# COLONIAL PROPERTIE

# FOR LEASE: 5,000 SF +/- RESTAURANT SPACE

# TURN KEY RESTAURANT AND BAR

Orange Center Plaza, 464 Boston Post Road, Orange, CT



# **PROPERTY INFORMATION**

Lease Price: \$18/SF NNN

**Available SF:** 5,000 SF +/-

Parking Spaces: Ample

Occupancy: January 2023

**Zoning:** C-2

# **DESCRIPTION**

Fully equipped, turn key restaurant with all kitchen equipment, chairs and tables, as well as a large bar in place. Current seating capacity: main dining room 80, bar area 55, private dining room 28. Furniture, fixtures and equipment available for \$50,000 key money. Alternative uses other than the restaurant will be considered by landlord.







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30,000 Cars Per Day on Route 1

# **DEMOGRAPHICS**

	1 mi.	3 mi.	5 mi.
Population	3,358	61,789	167,007
Households	1,360	23,561	65,044
Avg. HH Income	\$96,167	\$90,167	\$82,139

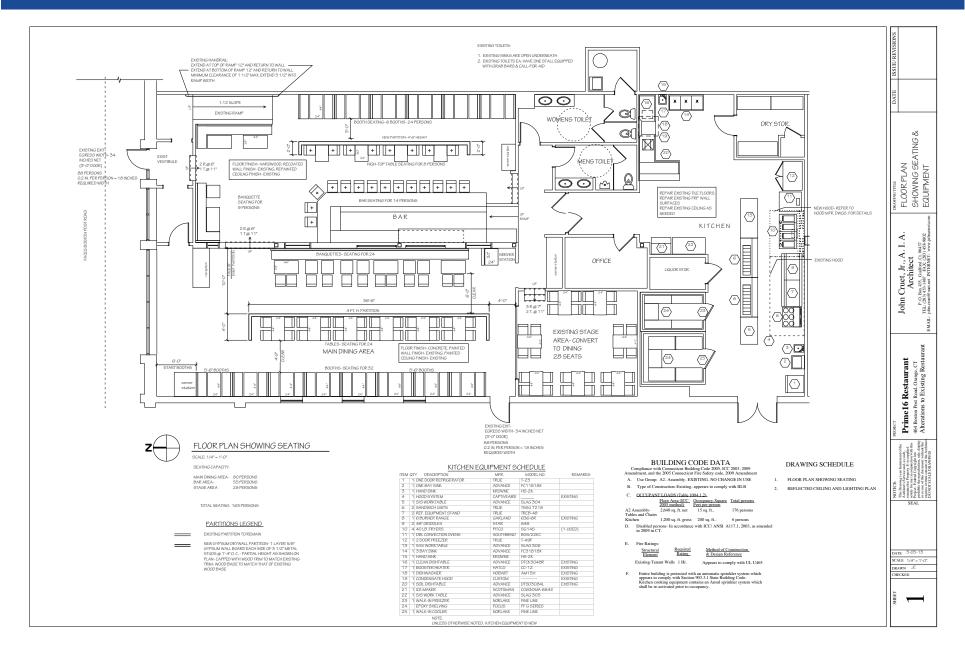
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# **EQUIPMENT LIST**

- · PITCO HIGH CAPACITY FRYERS 3
- SOUTHBEND CONVECTION OVEN 1
- · 5' GRIDDLE TOP 1
- · 4' TWO COMPARTMENT BURGER DRAW 1
- · 6' BAIN MARIE 2
- · 4' BAIN MARIE 1
- · WIRE AND STAINLESS SHELVING 6
- · 30 TAP DRAFT SYSTEM 1
- · TV 8
- · BAR HEIGHT BOOTHS W TABLES 5
- BAR HEIGHT TABLES W 12 CHAIRS 6
- · BARSTOOLS 16
- TABLE TOPS 18
- · CHAIRS 25
- · DINING ROOM BOOTHS WITH TABLES 8
- · 8 CAMERA VIDEO SURVEILLANCE
- · ALTO SHAM 1
- UPRIGHT FREEZERS 2
- · CHEST FREEZERS 1
- SCOTSMAN ICE MACHINE 1
- · 4' BEER COOLER 1
- CUSTOM BOOTHS IN LOUNGE AREA 2
- · MISC. KITCHEN ITEMS SUCH AS PLATES, CONTAINERS, GLASS AND PLATE RACKS, ......
- BOXES CABLE BOXES FOR ALL TV'S IN THE OFFICE
- MIRROR IN BAR AREA

# ITEMS THAT I WOULD BE TAKING

- PRIME 16 CHANDELIER
- · ART WORK
- MIRROR IN BAR AREA
- · POS SYSTEM MICROS HARD DRIVE
- SMALL CERAMIC PLANTERS ON ½ WALL
- · ALL ALCOHOL, FOOD, SUPPLIES, DECORATIONS AND SMALL WARES. NUMEROUS SMALLWARES WILL BE LEFT AND ONLY ITEMS SEEN AS NEEDED BY ME WILL BE TAKEN.

# ITEMS BELONGING TO FOXON PARK SODA

- · ICE SINKS 3
- · SODA GUNS, SODA SYSTEM AND TANKS
- MERCHANDISER COOLER IN BACK ROOM