



**2ND GENERATION RESTAURANT**  
**FOR SALE / LEASE**

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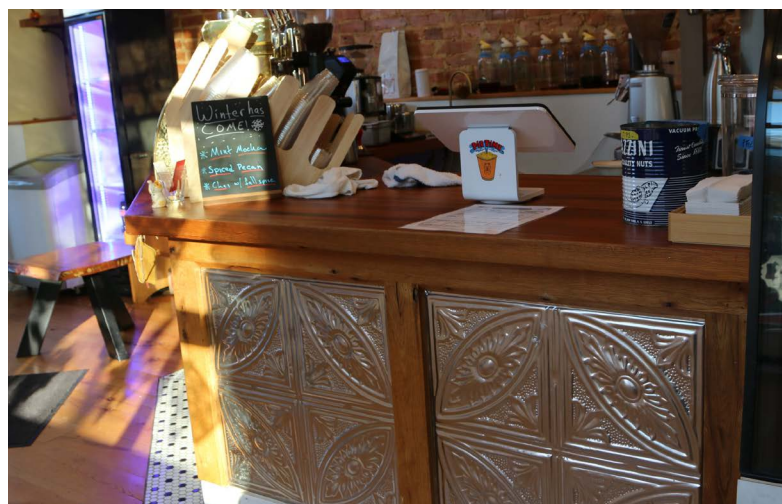
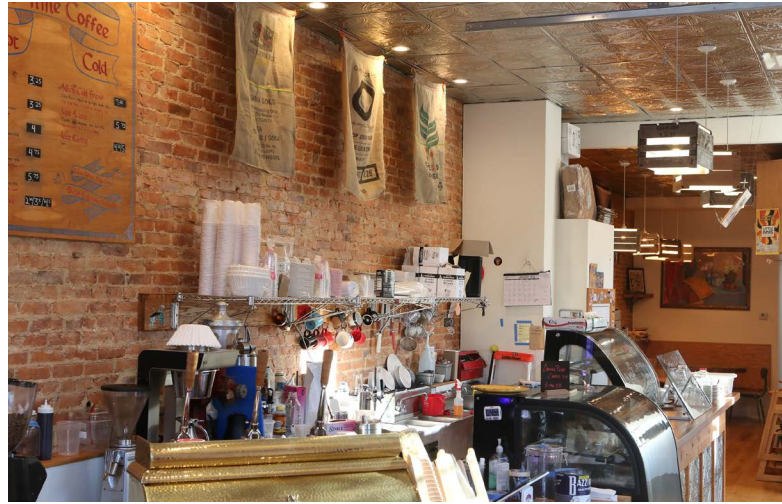


## Property Overview

- » **SF:** 2,867 SF which includes the first floor and full height basement
- » **First floor:** 1,011 SF
- » **Basement:** 1,006 SF
- » **2nd Floor Apartment:** +/- 850 SF
- » **Real Estate Taxes:** \$1.92/SF
- » **Property Insurance:** \$1.26/SF
- » **Sale:** \$775,000
- » **Lease:** \$22.00/SF, NNN

## Property Features

- » **Renovated:** 2019, full gut rehab
- » **Power:** 400 Amps
- » **2nd Floor:** Currently a 2-bedroom apartment but could be converted to add dining seats
- » **Zoning:** R-8
- » Kitchen equipment conveys (10' Vented Hood, walk-in freezer/ refrigerator, grease trap, 3-compartment sink, and dumbwaiter)
- » Upgraded finishes throughout, including roll-up glass windows, Tin ceiling, a custom butcher block countertop, exposed brick wall, floor drains.



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## Under The Hood

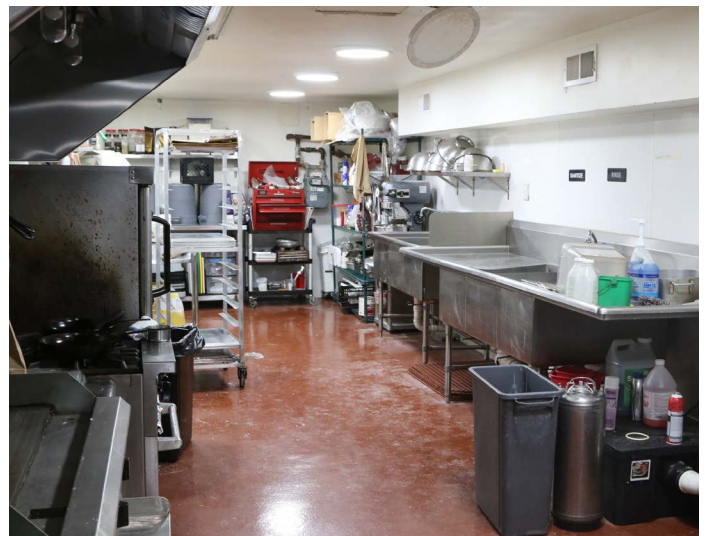
Item	Model
Convection Oven	Vulcan 50,000 btu double door convection oven on casters and legs
4 Burner Stove/Oven	Sunfire 24 in open burner stove and conventional oven 145,000 btu
Deep Fryer	Admiral craft black diamond fryer 35-40lb capacity, thermostatic 90,000 btu
Flat Top Griddle	Avantco 36in 90,000 btu
Turbo Chef	Turboche (used) Merrychef

