

482 Piermont Avenue | Piermont, New York SIDEWALK BISTRO

Premier Turnkey French Bistro & Restaurant Business for Sale



*Offering Price: \$599,000
Business & Assets Only*



An exceptional opportunity to acquire Sidewalk Bistro, an established and highly recognizable restaurant and hospitality business located in the heart of Piermont, one of the Lower Hudson Valley's most desirable riverfront dining destinations.

EXECUTIVE SUMMARY

Situated along Piermont Avenue in the center of the village's restaurant, shopping and entertainment district, Sidewalk Bistro combines the character of a traditional European neighborhood bistro with the appeal of one of the Hudson Valley's most active destination-dining communities.

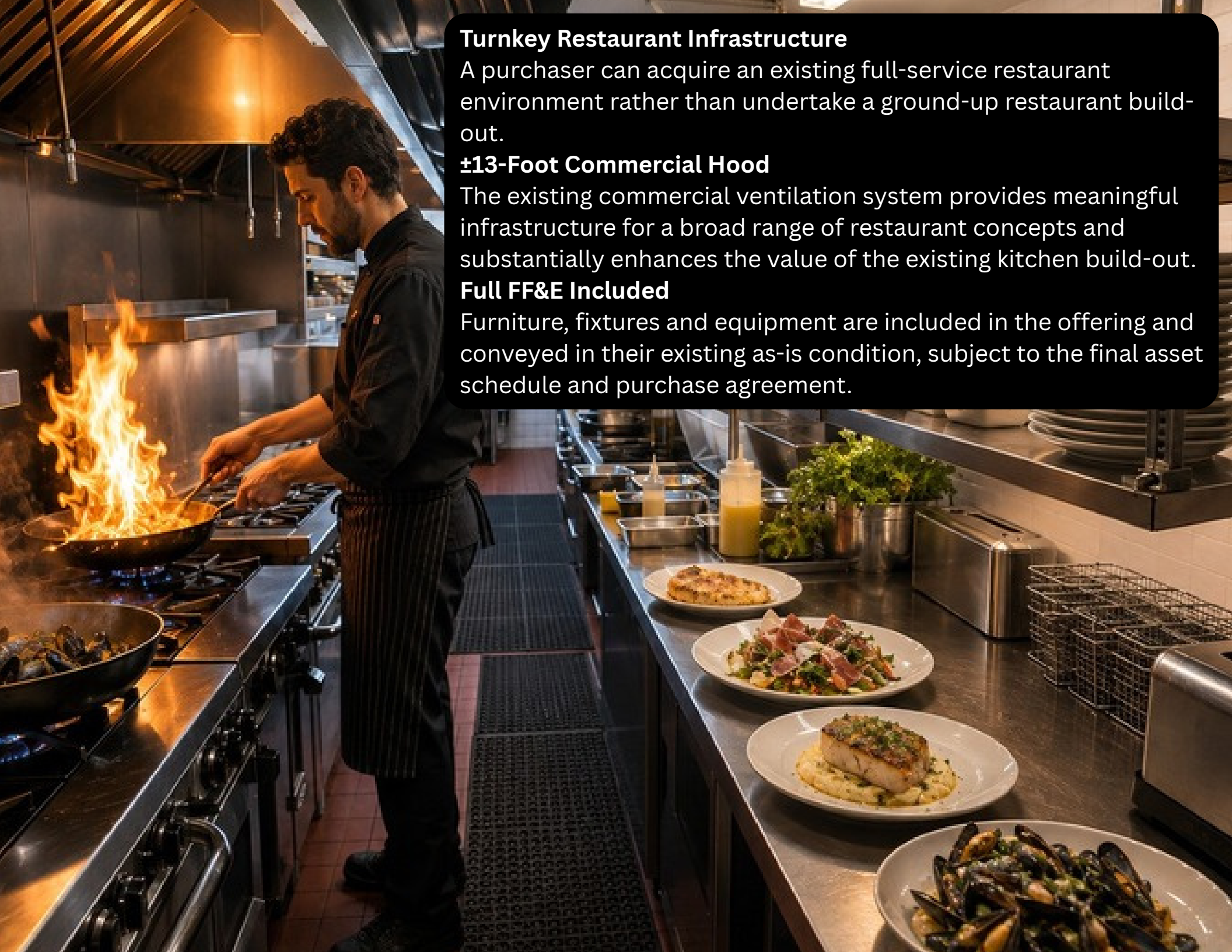
Operating at this location since 2008, Sidewalk Bistro has developed a longstanding presence within the Piermont restaurant scene and an established customer base drawn from local residents, surrounding affluent communities, weekend visitors, cyclists, tourists and diners traveling from throughout Rockland, Westchester, Bergen County and the greater New York metropolitan area.

