

RETAIL FOR SALE

RED LINER DINER

2454 Lafayette Rd. #21, Portsmouth, NH 03801



OFFERING SUMMARY

SALE PRICE:	\$225,000
NUMBER OF UNITS:	1
LOT SIZE:	18.71 Acres
BUILDING SIZE:	1,893
RENOVATED:	2013
ZONING:	G1
MARKET:	Seacoast NH
SUBMARKET:	West End
PRICE / SF:	\$118.86
TRAFFIC COUNT:	22,604

PROPERTY OVERVIEW

This 1950's fully restored diner sitting with a ground lease, as well as over 1,180 sqft. of new commercial kitchen space, fully kitchen-ready and with some equipment, is for sale. Within the Portsmouth Green Neighborhood Mall, this site is anchored by a McKinnon's Supermarket and Cinemagic Theatre. With Petco, Starbucks, 99 Restaurant, Bangor Savings Bank, and a 92-unit apartment building, the activity level is very high. With tremendous traffic at a lighted intersection and plenty of parking, this end-unit is a fixture highlighting the entire property. The center is managed by Waterstone Properties and the business has a long-term lease through options, which is very attractive to any restaurant owner.

PROPERTY HIGHLIGHTS

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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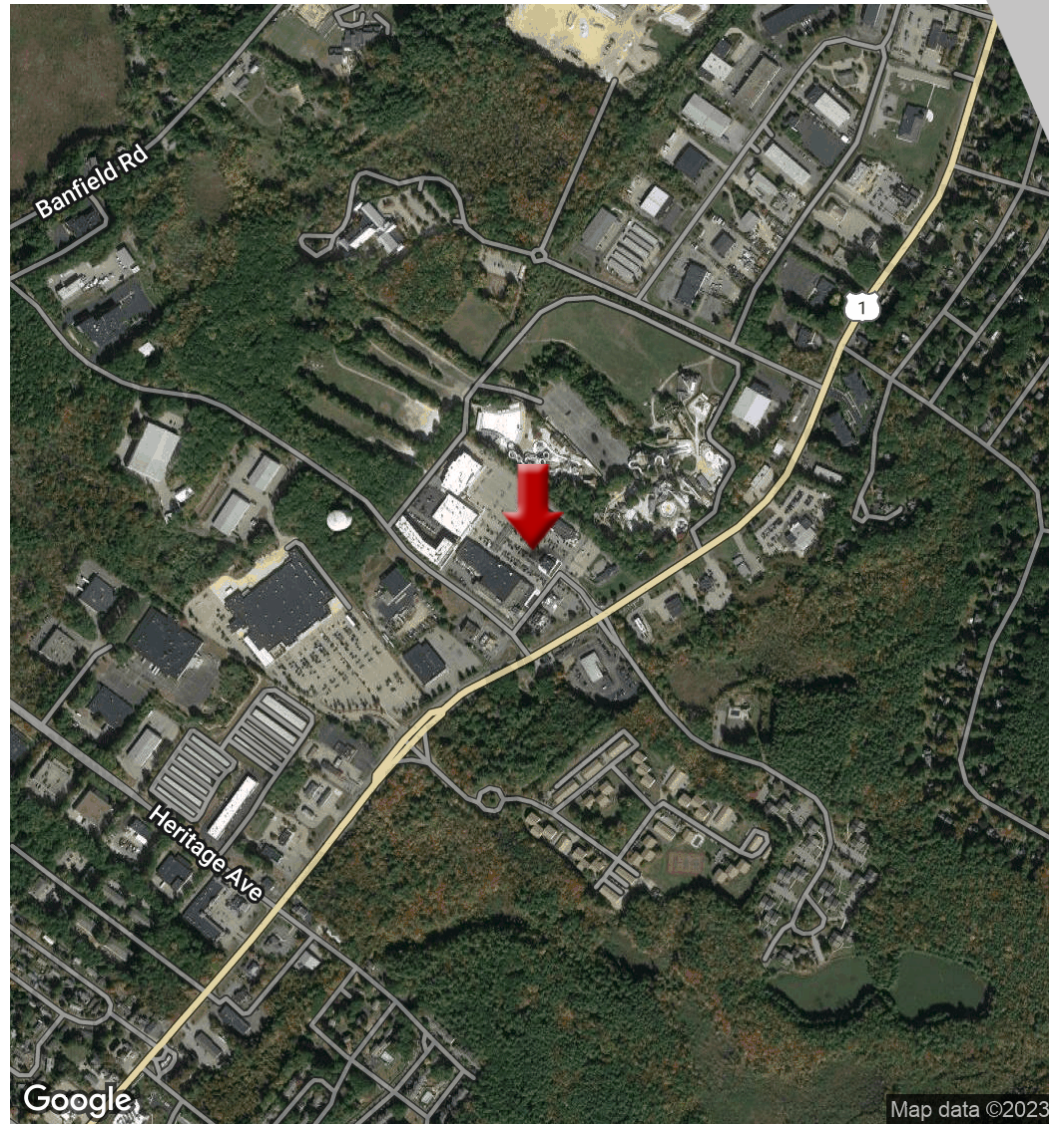
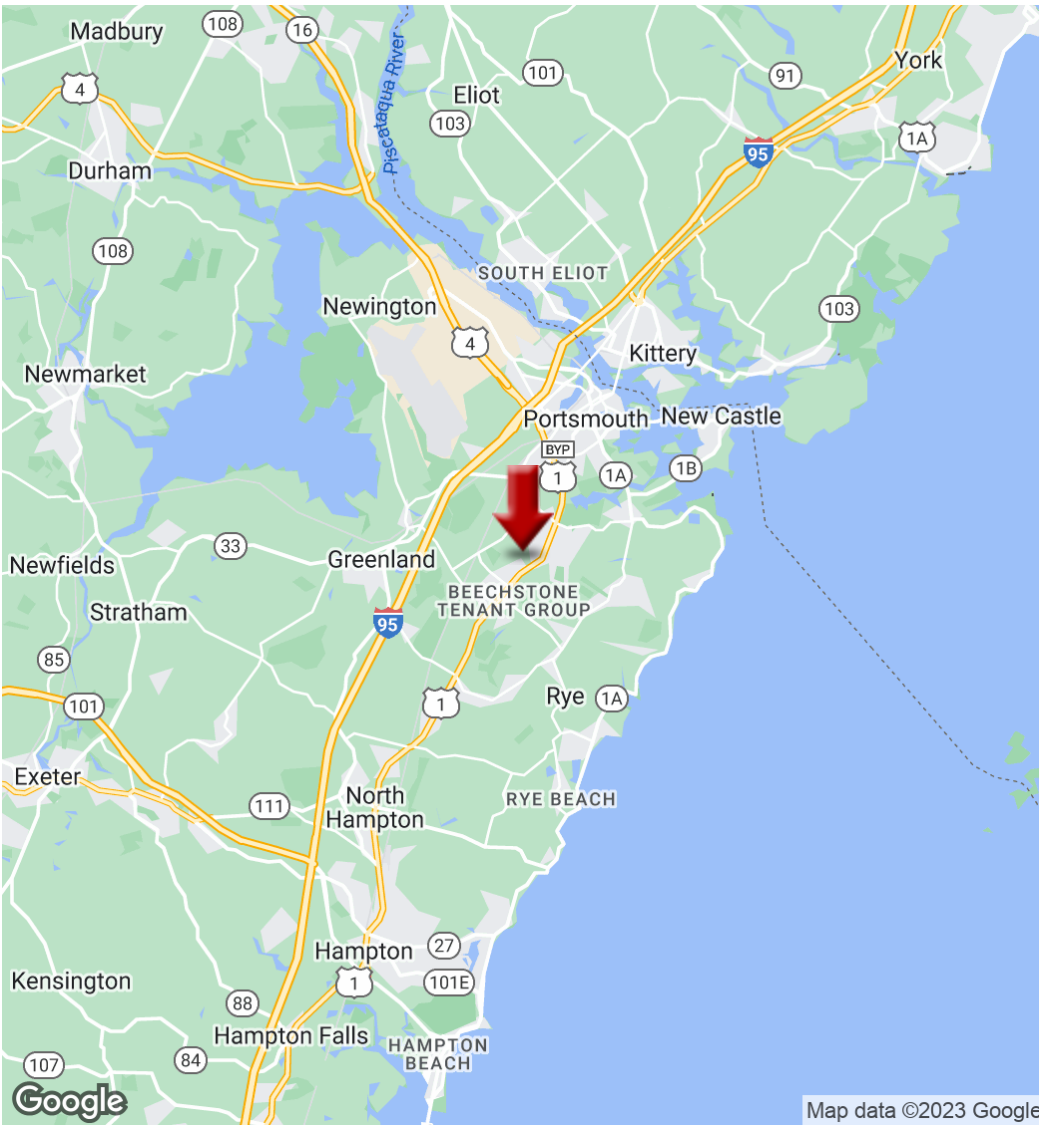
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DEMOGRAPHIC SUMMARY

