

# HOULIHAN & O'MALLEY

## REAL ESTATE SERVICES

133 PARKWAY ROAD, BRONXVILLE, NY 10708

- Fully built-out renovation in 2022
- Furniture and Fixtures in very good condition
- 10 Year Lease Term
- Located in a shopping mall that gets high Daily Traffic Count
- 1/4 mile from Greenwich, CT



**Restaurant/Bar**  
**538 Willet Avenue**  
**Port Chester, NY 10573**

**Key Money \$95,000**

| <b><u>Demographics:</u></b> | <b><u>1 mile</u></b> | <b><u>3 miles</u></b> | <b><u>5 miles</u></b> |
|-----------------------------|----------------------|-----------------------|-----------------------|
| Population                  | 30,800               | 77,378                | 43,957                |
| Total Households            | 11,240               | 20,326                | 50,013                |
| Average H.H. Income         | \$256,035            | \$256,035             | \$304,774             |

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538 Willett Avenue, Porchester, NY



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## REAL ESTATE SERVICES

133 PARKWAY ROAD, BRONXVILLE, NY 10708

### **Fully Built out Restaurant Space FOR LEASE**

**Location:** 538 Willet Avenue, Port Chester NY 10573

**Type of Business:** Fully built out bar and restaurant.

**Size:** First Floor: Bar, Restaurant and Kitchen: 2,700 +/- SF  
Basement: Partial Basement for storage.

**Allowable Occupancy:** 149 people: 61 Seats, 15 Bar Stoles and 73 Standing.

**Key Money:** \$95,000. The landlord will sell all of the furniture, fixtures and equipment to the tenant.

**Description:** The previous tenant did a +/-90% gut renovation and opened the restaurant in February, 2022. The majority of the furniture, fixtures and equipment were installed at that time. The restaurant is in a small strip mall near the Greenwich CT. boarder.

**Lease:**

**Base Rent:** \$8,000 per month triple net

**Real Estate Taxes:** \$1,900 per month

**CAM:** \$150 per month

**Gross Rent:** \$10,050 per month

**Landlord Maintenance:** Landlord will maintain the roof, the structure and the parking lot.

**Tenant's Maintenance:** Tenant to maintain everything inside the Premises.

**Lease Term:** 10 Years

**Security Deposit:** To be discussed.

**Personal Guaranty:** Yes.

**Listing Agents:** Gerry Houlihan (914) 522-6850  
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