The restaurant offers a distinctive combination of indoor dining, highly visible sidewalk café seating and a private landscaped rear garden patio, creating multiple dining environments and valuable seasonal seating capacity.

The offering provides a purchaser with a substantially turnkey restaurant operation including the existing furniture, fixtures and equipment, commercial kitchen infrastructure, established brand identity and, where transferable, the restaurant's website, social media presence, telephone numbers, customer marketing assets and goodwill.

A particularly valuable component of the offering is the restaurant's existing commercial kitchen infrastructure. The approximately 26' x 14' kitchen (±364 SF) incorporates an approximately 13-foot commercial ventilation hood, providing a substantial existing foundation for full-service restaurant operations.

For an experienced restaurateur, chef-owner, hospitality group or expanding restaurant operator, Sidewalk Bistro represents an opportunity to enter an established Hudson River dining market without the extensive construction, infrastructure installation and branding period typically associated with opening a restaurant from the ground up.



Turnkey Restaurant Infrastructure

A purchaser can acquire an existing full-service restaurant environment rather than undertake a ground-up restaurant build-out.

±13-Foot Commercial Hood

The existing commercial ventilation system provides meaningful infrastructure for a broad range of restaurant concepts and substantially enhances the value of the existing kitchen build-out.

Full FF&E Included

Furniture, fixtures and equipment are included in the offering and conveyed in their existing as-is condition, subject to the final asset schedule and purchase agreement.

A professional kitchen scene. In the background, a chef in a black uniform is working at a stove with a large stainless steel range hood. The kitchen is equipped with various stainless steel appliances, including a microwave and a refrigerator. On the right side, there are shelves with stacks of white plates and bowls, and several squeeze bottles containing different colored liquids. In the foreground, there is a stainless steel counter with several white plates of food, including a salad, a dish with tomatoes and mozzarella, and a dish with salmon and vegetables. The overall atmosphere is clean and professional.

Established Restaurant Operating Since 2008

Sidewalk Bistro has been part of the Piermont restaurant community for nearly two decades, providing a new operator with the benefit of an established location, recognizable identity and history within the market.

Premier Piermont Avenue Location

Located directly along Piermont Avenue in the heart of downtown Piermont, the restaurant benefits from proximity to the village's restaurants, cafés, galleries, boutiques, recreational attractions and Hudson River waterfront.

Three Distinct Dining Experiences

The restaurant combines an inviting interior dining environment with sidewalk café seating and a private rear garden patio, creating multiple revenue-producing areas and a dining experience that changes throughout the seasons.