2-238 Constitution Ave



Drive time of 15 minutes

KEY FACTS

47,289

Population



21,297

Households

46.0

Median Age

\$68,503

Median Disposable Income

EDUCATION

3%

No High School Diploma



16%

High School Graduate



23%

Some College



57%

Bachelor's/Grad/Prof Degree

INCOME



\$86,168

Median Household Income



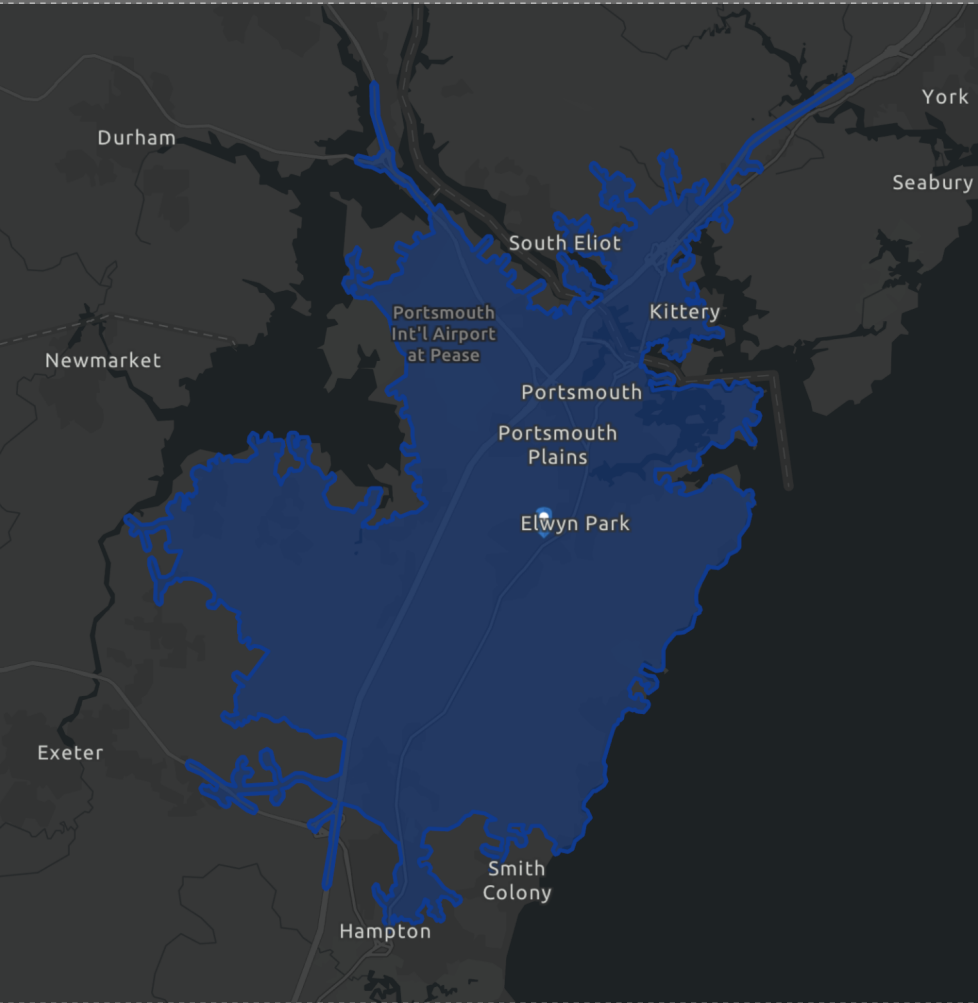
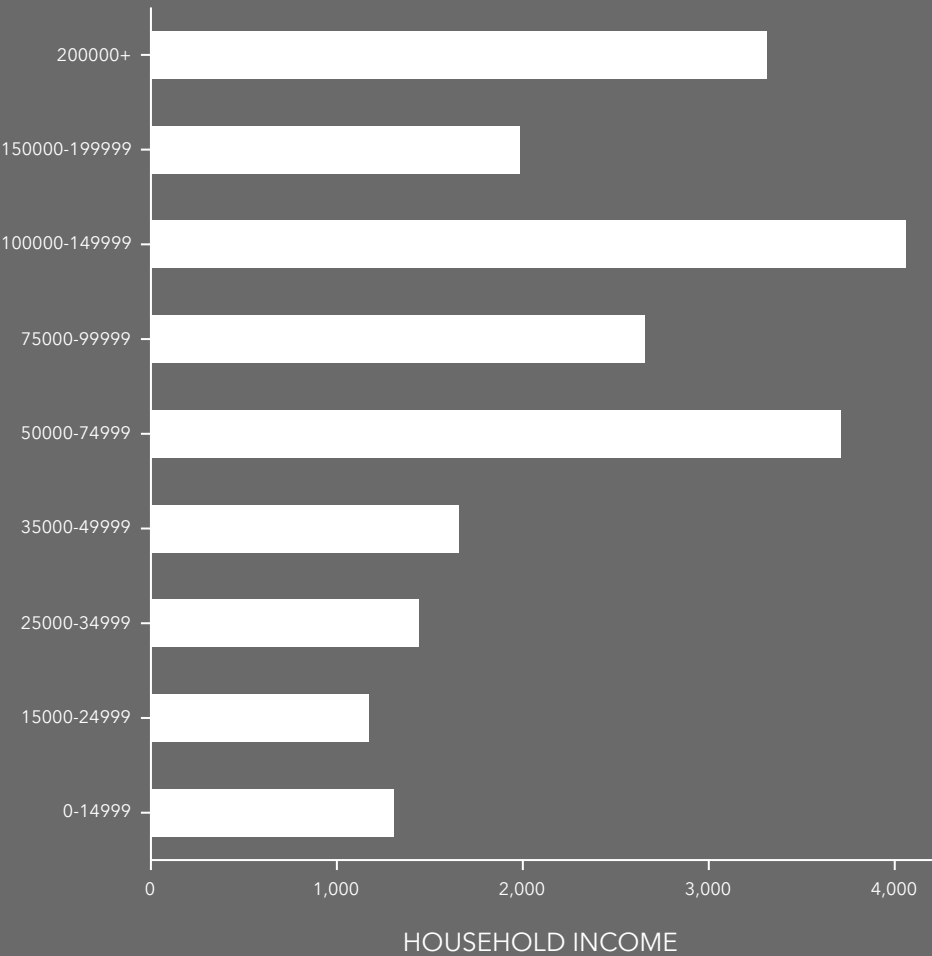
\$54,415

