

Restaurant Lease Assumption & FF&E Sale



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One of just three sit-down American style full-service bars/restaurants in the Maitland Center office area



Total Size: 6,063 SF

- Opportunity assume the leases and acquire the bar and restaurant operations of The Silly Grape, The Silly Philly and The Dining Room
- Maitland Center around the restaurant contains 173 office buildings and 7.5 million SF of leasable space
- Two kitchens , three separate dining areas and three bars
- Full SRX Liquor License (new buyer to apply in their own name)
- Approx. \$600K spent on buildout, furniture, fixtures and equipment (FF & E)
- Huge upside potential
- Asking \$299,000 for Approximately \$600,000 buildout and FF&E

Demographics

	1-mile	3-mile	5-mile
Population			
2023 Projection	9,353	105,663	275,546
2018 Estimate	8,437	97,424	254,793
2010 Census	6,966	87,669	232,526
Growth 2018-2023	10.86%	8.46%	8.15%
Growth 2010-2018	21.12%	11.13%	9.58%
Household			
2023 Projection	4,075	44,454	112,985
2018 Estimate	3,681	41,076	104,677
2010 Census	3,088	37,379	96,255
Growth 2018 - 2023	10.70%	8.22%	7.94%
Growth 2010 - 2018	19.20%	9.89%	8.75%
Income			
2018 Avg Household Income	\$68,276	\$70,660	\$74,877
2018 Med Household Income	\$55,137	\$52,586	\$53,879



Located in Maitland Square, an attractive modern shopping center immediately adjacent to Maitland Center.