## Behind The Bar

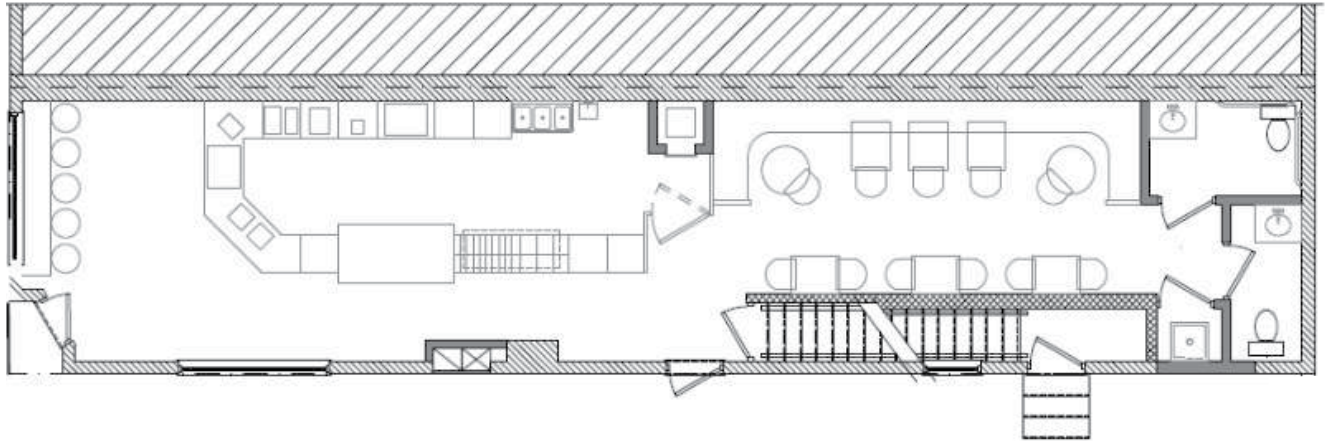
Item	Model
Ice Machine	Hoshizaki Undercounter (used)
Kegeator	Summit Dual Tap
Reach in Fridge	Beverage Air Single Door (used)
Warming Case	Vollrath 36' Curved Heated Display
Pastry Case	Federal 36' Curved Glass Refrigerated Display
Coffee Brewer	Marco Jet Coffee Brewer
Espresso Machine	Victoria Arduino Athena Leva 3 group
Espresso Grinder	Eureka Olympus 75mm
Decaf Espresso Grinder	Mazzer Mini
Drip Coffee Grinder	Mazzer Super Jolly

## In Cafe

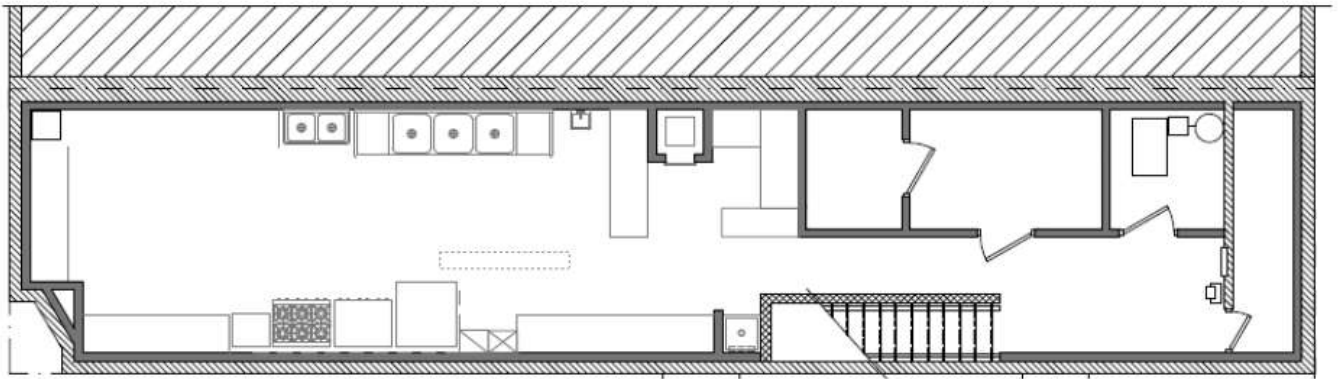
Item	Model
Chest Freezer	Excellence Commercial Model MC-2HC
Standing Display Fridge	Avantco Single Door Display fridge



