±6,200 SF SIT DOWN RESTAURANT FOR SALE OR LEASE

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Presented By



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BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

Neither Progressive Real Estate Partners its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Progressive Real Estate Partners will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:





PROUD MEMBER OF:



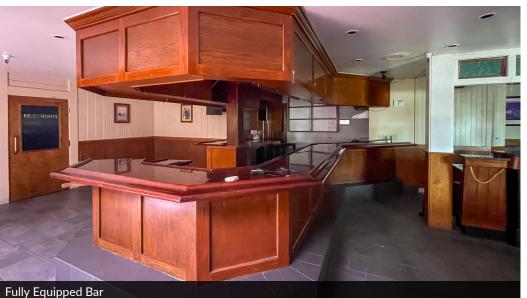
COMPLETED OVER



TOTAL SALES OVER

\$1.8B+

PROPERTY DESCRIPTION

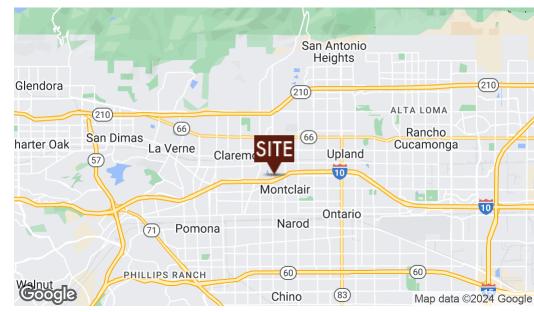


HIGHLIGHTS

- Located within the 1.2M SF Montclair Place Regional Mall
- Over 460,000 People within 5 miles
- Fully Equipped Kitchen and Bar
- No Food Use Restrictions



Fully Equipped Kitchen





FULLY EQUIPPED KITCHEN















RETAILER MAP - CLOSE UP





AERIAL MAP





DEMOGRAPHICS

OPULATION	1 mi	3 mi	5 mi	
023 Total Population	19,417	182,025	462,534	
023 Median Age	33.9	34.6	35.3	
023 Total Households	6,001	55,895	140,630	
023 Average Household Size	3.2	3.1	3.2	
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023 Average Hou <mark>sehold</mark> Income	\$116,326	\$117,646	\$120,138	
023 Median Household Income	\$91,815	\$88,478	\$90,633	B .
023 Per Capita Income	\$36,089	\$36,514	\$36,764	非
USINESS SUMMARY				
023 Total Businesses	982	8,927	17,487	
023 Total Employees	8,759	68,246	140,089	PI
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