



BUSINESS OPPORTUNITY/
RESTAURANT FOR SALE

1812 MARSH RD

Wilmington, DE 19810

CONTACT:

Mary Ann Heesters

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JOSEPH LATINA, SIOR

Managing Principal

O: 302.414.1000 | C: 302.530.1233

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PROPERTY DESCRIPTION

Upscale restaurant located among affluent densely populated neighborhoods in a newly-renovated shopping center offering a number of tasty entrees on a daily basis to a long-standing clientele. This restaurant was established in 1999 and serves dinner five days a week from 5:00 to 9:00 PM, Tuesday through Saturday. It offers alcoholic beverages during its dinner hours. License can be transferred to a "Qualified Buyer". Complete a LMT Commercial NDA and the location will be revealed along with pertinent information.

PROPERTY HIGHLIGHTS

- Turn-Key Restaurant Size: 2,000 +/- SF
- Monthly Rent: \$4,684.00 NNN
- All Fixtures, Furniture, Equipment, Freezers and Commercial Equipment Included

OFFERING SUMMARY

Sale Price:	\$250,000
Building Size:	2,000 +/- SF

CONTACT INFORMATION

For additional information please contact Mary Ann Heesters at 302.528.5502

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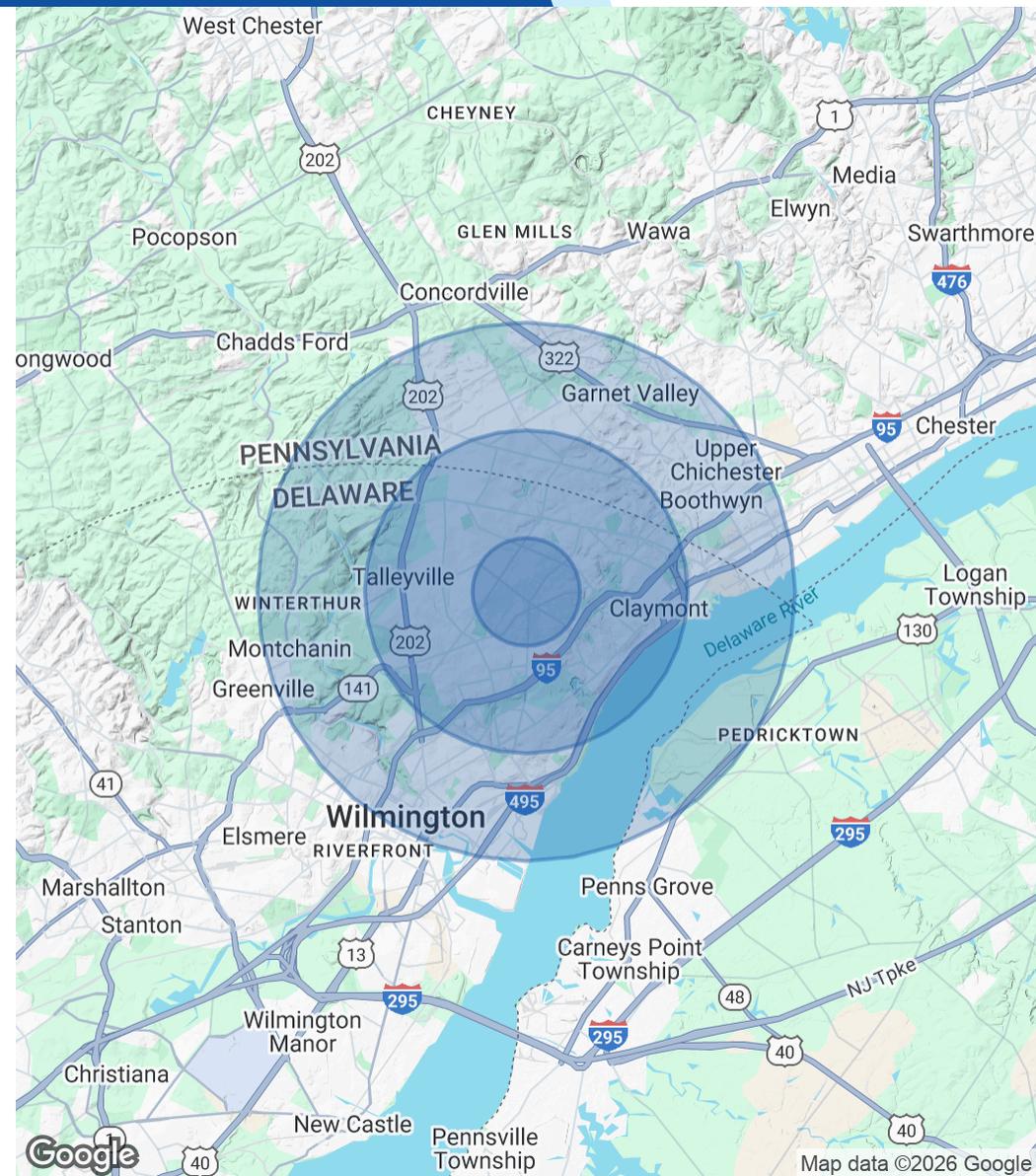
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,215	85,088	162,677
Average Age	47	44	43
Average Age (Male)	45	43	41
Average Age (Female)	48	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,670	35,102	68,596
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$144,537	\$129,270	\$119,306
Average House Value	\$462,094	\$423,668	\$391,963

Demographics data derived from AlphaMap



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