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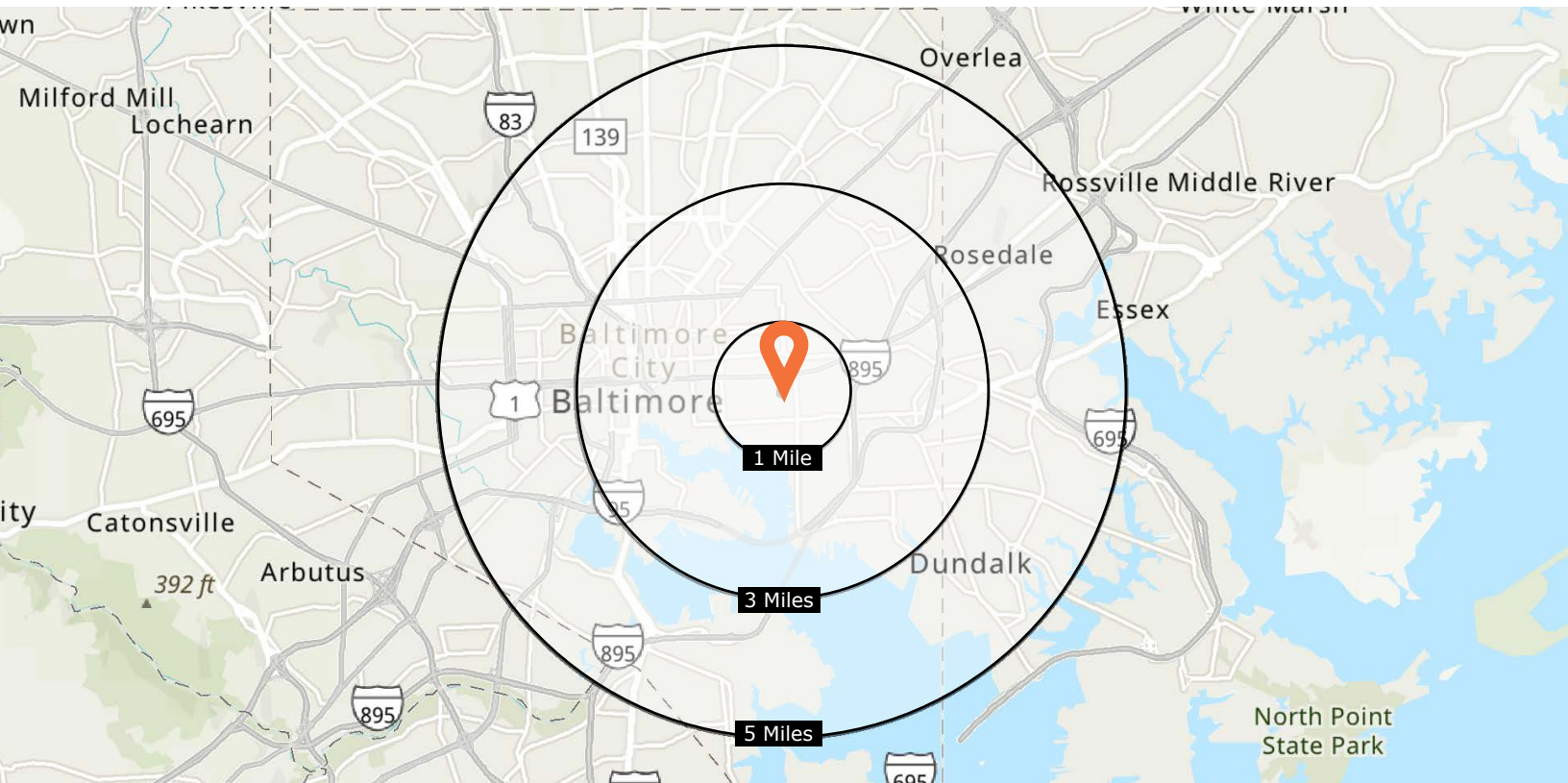
**First Floor**



**Basement**

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## 2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	47,117	206,715	481,077
Households	21,589	97,617	211,317
Families	9,446	41,051	101,696
Average Household Size	2.17	2.07	2.20
Median Age	33.1	34.3	35.8
Median Household Income	\$97,376	\$67,470	\$63,806
Average Household Income	\$123,194	\$96,499	\$89,264

