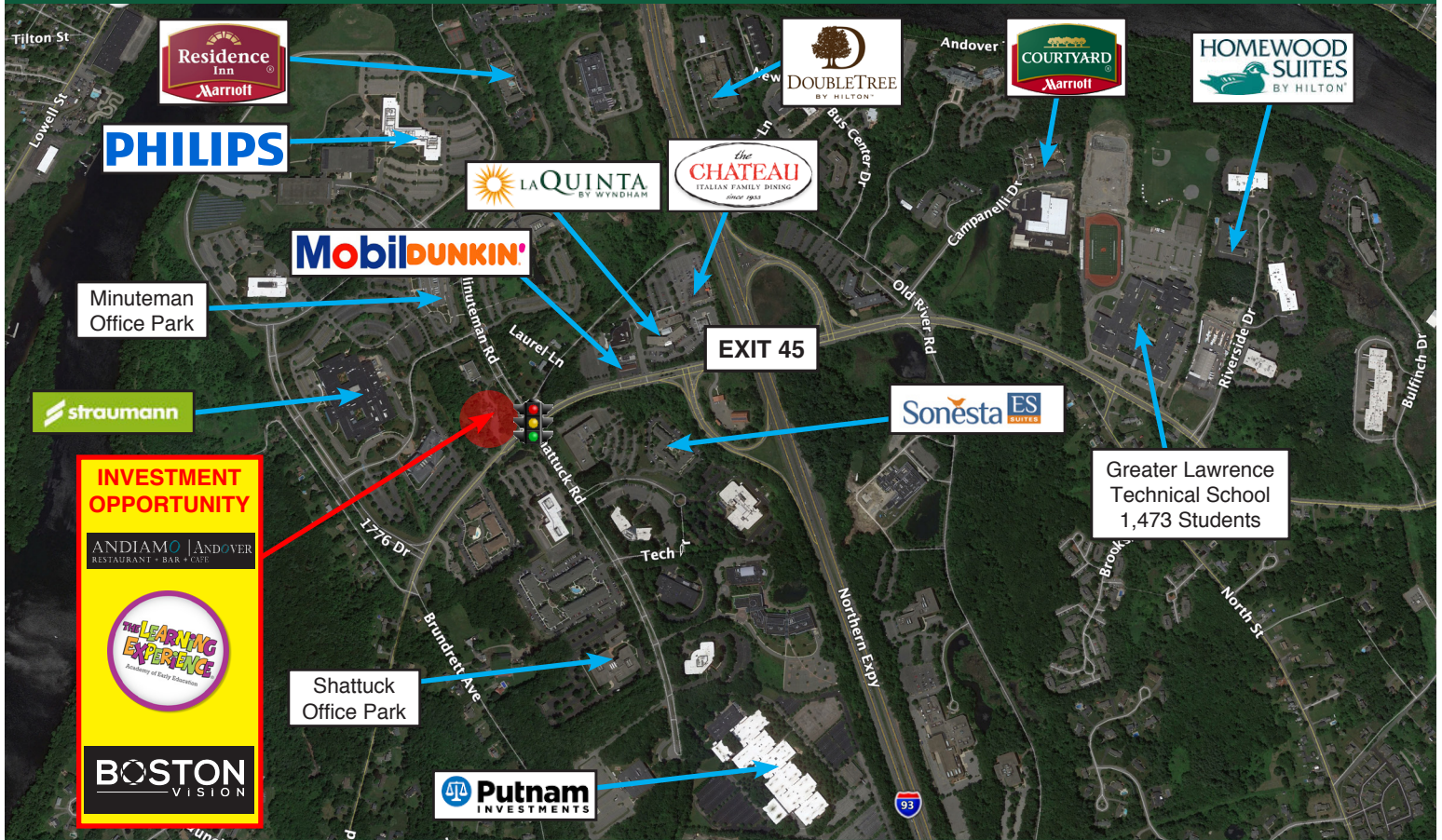


INVESTMENT CONDO FOR SALE

ANDIAMO RESTAURANT & BAR: 4,000 SF

Minuteman Landing - Andover, MA 01810



INVESTMENT OPPORTUNITY

ANDIAMO | ANDOVER
RESTAURANT & BAR • CAFE

THE LEARNING EXPERIENCE
Academy of Adult Education

BOSTON VISION

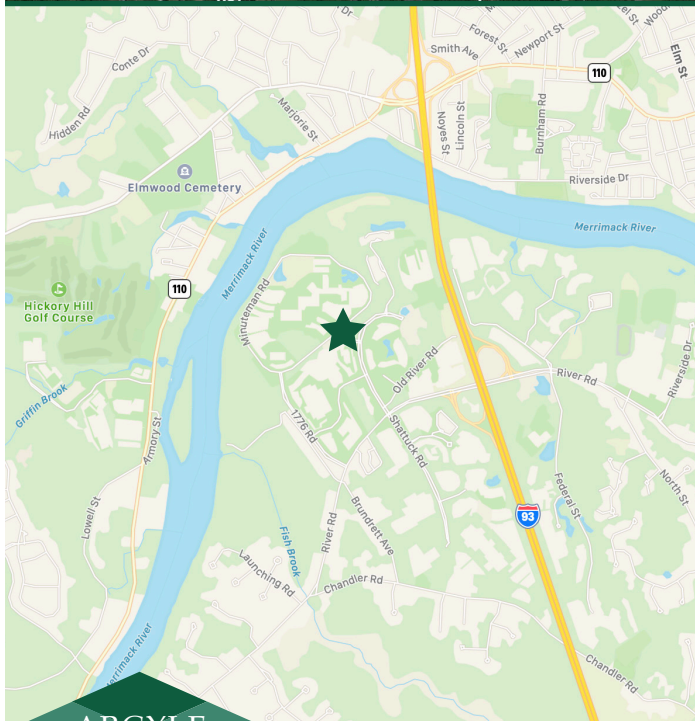
INVESTMENT CONDO FOR SALE:

4,000 square foot, Andiamo Restaurant & Bar with a 10 year lease term.

Seating for 120 inside which includes a 35 seat private dining room and patio with 40 seats.

Owner and chef, Jim Rogers', vision is to create a neighborhood restaurant serving exquisitely prepared, fresh, Italian food based on traditional recipes. Andiamo Restaurant features traditional Italian dishes with Chef Jim's personal touch. The Bolognese has a scoop of house-made burrata on top, and the Short Rib "Two Way" – a seasonal special – is served with hand rolled pasta filled with braised short rib, Cipollini onion and caramelized carrots. Chef Jim uses only artisanal and local ingredients, including double zero flour- the finest milled flour available – for his house made ravioli. The vision of Andiamo is to base each dish on a fresh, house made ingredient doing just that by making fresh mozzarella, burrata, ravioli, sausage and focaccia in their kitchen and a bar that features award winning, hand-crafted cocktails with fresh fruit and produce.

Source: <http://andiamo-restaurant.com/andiamo-andover/about/>



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MINUTEMAN LANDING

FOR LEASE: 2,000 SF - 2,550 SF

One Minuteman Road - Andover, MA 01810



FOR SALE



DEMOGRAPHICS	3 Mile	5 Mile
Population	78,815	196,115
Daytime Population	36,197	103,105
Households	27,161	69,508
Average HH Income	\$85,874	\$98,166

The information has been obtained from sources believed to be reliable, however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.



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