

**For Sale - Price Reduced!**

Income Producing Commercial  
Restaurant Business

1900 Lancaster Ave, Wilmington, DE

## Attilios Voted Best Italian Restaurant in Delaware by MSN

Ristorante Attilio opened its doors in the heart of Wilmington more than 30 years ago. Mamma Vincenza's homemade pasta dishes include spaghetti with meat sauce, cheese ravioli with meatballs and fettuccine alfredo. Attilio's has a 4.7 star rating on Facebook

and Google where customers have complimented the 'homemade every thing', old-school atmosphere, friendly staff and hot pepper appetizers



Rare opportunity to own the Real Estate as well as an established turnkey, operating Restaurant and Bar.

### Property Features:

The Property consists of a 2-story masonry constructed building located at the corner of Lancaster Avenue and Lincoln Street in Wilmington, Delaware. The first floor includes a +/-1,500sf restaurant, a full commercial kitchen and prep kitchen. The second floor consists of office space and an adjoining apartment.

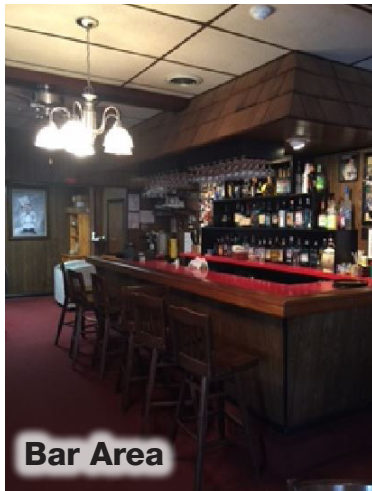
Visit the property website

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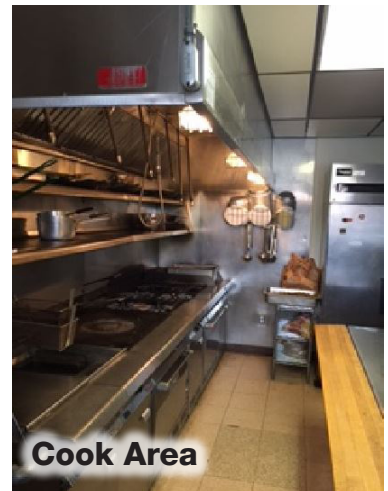
10 Corporate Circle | Suite 100 | New Castle, DE 19720 +1 302 322 9500 [www.emoryhill.com](http://www.emoryhill.com)



**Bar Area**



**Dining Area**



**Cook Area**



**Kitchen #1**



**Kitchen #2**



**Prep Area**

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**Demographics:**

**1 Mile**

**3 Mile**

**5 Mile**

- |                      |          |          |          |
|----------------------|----------|----------|----------|
| • Population:        | 34,938   | 114,913  | 192,651  |
| • Families:          | 13,936   | 45,420   | 76,187   |
| • Average HH Income: | \$65,483 | \$75,930 | \$87,311 |

Traffic Count: +/-23,964

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