

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,106,000
Building Size:	3,471 SF
Lot Size:	0.7 Acres
Price / SF:	\$318.64
Year Built:	1997

### PROPERTY OVERVIEW

This fully furnished, turnkey restaurant spans 3,471 SF and is perfectly suited for your next venture. Located in a prime spot with high visibility on 32nd Street in Newcastle, the property features ample parking and prominent pylon signage. The space comes complete with all essential furnishings, fixtures, and equipment, including a walk-in freezer, a 12' vent hood, and a POS system, allowing for immediate operation.

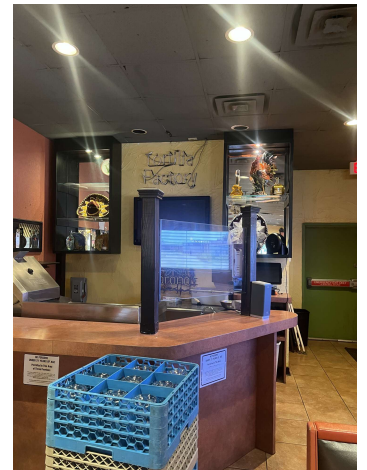
### PROPERTY HIGHLIGHTS

- Turnkey Restaurant, ready for operation
- Furniture, fixtures, and equipment included in sale
- Frontage on 32nd Street
- Abundant parking
- Pylon signage
- Walk in freezer
- 12' vent hood
- POS system included
- Free-standing

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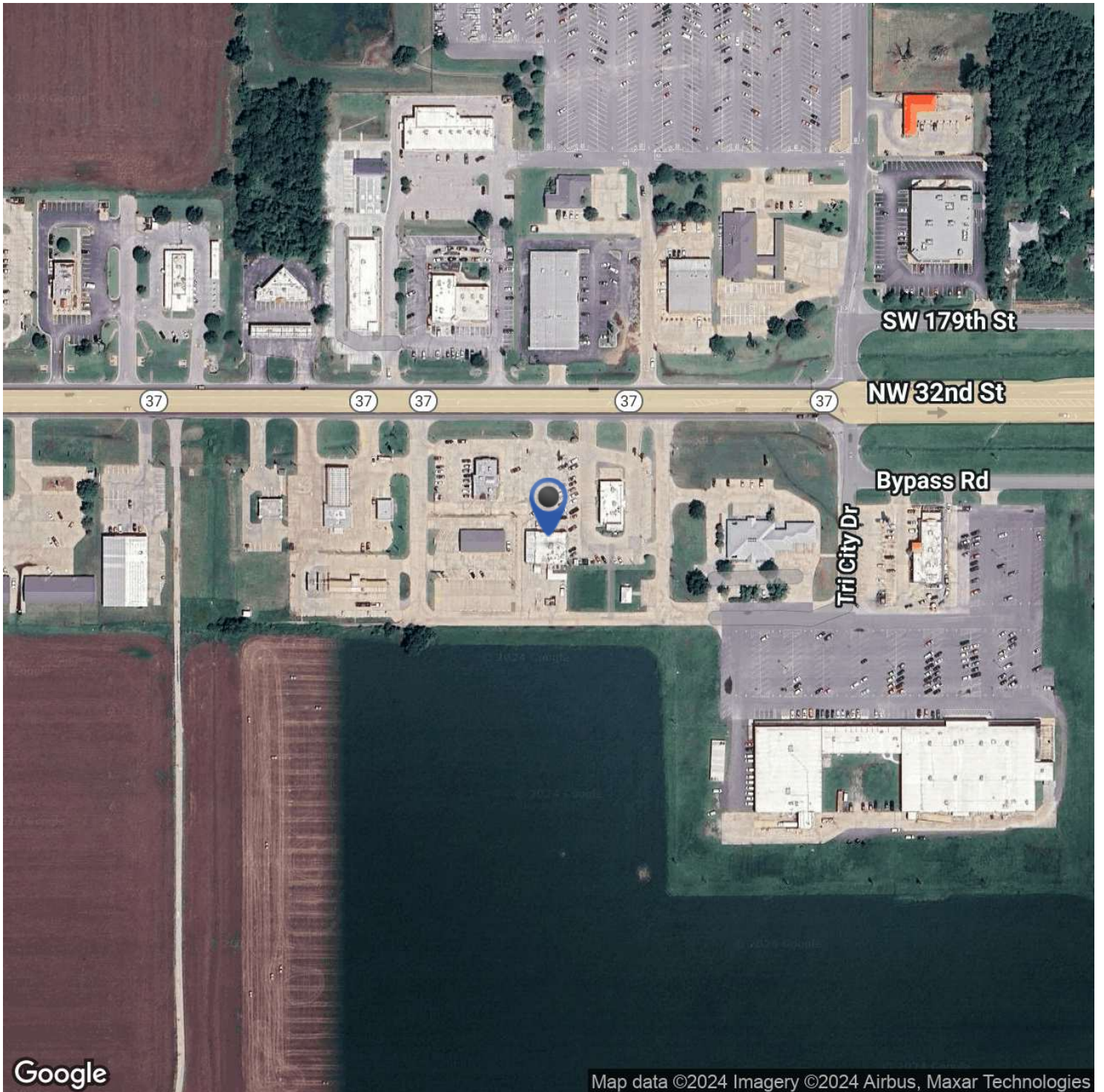
## ADDITIONAL PHOTOS



