

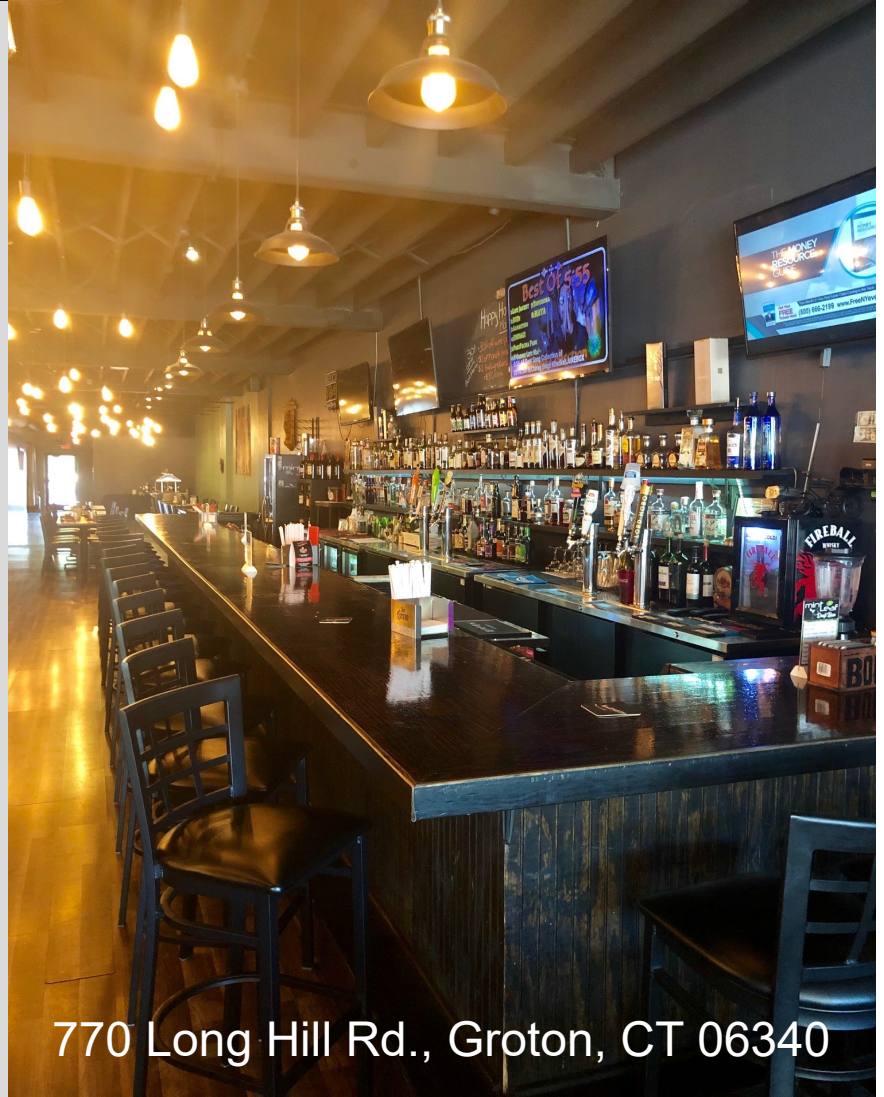


FOR SALE Restaurant & Bar Business

FOR SALE

\$160,000

(all equipment conveys)



