimpton Taconic Hotel
Mulligan's Pub and Restaurant
The Equinox Hotel
Wohler Realty Group
Price Chopper
Ponce Bistro
Ye Olde Tavern
Thai Basil
Union Underground
The Mountain Goat Sports Store
Manchester Country Store
The Works Cafe
Vermont Kitchen Store
Little Rooster Cafe
Sam's Wood-Fired Pizza Co.
Duttons Farm Stand
Pearls Place & Pantry
American Museum of Fly-Fishing
Northshire Bookstore

DEMOGRAPHICS

POPULATION	10 MILES RADIOUS
2020 Population	12,034
2024 Population	11,830
2029 Population Projection	11,765
Annual Growth 2020-2024	-0.4%
Annual Growth 2024-2029	-0.1%
Median Age	51.2



HOUSEHOLDS	10 MILES RADIOUS	INCOME	10 MILES RADIOUS
2020 Households	5,196	Avg Household Income	\$101,046.00
2024 Households	5,094	Median Household Income	\$85,279
2029 Household Projection	5,064	< \$25,000.00	777
Annual Growth 2024-2024	-1.7%	\$25,000 - 50,000	859
Annual Growth 2024-2029	-0.1%	\$50,000 - 75,000	545
Owner Occupied Households	4,001	\$75,000 - 100,000	895
Renter Occupied Households	1,063	\$100,000 - 125,000	554
Total Specified Consumer Spending (\$)	\$173.1M	\$125,000 - 150,000	527
		\$150,000 - 200,000	485
		\$200,000 +	454

CONSUMER SPENDING DETAILS	TOTAL SPENDING	AVG HOUSEHOLD	PER CAPITA
Apparel	\$8,350,040	\$1,639	\$706
Entertainment, Hobbies & Pets	\$25,194,004	\$4,946	\$2,130
Food & Alcohol	\$47,531,418	\$9,331	\$4,018
Household	\$29,209,473	\$5,734	\$2,469
Transportation & Maintenance	\$41,838,211	\$8,213	\$3,537
Health Care	\$9,633,036	\$1,891	\$814
Education & Daycare	\$11,359,631	\$2,230	\$960
Total	\$173,115,813	\$33,984	\$14,634

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Main St	Taconic Rd S	5,386
Depot St	Riverside Hts SE	13,018
Bonnet St	Two Cow Ln N	6,140
Center Hill	Cemetery Ave NW	3,478
Bonnet St	Riverside Townhouses Rd N	3,893
VT 30	Riverside Townhouses Rd N	5,653
Richville Rd	Cass Ter N	907
Maple St	Hunter Park Rd NE	4,772
Maple St	Palmer House Motel NE	6,333



RAM'S
RESTAURANT
STEAKS - SALAD BARS
BBQ - SANDWICHES - SMOOTHIES

CHEF OWNED

SERVING DINNER

IMPACT OF POPULATION AND YEAR-ROUND TOURISM

Manchester boasts significant year-round local and tourist economies. Southern Vermont experiences a cyclical pattern of population growth, with the largest influxes occurring during the winter and summer months. Although spring and fall are considered shorter off-seasons, Manchester still attracts a high number of out-of-state visitors in these months.

The population of Manchester consists of 4200 full-time residents. However, a significant number of the area's housing units are second homes. Therefore, this population statistic is an underrepresentation of the total number of people who live in the area depending on the time of year.



EDUCATION Manchester boasts a well-educated workforce and consumer base. More than 60% of residents have attended college, have a bachelor's degree, or have an advanced degree. Local schools offer both public and private education opportunities. The Manchester Elementary Middle School and private Maple Street School serve students in grades K-8.

Burr and Burton Academy, an independent 9-12 school, serves all high-school aged students in the area. BBA is one of Vermont's top-ranked schools for both academics and athletics. In addition to serving local and regional towns, BBA has a competitive admissions program for international students that represent more than a dozen countries.

The Long Trail School is an independent day school in Dorset serving 200 students in grades 6-12. LTS boasts distinguished academic, arts, and athletics programs. It was the first school in Vermont to gain the status of an International Baccalaureate school, and students' test scores are consistently above state and local averages.

The Stratton Mountain School offers a rigorous college preparatory curriculum and a world-class athletics and winter sports program. The SMS alumni network includes 46 Olympians, more than 100 National Team members, and top-ranked professionals in fields including law, business, medicine, and film.

MUNICIPAL SERVICES The size of Manchester's population allows the town to support its own government and municipal services. The Manchester Town Government is divided into several departments that serve the Village and the Center. The Manchester Police Department consists of eight full-time officers, four full-time dispatchers, and a number of part-time officers. Manchester also has its own Fire Department, staffed by 40 committed volunteers.





HEALTHCARE Manchester and the surrounding region have a robust healthcare infrastructure. The Manchester Medical Center is centrally located and staffed with board-certified emergency medicine physicians. The Northshire Rescue Squad is an independent, nonprofit organization that provides 24-hour emergency response and ambulance services. Area hospitals include Rutland Regional Medical Center, Southwestern Vermont Medical Center in Brattleboro, and the Dartmouth-Hitchcock healthcare network based in Hanover, NH that provides medical services throughout Vermont. The Carlos Otis Clinic at Stratton Mountain specializes in urgent care, and the Grace Cottage Hospital in Townshend also provides treatment options.



