

# ±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

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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.

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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

1,650+  
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

# PROPERTY DESCRIPTION



Fully Equipped Bar



Fully Equipped Kitchen

## 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



# RETAILER MAP - CLOSE UP



# AERIAL MAP



# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b><u>POPULATION</u></b>			
2023 Total Population	19,417	182,025	462,534
2023 Median Age	33.9	34.6	35.3
2023 Total Households	6,001	55,895	140,630
2023 Average Household Size	3.2	3.1	3.2
<b><u>INCOME</u></b>			
2023 Average Household Income	\$116,326	\$117,646	\$120,138
2023 Median Household Income	\$91,815	\$88,478	\$90,633
2023 Per Capita Income	\$36,089	\$36,514	\$36,764
<b><u>BUSINESS SUMMARY</u></b>			
2023 Total Businesses	982	8,927	17,487
2023 Total Employees	8,759	68,246	140,089