



Fáilte

Galway Hooker

Irish Pub

IRISH PUB

FINE BEERS & FOOD

IRISH PUB RESTAURANT

17044 KENTON DRIVE | CORNELIUS, NC 28031

AVAILABLE FOR SALE

PROPERTY DETAILS

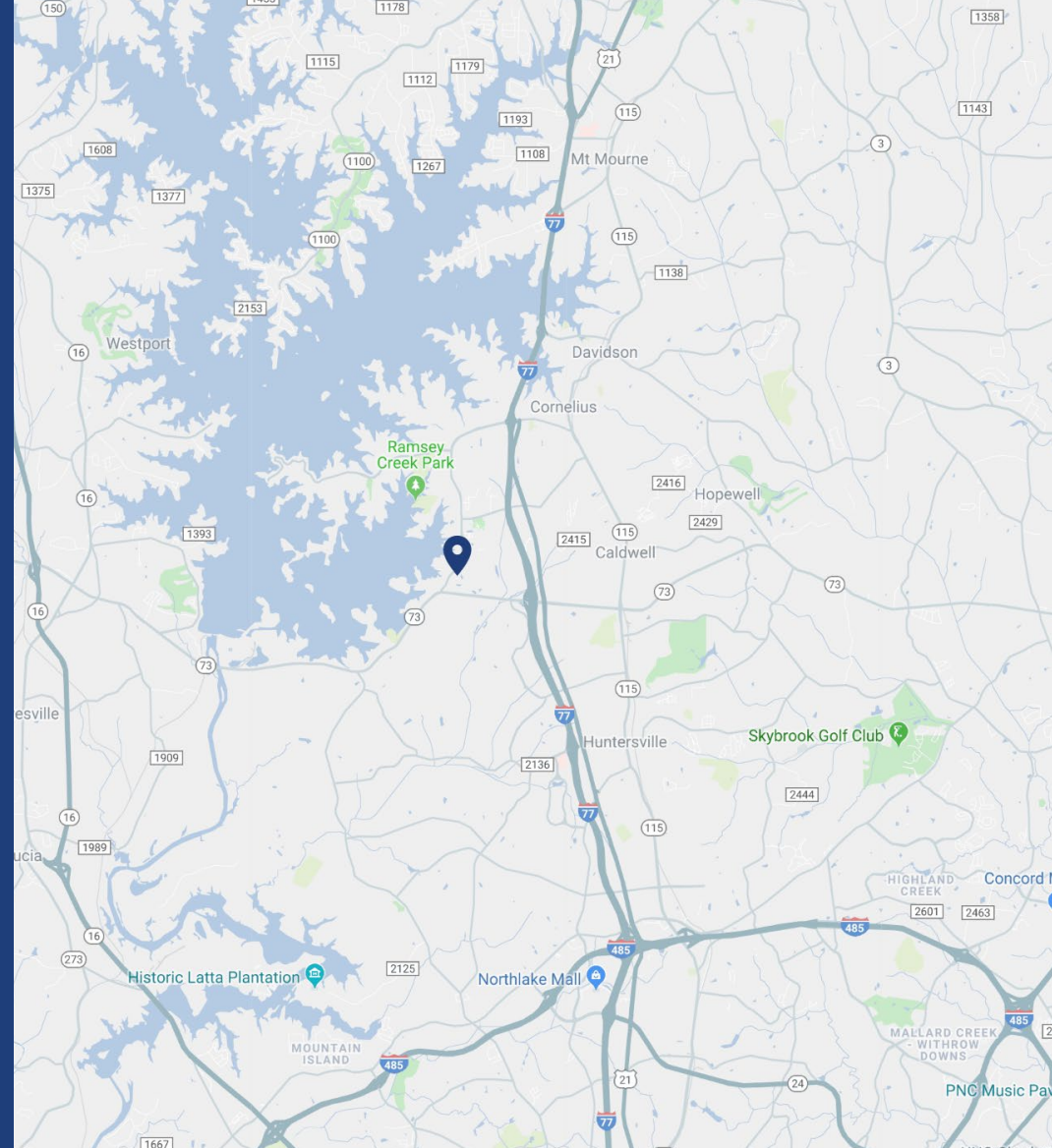
CONFIDENTIAL - BUSINESS STILL IN OPERATION

