

BRICK OVEN PIZZERIA / RESTAURANT

Heart of Downtown New London, CT



This busy, well-known, well-patronized, award-winning, brick-oven pizza & casual dining restaurant serves thin crust, New York-style pizza, using fresh, local ingredients. Though creating one-of-a-kind pizzas is their forte, they also serve traditional comfort foods with an Italian flair in a casual, upscale setting. They offer dine-in, take-out, delivery and catering, all with affordable prices. 70% of the strong, consistent sales are from dining in, with more than 20% take-out service. The owner, who is primarily absent from the day-to-day operations, is motivated to sell this restaurant so he can focus on his other business. As this area continues to see record economic growth due to new contracts with EB and the USCG museum project, there is a huge opportunity for growth and expansion.



BUSINESS FOR SALE: \$199,000

- ⇒ Award winning pizza and casual dining restaurant
- ⇒ 3,350 SF
- ⇒ 86 Seats + 16 seats on patio
- ⇒ Full-service kitchen & bar
- ⇒ Seasonal outside seating
- ⇒ Wide open space for dining
- ⇒ Brick oven is focal point
- ⇒ Close to Garde Arts Center, train, ferry and bus depot and courthouses
- ⇒ \$809,000 in annual sales
- ⇒ 20 Ft. ceiling
- ⇒ Lease through 2037 @ \$12/SF Gross + Utilities
- Rate: \$3,290/Mo. @ 4.8% of annual sales
- ⇒ 16 parking spaces + street
- ⇒ Annual financial report available upon request
- ⇒ Confidential listing



LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

GERI JACOBSON

Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 x10 Office
860-982-9296 Cell
gerij@lymanre.com