

RESTAURANT FOR SALE OR LEASE



J GRAYS RESTAURANT

405 Mendon Rd, Cumberland, RI 02864

DAN FEINER

Vice President
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MG COMMERCIAL

365 Eddy Street, Penthouse Suite
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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

The subject property is a 6,222 SF restaurant facility and includes the FF&E. It is situated on a 1.05 acre corner lot with 58 parking spaces. The spacious restaurant has two bars, room for events and banquets, and pool/darts. The property is situated at a signalized intersection and is equipped with an illuminated & digital signage as well as a large pylon sign. The property is zoned Commercial (C-1).

LOCATION DESCRIPTION

The property is well located at the corner of Mendon Road and Marshall Avenue. Mendon Road has strong daily traffic and is located along the bus line. It is in close proximity to residences of Berkley Commons and River Run Condominiums and within walking distance to supermarkets, retail banking & restaurants. The property is near George Washington Highway and the Lincoln Mall with easy highway access to Routes 295, 95 and 146. (Plat 16, Lot 17)

OFFERING SUMMARY

Sale Price:	\$1,150,000
Building Size:	6,222 SF
Lot Size:	45,738 SF
Lease Rate:	\$6,750.00 per month (NNN)
Available SF:	6,222 SF
Zoning:	C-1
Taxes:	\$15,190

PROPERTY HIGHLIGHTS

- Restaurant Facility - FF&E Included in Sale Price
- Corner Lot on Mendon Road at Marshall Avenue
- Signalized Intersection
- Located near the MA/RI Boarder

DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
Total Households	11,225	32,474	83,426
Total Population	28,479	84,501	205,871
Average HH Income	\$117,696	\$100,311	\$102,334

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ADDITIONAL PHOTOS



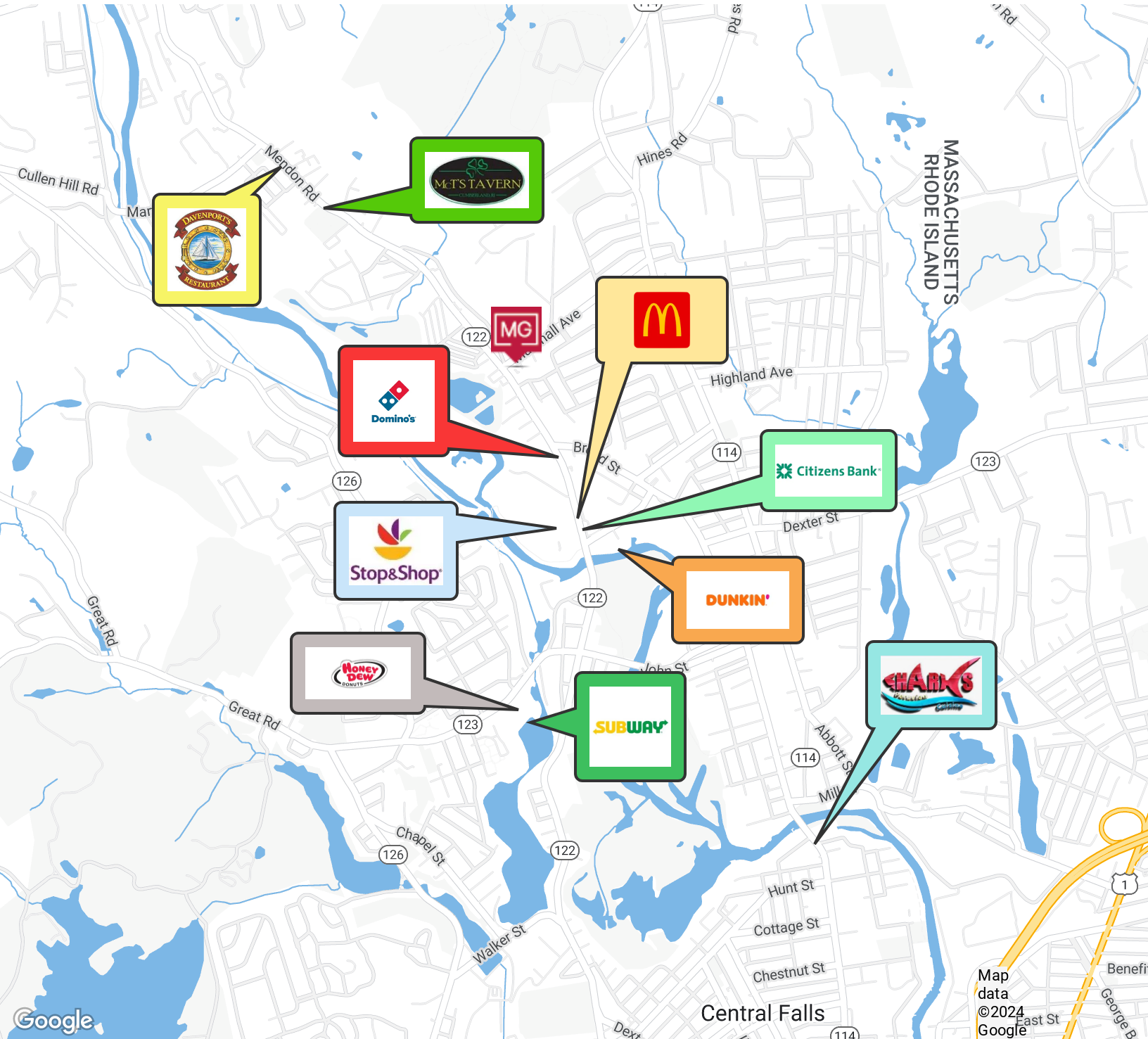
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RETAILER MAP



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