DINING Manchester is home to a thriving restaurant industry. Manchester and Dorset have a variety of dining options, from fine dining to casual bistros to local breweries and trendy cafes. The surrounding region is rich in agricultural resources, and many Manchester restaurants pride themselves for their commitment to using local ingredients and providing a true farm-to-table experience. The area boasts a number of award-winning restaurants. The Silver Fork in Manchester was recently rated by Tripadvisor as the best restaurant in the country for date nights.



HOSPITALITY There is a wide selection of lodging options in the area, including luxury resorts, small bed-and-breakfast inns, and national hotel chains. The Kimpton Taconic Hotel offers guests a boutique hotel experience and has been recognized in the "Top 10 Resort Hotels in the Northeast" and "Top 10 Family Resorts in the U.S." by Travel & Leisure. The Hampton Inn and Suites is conveniently located - just a short walk from shopping and dining in Manchester Center. The Equinox Resort and Spa, first opened in 1853, has long been a Manchester weekend destination. Year-round tourism drives a high demand for seasonal and short-term rental homes, with properties in Manchester and the surrounding towns available to rent.

RECREATION AND TOURISM

Manchester supports a year-round recreation and tourism economy.

WINTER AND SPRING When other parts of the country slow down when the weather turns, Manchester's tourist population booms in the wintertime. Second homeowners flock to the area to ski and snowboard at nearby Stratton Resort, Bromley, and Magic Mountains. Nordic skiing is also a popular winter activity, and the Stratton Viking Nordic Center, Wild Wings Ski Area, and Prospect Mountain are home to miles of pristine trails. The skiing and snowboarding season lasts through mid-spring. Manchester is home to a number of popular gear outfitters for all winter sports needs.

Snowmobilers enjoy Manchester's proximity to the statewide VAST (Vermont Association of Snow Travelers) trail. The shops in Manchester Center are open year-round and offer a welcome respite from the cold. Hildene, the Lincoln Family Estate, offers a variety of winter activities, including snowshoeing, tours of the house and grounds, and live music. Riley Rink in Manchester and Stratton Mountain Resort host ice skating throughout the winter season.

As the weather warms, outdoor dining and hiking return to Manchester and greater Southern Vermont. Spring is also maple sugaring season. Vermont produces 2.2 million gallons of maple syrup annually, more than half of the entire U.S. crop. Dutton Farm Stand, Merck Farm and Forest Center, Smokey House Center, and the Sugar Shack are among the dozens of locations in and around Manchester that offer an inside look at maple syrup production and sell their finished products.



SUMMER During the busy summer season, residents and tourists enjoy hiking, biking, boating on the surrounding lakes and rivers, visiting art galleries and festivals, and shopping at farmers' markets. Manchester's location in the heart of the Green Mountains allows for unparalleled access to some of the finest hiking in New England. The Appalachian and Long Trails intersect at Stratton Mountain, and hikers can reach the trails at several local access points. Other popular hiking trails in the area include the Lye Brook Falls trail, the Dorset Peak trail, and the Stratton Mountain Firetower trail.

Spending time on the water is another popular summer activity. The Dorset Quarry, the oldest commercial marble quarry in the United States, is one of the area's most popular swimming holes. First mined in 1785, stone from the Dorset Quarry was used to construct the main branch of the New York Public Library. Today, visitors from around the country come to the quarry to swim, sunbathe, and enjoy a picnic on the grass.

The Orvis Fly Fishing School offers classes from top-notch instructors. Emerald Lake State Park is a favorite destination of local and visiting families, and features a beach area, snack bar, swimming, fishing, and pedal boat rentals. Several gear outfitters offer tubing, canoeing, and kayaking on the pristine Battenkill River.

Southern Vermont has a vibrant arts and professional performance scene. Arts enthusiasts can catch live performances all summer long at the Weston Playhouse, Dorset Playhouse, Manchester Music Festival, and Southern Vermont Arts Center. Manchester and Dorset are also home to the region's finest art galleries. Farmer's Markets are popular and are held weekly in Manchester. The Vermont Festival, a juried equestrian competition held in Dorset, attracts hundreds of out-of-state visitors to the area for several weeks during July and August.

FALL There's nothing quite like fall foliage in Southern Vermont, and the autumn months bring bustling crowds to Manchester and the surrounding area. The spectacular colors can be attributed to Vermont's abundance of maple trees, which make up nearly 50% of all forest cover in Southern Vermont. The foliage alone draws in thousands of visitors every autumn, and local resorts and businesses offer experiences tailored around foliage viewing. A trip up Mount Equinox Skyline Drive offers an even more spectacular view of Southern Vermont's fall colors.

Equinox Nursery hosts an annual Fall Festival, offering wagon rides, cider donuts, corn mazes, and pumpkin carving. For the beverage enthusiasts, Stratton Mountain Resort hosts the Stratton Brewfest, complete with live music, over Columbus Day weekend. For apple picking, Mad Tom Orchard can't be beat. Farmer's markets, art shows, and hiking extend beyond summer and well into the fall season.