770 Long Hill Rd., Groton, CT 06340

Judy Walsh
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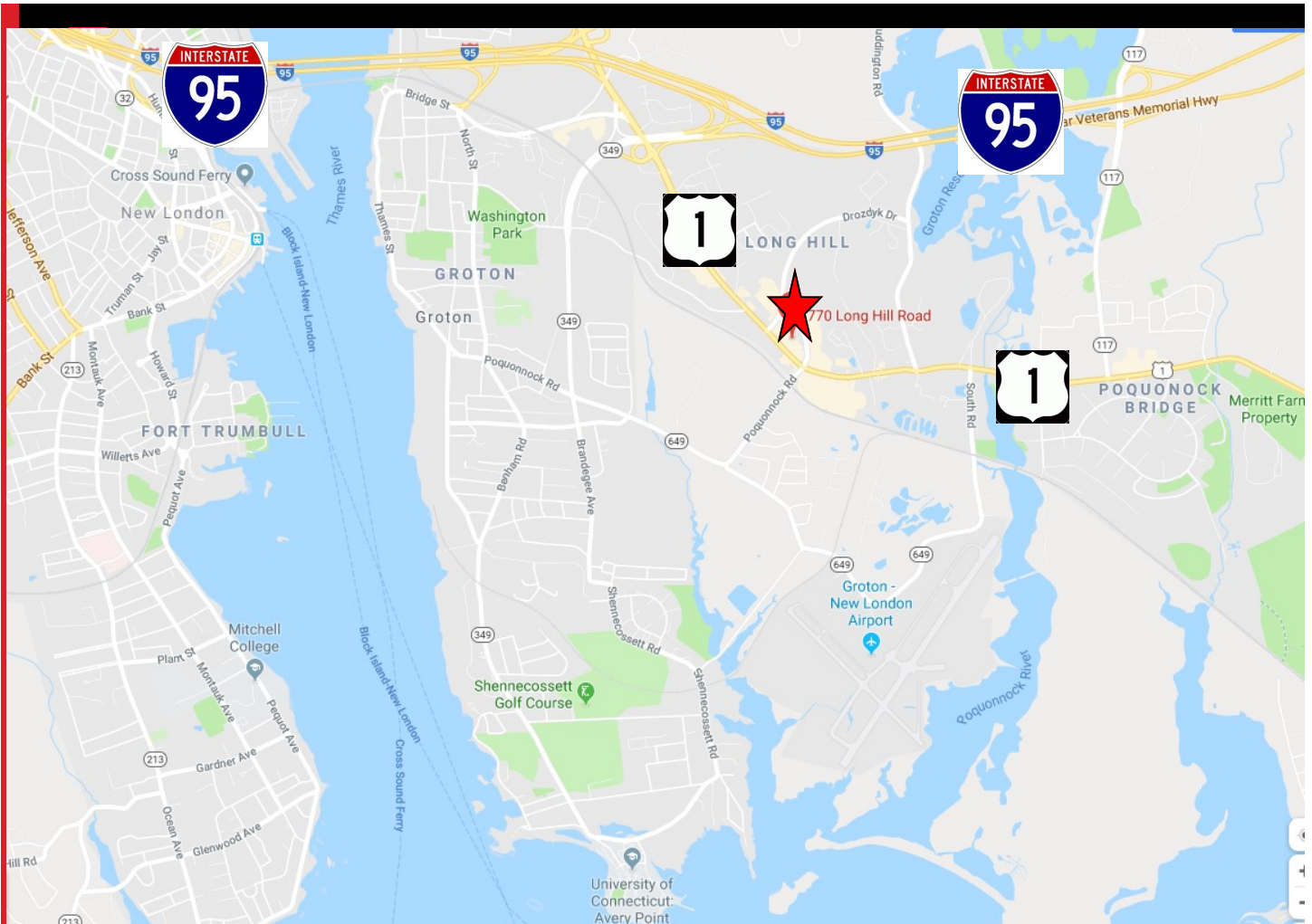
Heather Gianacoplos
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Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
Fax 860-444-6661

- ◆ Restaurant and Bar business is in Groton Shopping Center
- ◆ Currently leasing 3,900sf with full basement
- ◆ Tastefully decorated and fully equipped includes:
 - 10 tables, 7 booths, 20 seat bar, pool table and outside seating
- ◆ Ceilings 16+
- ◆ Gorgeous bar and drop lighting makes for great ambiance
- ◆ City Water/Sewer; Propane
- ◆ Ample parking available
- ◆ 19,200 ADT counts



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	38,648	78,085	136,765
Total Households	16,736	32,670	57,457
Household Income \$0—\$30,000	26.23%	22.83%	18.27%
\$30,001-\$60,000	25.49%	24.52%	23.03%
\$60,001-\$100,000	27.51%	25.46%	26.28%
\$100,001+	20.78%	27.19%	32.42%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