Asking Price:
\$299,000 for FF&E



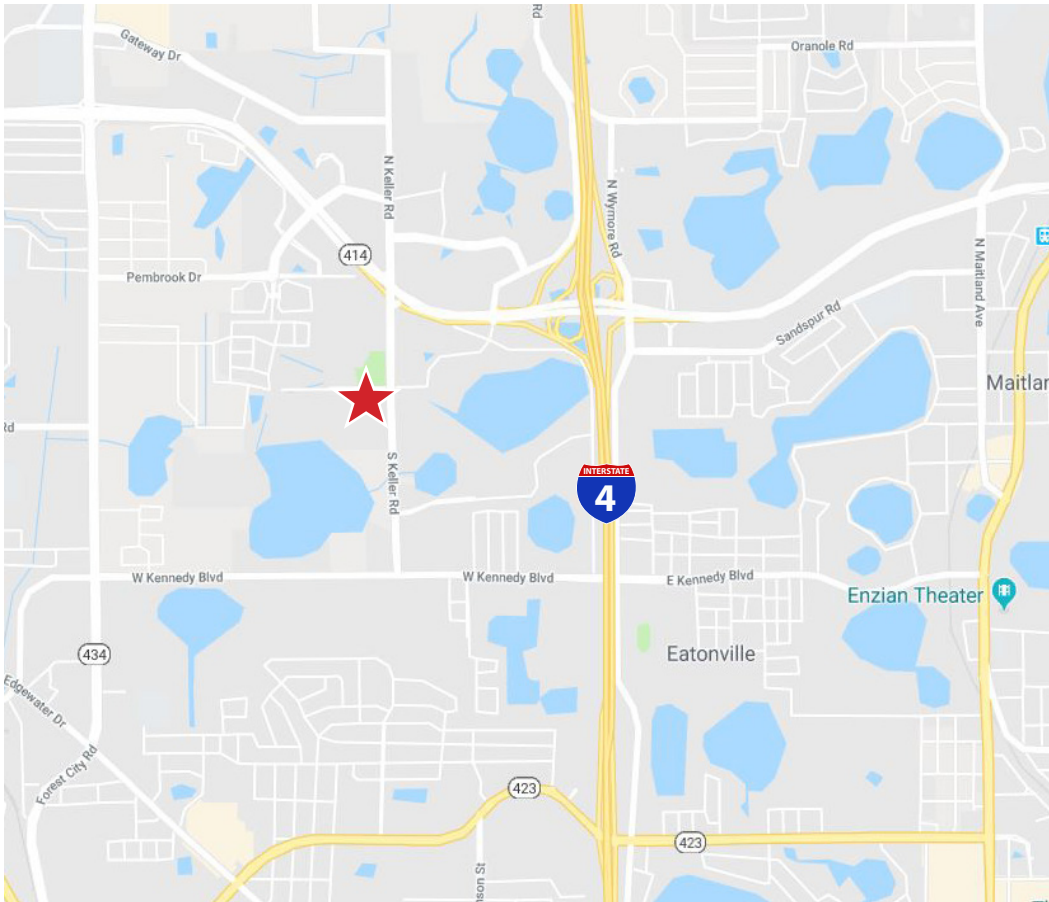
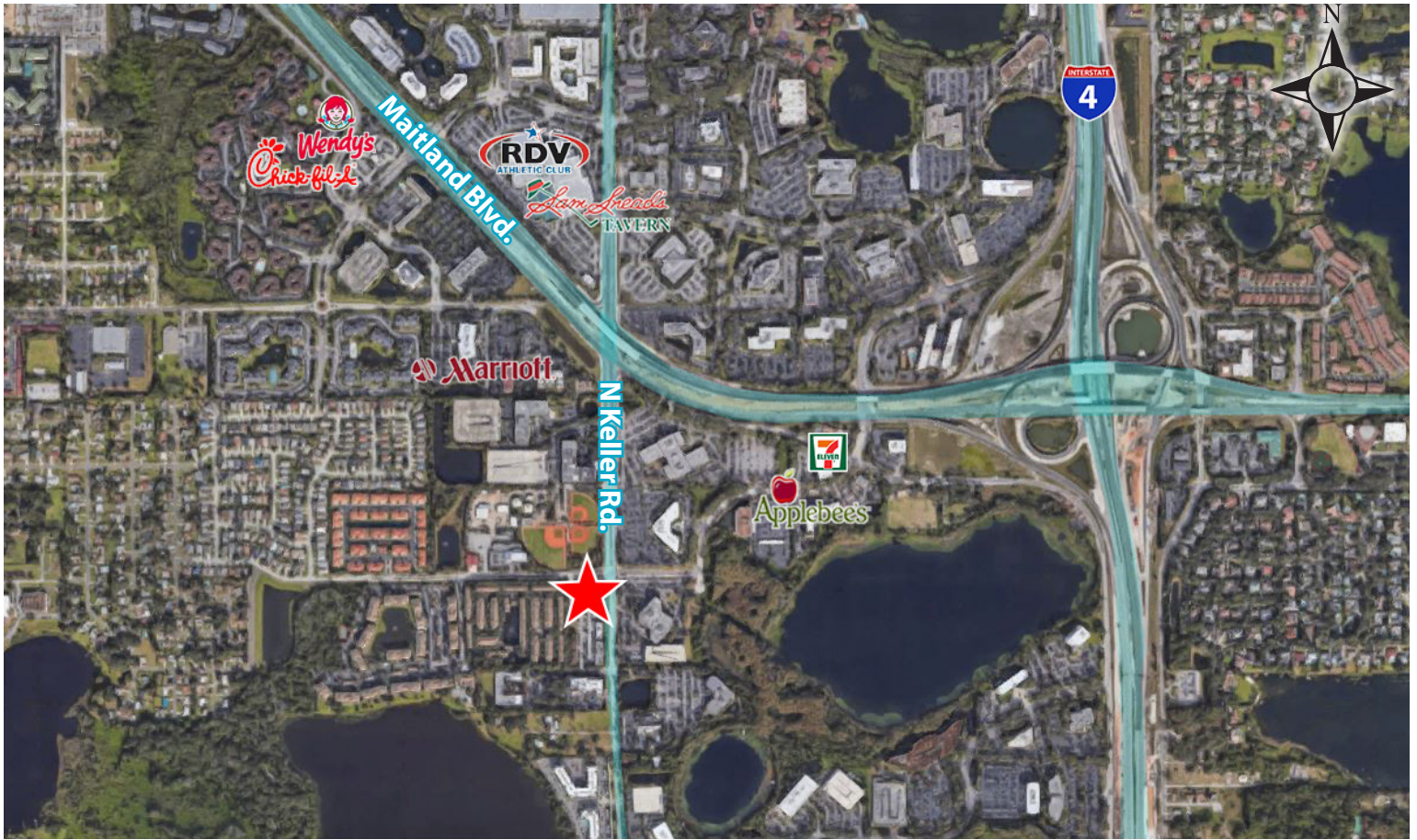
The Silly Philly Dining Area



Behind The Main Bar



The Silly Grape Main Bars



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For more information:

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