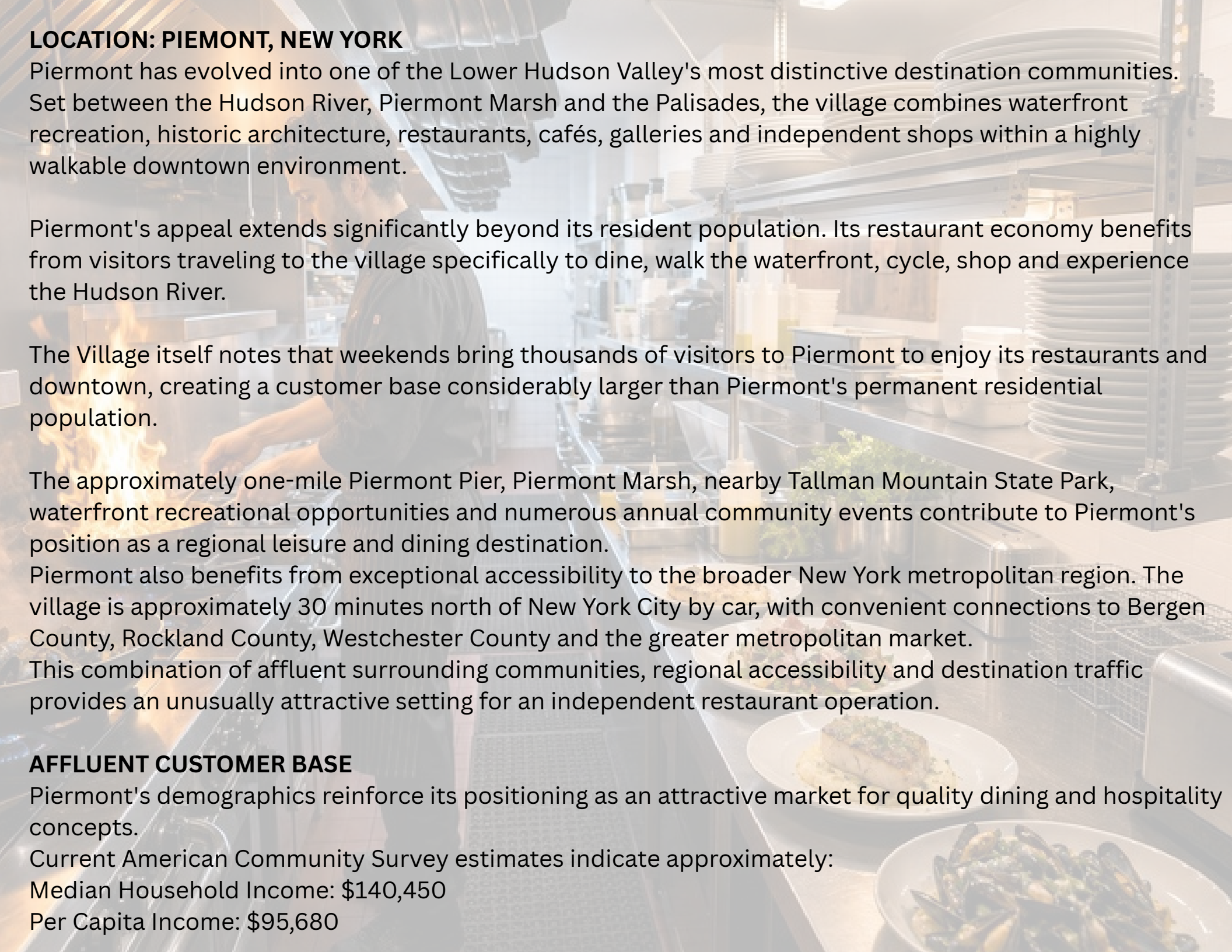
Sidewalk Bistro was created around the timeless appeal of the classic French neighborhood bistro: approachable cuisine, an inviting atmosphere, outdoor dining and a setting designed to encourage guests to stay and enjoy the experience.

The concept has become part of Piermont's established dining landscape. The restaurant currently features recognizable French-inspired dishes including French Onion Soup, Moules, Salad Niçoise and other traditional bistro selections, together with lunch, dinner and popular weekend brunch service.



The concept strikes an attractive balance between elevated dining and neighborhood accessibility, allowing the restaurant to appeal to numerous customer profiles: couples seeking dinner along the Hudson, local residents, families, business diners, cyclists, day-trippers and visitors spending an afternoon or evening exploring Piermont.

For a purchaser seeking continuity, the existing identity provides an established platform from which to operate immediately.



LOCATION: PIEMONT, NEW YORK

Piermont has evolved into one of the Lower Hudson Valley's most distinctive destination communities. Set between the Hudson River, Piermont Marsh and the Palisades, the village combines waterfront recreation, historic architecture, restaurants, cafés, galleries and independent shops within a highly walkable downtown environment.

Piermont's appeal extends significantly beyond its resident population. Its restaurant economy benefits from visitors traveling to the village specifically to dine, walk the waterfront, cycle, shop and experience the Hudson River.

The Village itself notes that weekends bring thousands of visitors to Piermont to enjoy its restaurants and downtown, creating a customer base considerably larger than Piermont's permanent residential population.

The approximately one-mile Piermont Pier, Piermont Marsh, nearby Tallman Mountain State Park, waterfront recreational opportunities and numerous annual community events contribute to Piermont's position as a regional leisure and dining destination.

Piermont also benefits from exceptional accessibility to the broader New York metropolitan region. The village is approximately 30 minutes north of New York City by car, with convenient connections to Bergen County, Rockland County, Westchester County and the greater metropolitan market.

This combination of affluent surrounding communities, regional accessibility and destination traffic provides an unusually attractive setting for an independent restaurant operation.

AFFLUENT CUSTOMER BASE

Piermont's demographics reinforce its positioning as an attractive market for quality dining and hospitality concepts.

Current American Community Survey estimates indicate approximately:

Median Household Income: \$140,450

Per Capita Income: \$95,680



SIGNIFICANT GROWTH OPPORTUNITIES

While Sidewalk Bistro already benefits from an established presence, a new operator could pursue several strategies to expand revenue and strengthen profitability.

