

# BUILDING & BUSINESS - FOR SALE

436 Parker St, Springfield, MA 01129

**OFFERED AT \$5,500,000**



10,020 SQ FT



399 SEATING



130 PARKING



2.05 ACRES



2009 BUILT

## INVEST WITH CONFIDENCE

Strong family brand national buffet. Strong profitability, High volume and traffic location, Strong Brand with loyalty.



**KYLE CHEN**

ONE SIGNATURE GROUP  
LPT REALTY

781-808-8000

[info@OneSignatureGroup.com](mailto:info@OneSignatureGroup.com)



# Executive Summary



## Property & Business for Sale

- **Name:** Golden Corral Buffet & Grill
- **Address:** 436 Parker St, Springfield, MA 01129
- **Established:** 2009
- **Offered As:** Business + Real Estate
- **Asking Price:** \$5,500,000
- **Market Evaluation:** \$6,207,000
- **Reason for Sale:** Owner retiring

## Highlights:

- **Strong national brand presence**
- **Consistent high-volume sales**
- **Long-established profitable location**
- **Prime business area with strong demographics**
- **Loyal customer base & brand recognition**



# Financial Overview



**Annual Revenue:** Approx. \$4,000,000

**Net Profit Margin:** Approx. 12–15%

**Estimated Net Income:** Approx. \$480,000 – \$600,000 annually

**Real Estate Taxes: Approx.** Approx. \$72,000 per year

## Investment Offering:

- **Price Includes:** Business + Building + FF&E
- **Potential Upside:** Stable returns from a proven brand in a high-traffic corridor



An aerial photograph of a commercial property. A red outline highlights a specific area containing a building with a red roof and a large parking lot. The property is situated next to a body of water on the right and a road on the left. The text 'Property Details' is overlaid in white at the top.

# Property Details

## **Property Overview:**

- Building Size: 10,020 Sq. Ft.
- Lot Size: 2.05 Acres
- Seating Capacity: 399
- Parking: 130 spaces
- Condition: Excellent; well-maintained and fully operational

## **Brand Strength:**

- Golden Corral brand established in 1973
- Ranked #63 on Franchise Times Top 400+ List
- 4.1★ average rating with over 7,100 Google reviews
- Long-standing reputation as a family buffet leader



# Market Overview



## Demographics (2024):

Radius	Population	Median Household Income
3 Miles	62,149	\$62,922
5 Miles	168,739	\$59,798

## Area Highlights:

- Springfield is Western Massachusetts' largest city and a regional economic hub.
- Dense residential neighborhoods and strong retail traffic.
- Major routes nearby provide consistent customer flow.
- Excellent visibility and accessibility from main roads.



# Investment Summary



## Why Invest:

- Established national brand with over 50 years of success
- Strong cash flow and profitability
- Prime real estate ownership included
- Long-term loyal customer base
- Ideal for investor or owner-operator

## Offered at:

\$5.5 Million (Building + Business)

## Contact for More Information:



**KYLE CHEN**

One Signature Group | LPT Realty

781-808-8000

[info@OneSignatureGroup.com](mailto:info@OneSignatureGroup.com)