IRISH PUB RESTAURANT

+/- 7,500 SF restaurant available for sale in Cornelius, NC. The restaurant operates as an Irish Pub with an event space that serves as The Comedy Zone, with national acts performing up to twice a month. This is a rare opportunity to purchase an authentic Irish Pub.

PROPERTY DETAILS

Address	17044 Kenton Drive, Cornelius, NC 28031
Available SF	+/- 7,500 SF on Two Floors 1st Floor: 4,200 SF 2nd Floor: 3,300 SF
Acreage	+/- 0.83 Acres
Seating	Dining 105, Bar 18, Dining Patio 44, Front Patio 24, Upstairs seats 150, 200 if not seated (for cocktails)
Hours	Opens daily at 4:00pm and for Sunday brunch (lunch has potential)
Sale Price	Call for Pricing
Additional Notes	Irish Pub has been in business for 15+ years The restaurant is authentic, it was built in Ireland and shipped to the U.S. and installed



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	7,702	50,381	99,391
Avg. Household Income	\$112,618	\$129,384	\$127,585
Households	3,995	20,721	38,875
Daytime Employees	6,467	25,699	47,161

GALWAY HOOKER PUB - HISTORY & TODAY

The Galway Hooker Restaurant and Irish Pub was originally built in Dublin, Ireland by the Irish Pub company and moved piece-by-piece to its current location off the shores of Lake Norman, just a stone's throw from Charlotte, North Carolina.

The pub is named for the Galway Hooker, which are sail boats on the west coast of Ireland. Nearly all of the artifacts and décor inside the pub, including an authentic Galway Hooker boat, are from the area surrounding Galway Bay.

The ship, the Galway Hooker, supported a significant fishing industry in Galway Bay and the Connemara Coast in the 19th century. It carried goods, livestock, and fuel at a time when the seas were the main means of transportation and communication within coastal communities. Since the mid-70s, many of the old sailing crafts that were on the verge of extinction have been lovingly restored and new ones have been built.

The owners of the Galway Hooker Irish Pub researched pubs in Ireland, along with their origin, history, styles, and roles in Irish culture to fit with the theme of Lough Norman.

The Galway Hooker is also home to Lake Norman Comedy Zone, which attracts some of the biggest names in comedy. The Comedy Zone has welcomed Pauly Shore, Carlos Mencia, Tom Green, and many other legends throughout the years.

Today's pub boasts an intimate event venue, Waterford Hall, that brings the history of Old-World Irish architecture into the modern feeling of today with original décor, exposed duct-work, and stained concrete flooring.

The pub's staple event is the Annual St. Patrick's Day Festival. Every year, the Saturday before St. Patrick's Day, the pub transforms the entire block into something reminiscent of Grafton Street in Dublin. The festivities go on all day with live bands, Irish dancers, bagpipers, local artisan vendors, a kids zone, food trucks, and of course, plenty of bars!



