

RESTAURANT FOR SALE

# 1709 DELAWARE AVE

Wilmington, DE 19806

JOSEPH LATINA, SIOR

Managing Principal

O: 302.414.1000 | C: 302.530.1233

jlatina@LMTCRE.com





# RESTAURANT FOR SALE

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### PROPERTY DESCRIPTION

Discover a rare opportunity to own a well-established restaurant located in the vibrant Trolley Square neighborhood of Delaware. Known for its charming atmosphere and bustling foot traffic, Trolley Square is a premier destination for dining and entertainment, making it the ideal location for a thriving restaurant business. Additionally, you'll be part of the popular Forty Acres dining scene, celebrated for its eclectic culinary offerings and a strong community of food enthusiasts.

### PROPERTY HIGHLIGHTS

- All brand new furniture, fixtures and state-of-the-art kitchen equipment is included in the sale price
- The lease was initiated in 2022 and is good until 2027
- Sellers are willing to train new owner upon executed agreement of sale and two weeks after settlement

### OFFERING SUMMARY

<b>Sale Price:</b>	\$175,000
<b>Lot Size:</b>	0.08 +/- Acres
<b>Building Size:</b>	3,936 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	11,781	46,903	79,713
<b>Total Population</b>	24,472	109,889	193,572
<b>Average HH Income</b>	\$89,336	\$86,834	\$97,515

### FOR PROPERTY INFORMATION

Please call Sean McNeice at 302-753-4175

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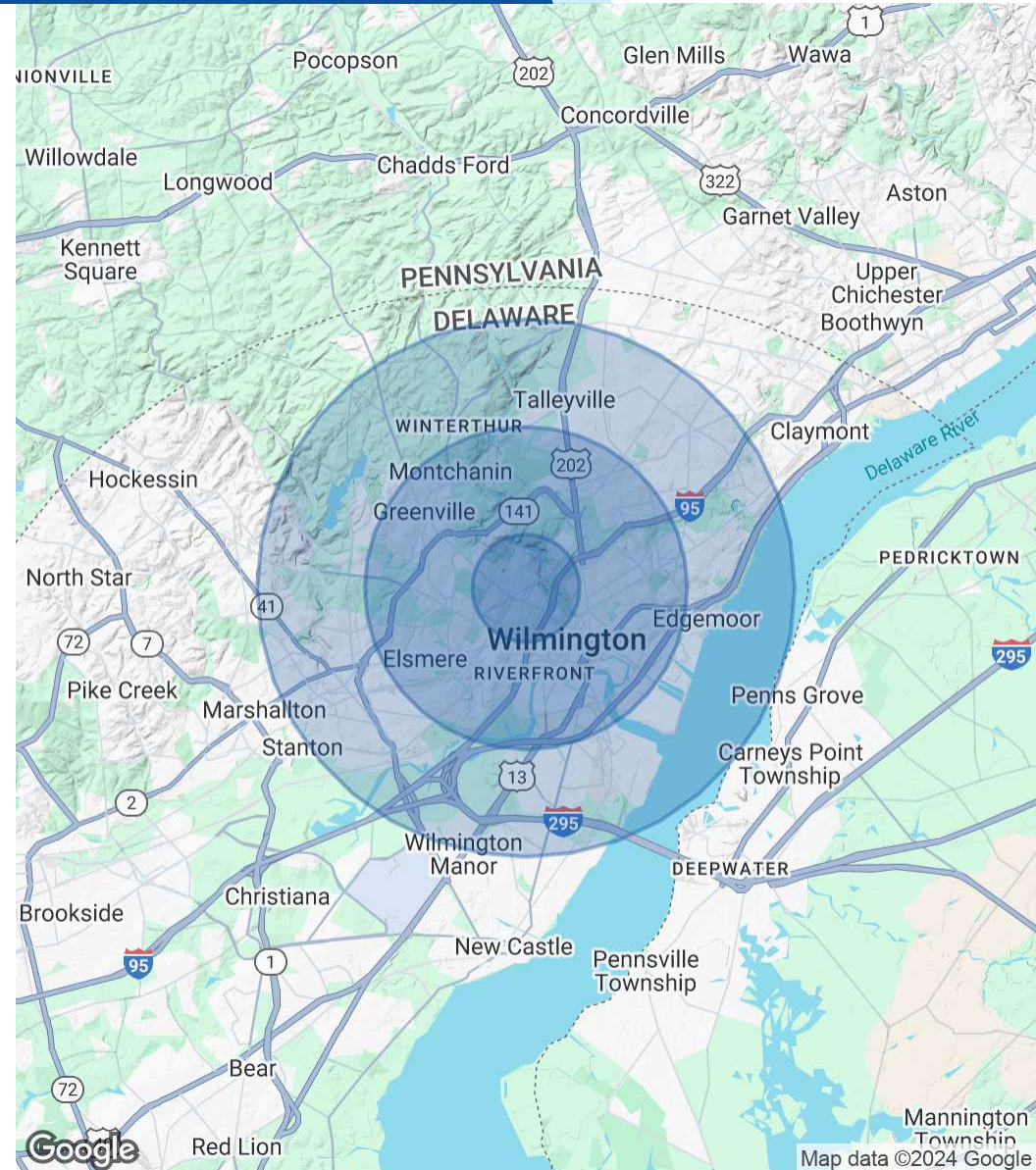
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	24,472	109,889	193,572
Average Age	42	40	42
Average Age (Male)	40	39	40
Average Age (Female)	43	41	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	11,781	46,903	79,713
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$89,336	\$86,834	\$97,515
Average House Value	\$355,358	\$327,731	\$348,616

Demographics data derived from AlphaMap



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