

LEASE

FORMER SALT AND SAGE RESTAURANT

26 Commons Drive Litchfield, CT 06759



PROPERTY DESCRIPTION

Now available for lease: over 4,000 square feet of the former Sage & Salt restaurant space, a true turnkey opportunity for an owner operator or hospitality group looking to expand. No key money. \$7,000 per month gross plus utilities. The space is completely remodeled and comes fully furnished, so there's no waiting on build outs or equipment orders to get started.

Inside you'll find an upscale dining room, a fully built out operational bar, and two commercial kitchens ready for day one service. Tables, chairs, dishes, and glassware are all included. An open second floor is available for private parties, meetings, or additional event space. Skip the permitting headaches and equipment sourcing. Everything you need to open your doors is already here.

PROPERTY HIGHLIGHTS

- Completely equipped
- Indoor and outdoor dining
- Two commercial kitchens
- Located in beautiful Litchfield, CT

OFFERING SUMMARY

Lease Rate:	\$7,000 SF/yr (MG)
Number of Units:	12
Available SF:	4,240 SF
Lot Size:	7.85 Acres
Building Size:	22,600 SF

Mario Longobucco
(860) 307-5945



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**COLDWELL BANKER
COMMERCIAL
REALTY**

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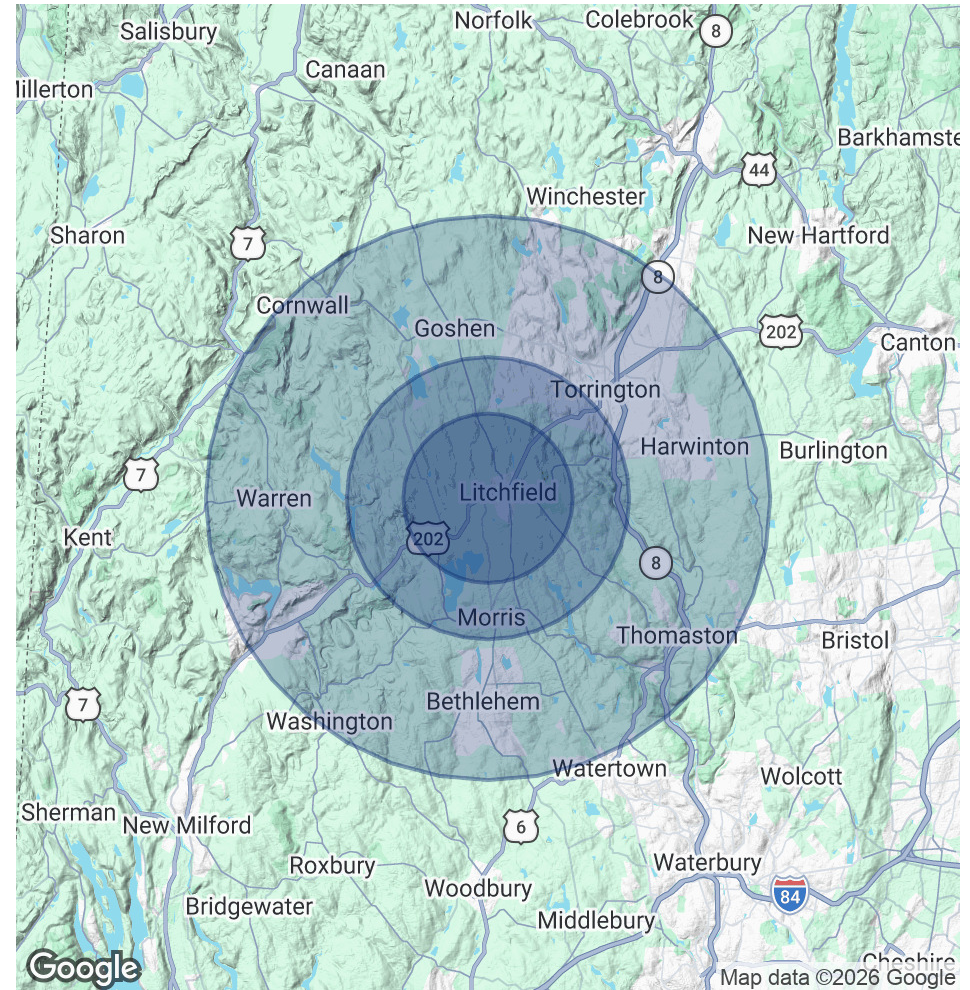
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,518	13,002	74,952
Average Age	52.1	50.5	46.1
Average Age (Male)	48.1	47.2	44.8
Average Age (Female)	53.7	51.2	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,005	5,410	30,866
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$140,492	\$145,085	\$119,664
Average House Value	\$441,703	\$425,191	\$333,261

2023 American Community Survey (ACS)



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