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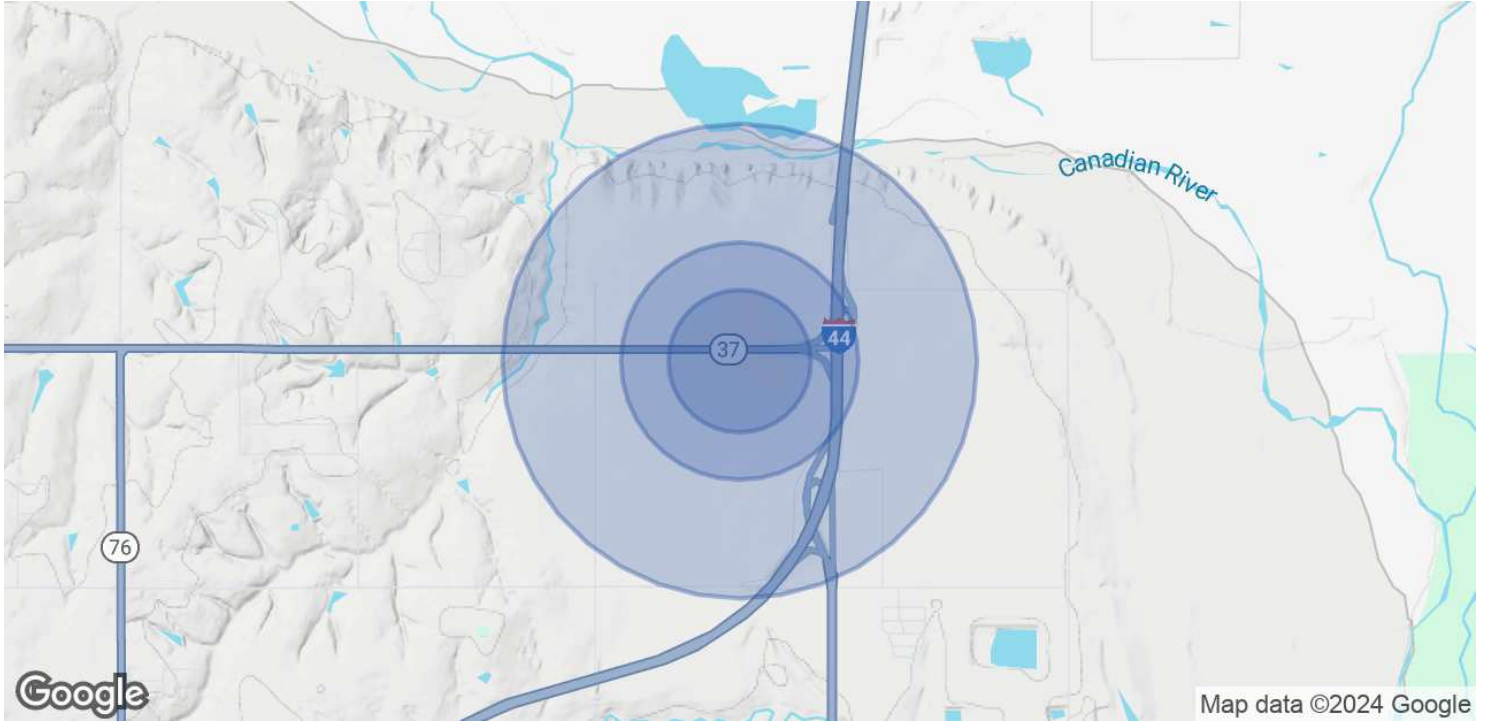
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	16	96
# of Persons per HH	2.8	3.1	3
Average HH Income	\$144,274	\$147,130	\$146,824
Average House Value	\$404,485	\$410,747	\$405,385

Demographics data derived from AlphaMap

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## RETAILER MAP



Map  
data  
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