THE ARTS

The sweeping landscapes of Southern Vermont have inspired artists for centuries, and several local galleries embrace the region's artistic tradition.

3 Pears Gallery on the Dorset Green and the Southern Vermont Arts Center in Manchester both host rotating seasonal exhibitions as well as curated permanent collections.

In Manchester Center, Hemholz Fine Art and Tilting at Windmills feature paintings and sculpture from a wide range of artists and artistic styles.

Manchester Hot Glass specializes in handblown glass products and offers glassblowing classes to the general public.

Manchester, Dorset, and the surrounding towns boast a rich and active arts scene that engages locals and visitors throughout the year. Art connects people to their surrounding landscapes and cultivates the unique sense of place that lies at the heart of the Southern Vermont lifestyle.



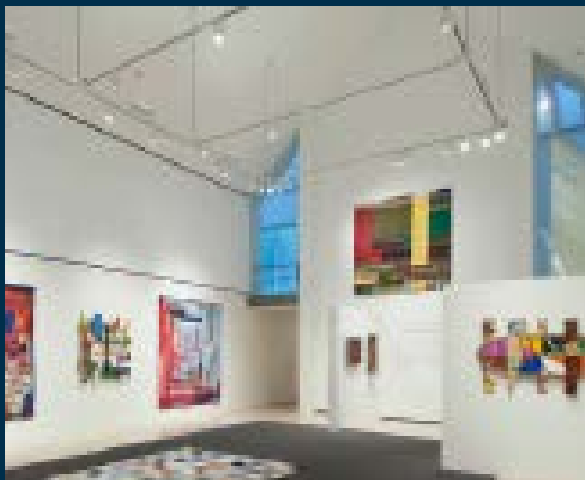
Dorset Playhouse



Manchester Music Festival



Weston Playhouse



Southern Vermont Arts Center



Riley Rink Concert Series



Live Music at Stratton Mountain

MANCHESTER BALANCES VERMONT CHARM WITH BIG-CITY ACCESSIBILITY.

BY CAR

Manchester is conveniently located on VT-7, providing direct access to the regional hubs of Rutland and Burlington to the north and Bennington to the south. Manchester also lies at the intersection of VT-11 and VT-30, allowing for easy travel to the Stratton, Bromley, and Magic Mountain ski areas, Londonderry, Brattleboro, Dorset, and the scenic Taconic Range. The Northeast's major metropolitan areas are easily accessible from the area; Boston, New York City, and Montreal, Canada can all be reached in under 4 hours.

BY AIR

The Albany International Airport is the closest major hub to Manchester and can be reached in 1.5 hours. Cape Air provides routine service from Rutland Southern Vermont Regional Airport (RUT) to Boston, Nantucket, and Martha's Vineyard. Cape Air flights also depart out of Lebanon Municipal Airport (LEB) in New Hampshire and offer service to Boston, Nantucket, and White Plains, NY. Additionally, there are helicopter charters available from nearby Stratton Mountain Resort.

BY BUS OR TRAIN

The Stratton Jitney, operated by Hampton Jitney, Inc., offers luxury motorcoach service in the winter season from the New York City area to Stratton Mountain via Manchester Center. Train service is available from Rutland or Albany to New York City.



ABOUT US

Wohler Realty Group has established itself as a premier brokerage firm with a commitment to excellence and has distinguished itself in the marketplace with its extensive marketing and its professional team.

WRG offers an extensive marketing platform unmatched by competitors. Targeted and innovative marketing, digital exposure, and networking events set Wohler Realty Group apart. Our onsite professional marketing team gives us the capacity to customize our strategy for individual properties.

SERVICES WE OFFER WRG offers a full suite of services to help clients market and lease commercial properties. Our work begins long before properties hit the market; WRG's dedicated commercial agents provide an analysis of best use and investment strategies for optimal marketing. Our multi-tiered sales strategy is custom-designed for individual properties. WRG also offers professional photography, floorplan renderings, and commercial transportation.



WHY WOHLER REALTY GROUP?

EXPERIENCE Wohler Realty Group has a dedicated team and portfolio of services specific to the needs of commercial owners and investors. Britt Wohler, head of WRG's commercial division, and the rest of our commercial agents bring deep knowledge and experience in commercial sales and leasing from their work in New York City with Massey Knakal Realty Services, Cushman & Wakefield, and Ripco. They understand the intricacies of a company's real estate needs and how to support healthy growth of a business.

NATIONAL CONNECTIONS Wohler Realty Group has established personal relationships and collaborations with commercial brokers across the United States.

MARKETING RESOURCES WRG'S marketing targets commercial investors well beyond the local market. WRG is committed to marketing properties using the greatest possible exposure.

Our marketing platforms include **Crexi**, a leading commercial real estate firm based in Los Angeles, **CoStar**, the #1 commercial real estate database in North America, and **LoopNet**, a member of CoStar group that is the country's most heavily trafficked commercial real estate marketplace, with 1.3 billion annual site views and 20 million properties leased to date.



For More Information, Please Contact:

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