Private Events & Celebrations

Further position the restaurant and garden as a destination for birthdays, anniversaries, showers, rehearsal dinners, corporate dinners and other private gatherings.

Catering

Develop an off-premises catering operation leveraging the existing kitchen, brand and affluent surrounding residential market.

Maximize Garden Utilization

Increase programming of the rear garden through special dinners, wine events, chef tastings and private functions.

Expand Brunch

Capitalize on Piermont's strong weekend visitor traffic by further developing brunch as a destination experience.

Wine & Cocktail Programming

Pair the French-inspired concept with expanded wine dinners, tastings, seasonal cocktails and recurring promotional events.

Special Events

Create chef dinners, prix-fixe evenings, live entertainment and other experiences capable of generating repeat visitation.

Digital Marketing

Expand targeted social media, email marketing, online reservation campaigns and geographically targeted advertising throughout Rockland, Bergen and Westchester Counties.

Delivery & Takeout

Optimize higher-margin takeout and digital ordering opportunities where operationally appropriate.

Alternative Concept

An experienced hospitality group could also utilize the restaurant's existing infrastructure and location to introduce an entirely new concept while avoiding much of the expense associated.

NYC
 30 MINUTES
 TO MIDTOWN

WESTCHESTER
 20 MINUTES
 TO WHITE PLAINS

NJ BERGEN COUNTY
 15 MINUTES
 TO ROUTE 17

TARRYTOWN
 15 MINUTES

WESTCHESTER COUNTY

GOV. MARIO M. CUOMO BRIDGE
 10 MINUTES

TALLMAN MOUNTAIN STATE PARK

SIDEWALK
 BISTRO
 482 Piermont Ave

DOWNTOWN PIERMONT
 Shops • Galleries
 Cafés • Dining

PIERMONT PIER
 Scenic Walks, Fishing,
 Kayaking & Views

HUDSON RIVER

ROCKLAND COUNTY

BERGEN COUNTY NEW JERSEY



PIERMONT MARSH NATURE PRESERVE



PIERMONT PIER



VIBRANT DOWNTOWN



RIVERFRONT RECREATION



TALLMAN MTH STATE PARK



30 MINUTES TO NYC

A DESTINATION DINING COMMUNITY

WALKABLE DOWNTOWN

YEAR-ROUND TOURISM

OUTDOOR LIFESTYLE

AFFLUENT SURROUNDING MARKET

EASY ACCESS FROM NYC, WESTCHESTER & NJ

30 MINUTES TO NYC

15 MINUTES TO ROUTE 17 (BERGEN COUNTY)

20 MINUTES TO WHITE PLAINS (WESTCHESTER)

RESTAURANT TRADE AREA
PIERMONT, NEW YORK

SIDEWALK
Bistro
482 PIERMONT AVENUE
PIERMONT, NY 10968

A PREMIER DESTINATION
IN THE HEART OF PIERMONT'S
VIBRANT HUDSON RIVER VILLAGE

KEY DISTANCES

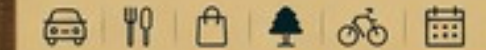
Piermont Pier	0.3 Miles
Tallman Mountain State Park	1.5 Miles
Governor Mario M. Cuomo Bridge	6.0 Miles
Tarrytown, NY	7.5 Miles
Nyack, NY	7.0 Miles
Westchester County	15 Miles
Bergen County, NJ	20 Miles
Midtown Manhattan	22 Miles

DRIVE TIME POPULATION
Source: Esri 2024 Estimates

5 MINUTES	16,932
10 MINUTES	84,275
15 MINUTES	187,400
20 MINUTES	458,287

A REGIONAL DESTINATION

Piermont attracts visitors from throughout Rockland, Westchester, Bergen County and New York City. A thriving riverfront village known for its dining, shopping, parks, recreation and year-round events.



- DESTINATION PIERMONT**
- Scenic Hudson River Village
 - Award-Winning Restaurants
 - Boutique Shopping
 - Art Galleries & Culture
 - Parks, Trails & Recreation
 - Year-Round Events & Festivals

EASILY ACCESSIBLE. INFINITELY APPEALING.

Just 30 minutes north of Manhattan, Piermont offers a rare combination of small-town charm, stunning natural beauty and a dynamic dining scene.

30
MINS
TO NYC

357K+
ROCKLAND CO.
POPULATION

\$109K+
MEDIAN HH
INCOME

STRONG TOURISM
& DINING MARKET



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