## 2030 SUMMARY

Population	46,073	206,757	476,350
Households	21,640	100,123	213,399
Families	9,382	41,447	101,550
Average Household Size	2.12	2.02	2.16
Median Age	33.5	35.0	36.9
Median Household Income	\$108,019	\$73,722	\$69,514
Average Household Income	\$135,362	\$105,971	\$98,499

## KEY FACTS



**21,315**

TOTAL BUSINESSES



**294,803**

TOTAL EMPLOYEES



**\$63,806**

MEDIAN HH  
INCOME



**\$39,352**

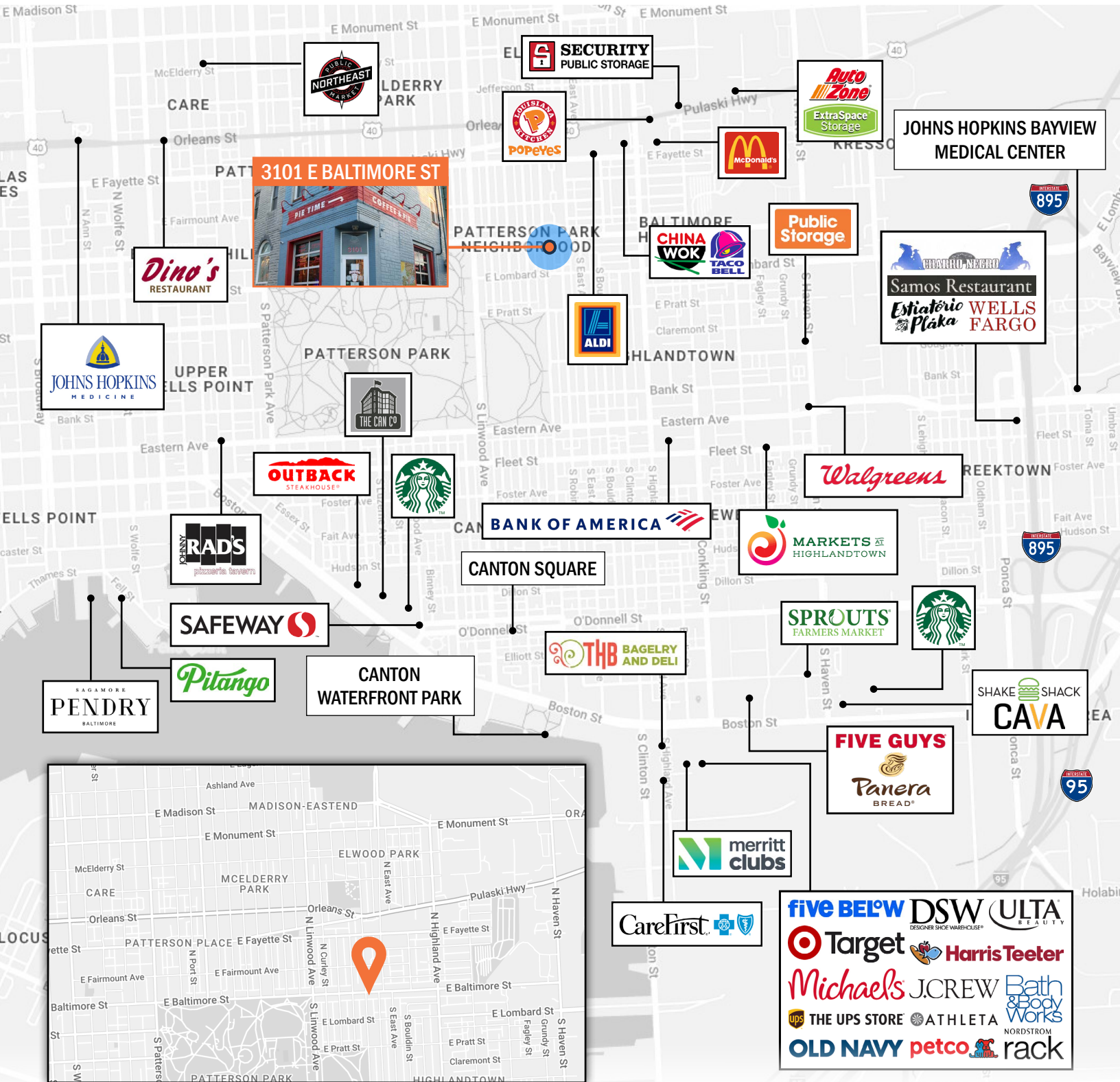
PER CAPITA  
INCOME



**\$68,451**

MEDIAN NET  
WORTH

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