



721 Confidence Drive

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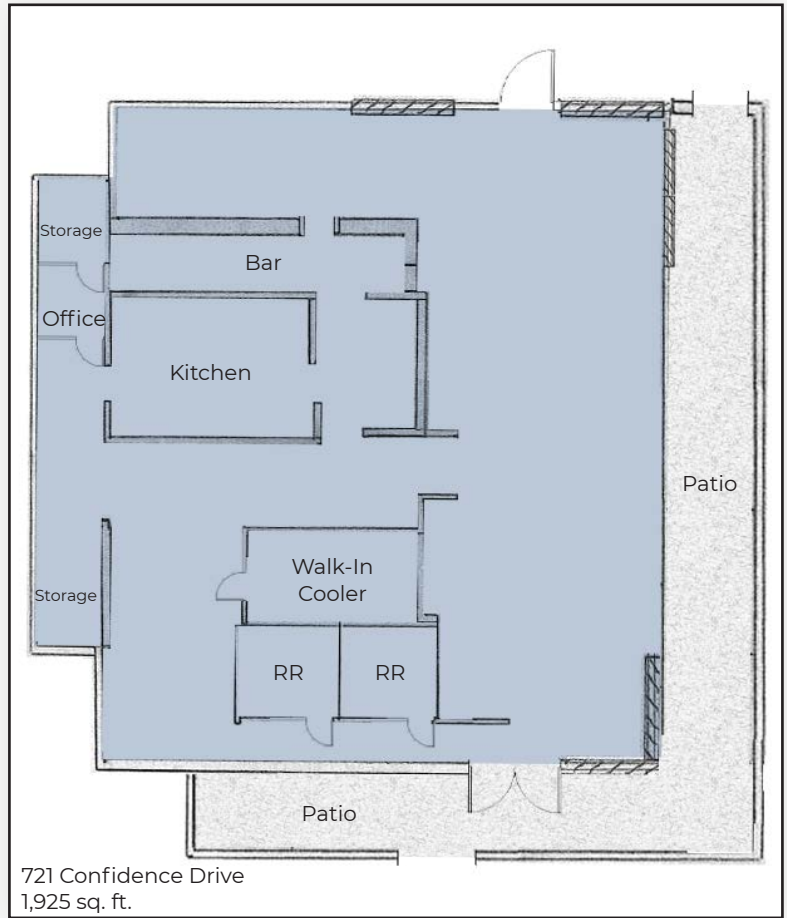
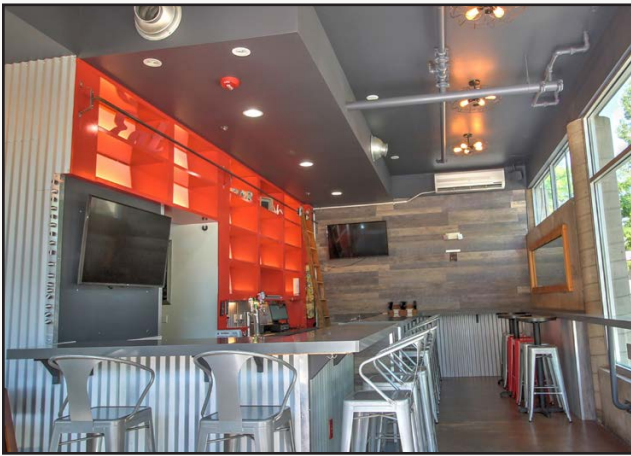
Modern Turn-Key Restaurant in Prospect

Available Space	1,925 sq. ft.
Lease Rate / sq. ft.	\$20.00 NNN \$17.50 NNN
Expenses / sq. ft.	\$12.64*
Sale Price	\$530,000 \$489,000

*Not Including Utilities

- **Major Price & Lease Rate Reductions!**
- Highly Visible Retail Corner in Prospect New Town with Exposure to Dining, Shopping and Nightlife
- Restaurant Includes Dining Area with Overhead Glass Door, Bar, Patio Seating, Fully-Equipped Kitchen & Additional Dry Storage Adjacent to Restaurant
- Turn-Key Opportunity Can Include All FF&E
- Join 2020 Food & Wine Bar, Big Daddy Bagels, Cavegirl Coffeehouse, Primitive Brewing Co., The Rib House, Two Dog Diner, Urban Thai and 15 Other Retailers.
- Adjacent to Main Central Park - Home to Year Round Vibrant Community Events
- Ready to Open for Business Immediately with Transferable Liquor License
- Visit www.prospectnewtown.com to Learn More about the Dynamic Community

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



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