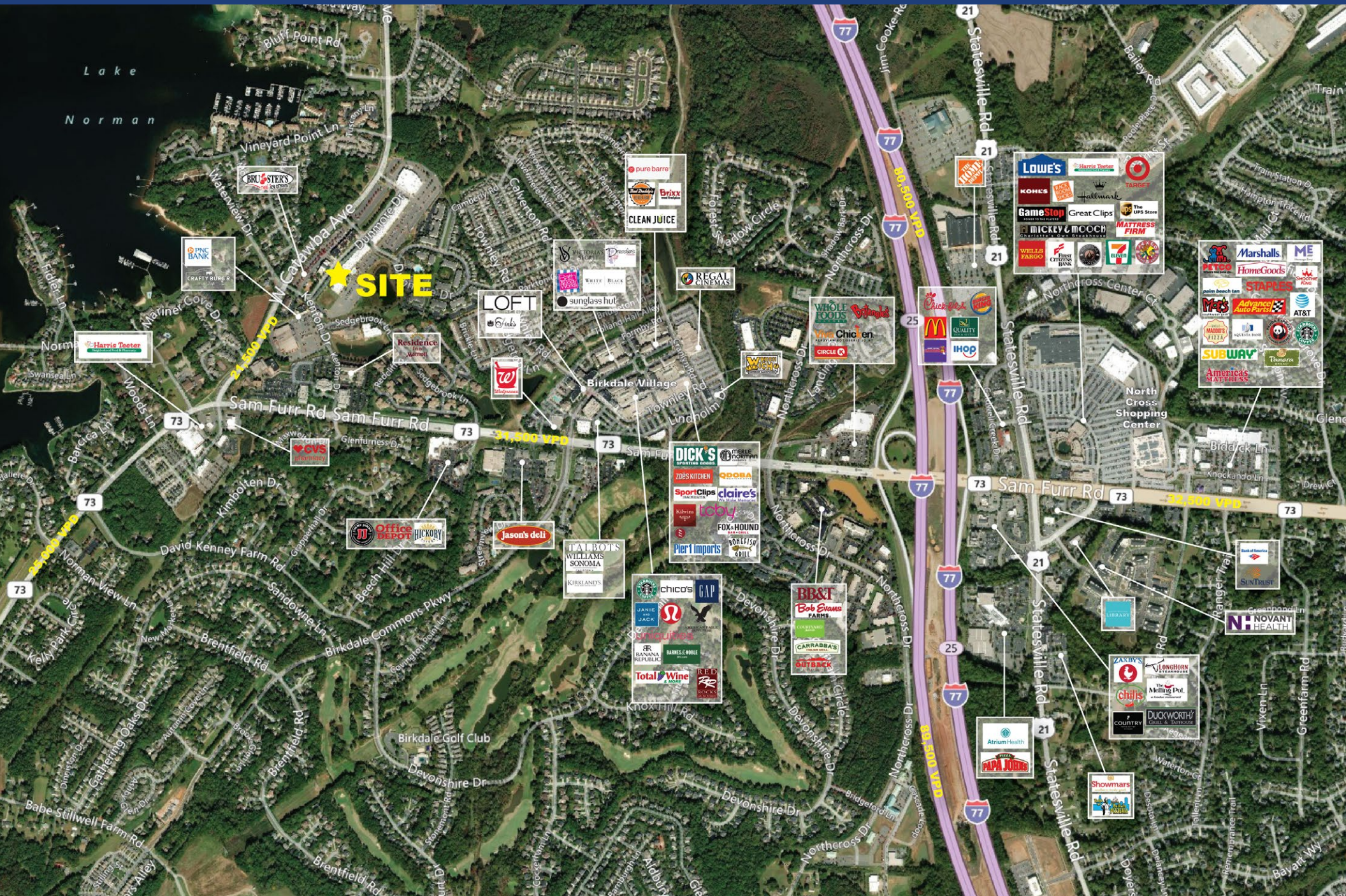
MARKET OVERVIEW

CORNELIUS NORTH CAROLINA

Cornelius is a lakeside town located along Lake Norman in northern Mecklenburg County. Cornelius was established in 1905 and originated as a mill and farm community. Originally incorporated as 'Liverpool', the town's name was changed to Cornelius to honor Joseph Benjamin Cornelius. When Lake Norman was formed, Cornelius has a vast amount of shoreline at 54 miles. Now, Cornelius is the destination for some lake fun. Visitors can rent boats, jet skis, or paddle boards at one of the marinas or explore the unique attractions, waterfront restaurants, lakeside parks and shops that Cornelius has to offer.



AREA OVERVIEW





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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.