

## **PROPERTY OVERVIEW**

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### **AVAILABLE**

■ Building: ±3,000 SF ■ Land: ±0.25 Ac.

SALE PRICE \$1,900,000

LEASE RATE \$9,000/Month (\$36.00/SF) + NN

ZONING BCD | Business Capital District

#### HIGHLIGHTS

- A hard-to-find restaurant opportunity
- FF&E included
- Fenced patio seating and bar area
- Desirable location in downtown
- Liquor license available separately
- 5 parking spaces Extra space see advisor
- Surrounded by:
  - Museums
  - Hotels & vacation rentals
  - Galleries
  - Professional offices
  - Retal business



## **MARKET AERIAL**

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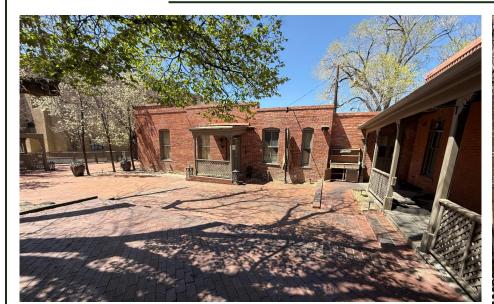
Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,249	37,014	65,492
Average HH Income	\$122,586	\$129,429	\$126,738
Total Business	1,936	4,366	5,636
Total Employees	22,787	52,517	65,155



# **PHOTOS**

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