Per Capita Income



\$219,609

Median Net Worth



EMPLOYMENT



76%

White Collar



12%

Blue Collar



12%

Services

1.9%

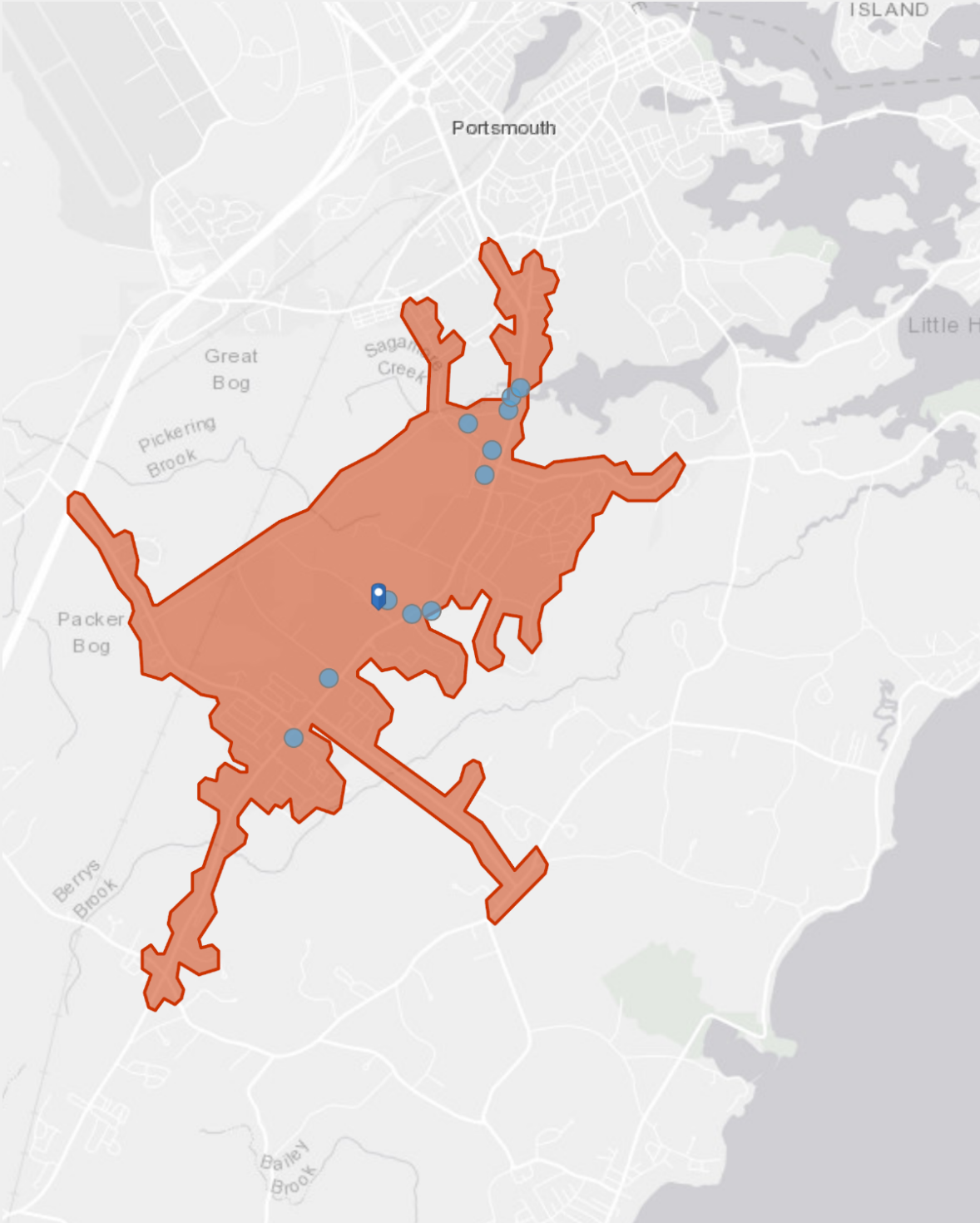
Unemployment Rate

NEARBY RESTAURANTS

2-238 Constitution Ave, Portsmouth, New Hampshire, 03801, Drive time of 5 minutes



Company/Business Name	Sales Volume/Assets	Direction	Distance
NINETY NINE RESTAURANT & PUB	1,832	NE	0.1
TACO BELL	504	SE	0.2
BURGER KING	509	SE	0.3
BEACH PLUM	1,374	SW	0.4
SUPER STEAK	596	SW	0.8
HEBERT'S SEAFOOD-STEAK RSTRNT	1,832	NE	0.9
FIVE GUYS	596	NE	1.0
CAFE NOSTIMO	687	NE	1.1
MC DONALD'S	2,061	NE	1.2
DINNERHORN	1,374	NE	1.3
MARGARITAS MEXICAN RESTAURANT	1,374	NE	1.4



Closest 11 locations

KEY FACTS

3,349

Population

43.5

Median Age

2.1

Average
Household Size

\$70,006

Median Household
Income

ANNUAL SPENDING PER HOUSEHOLD



\$3,537

Meals at Restaurants



\$561

Food & Drink on Trips

BUSINESS



482

Total Businesses



5,885

Total Employees

SPENDING ON EATING OUT



\$369

Breakfast



\$1,134

Lunch

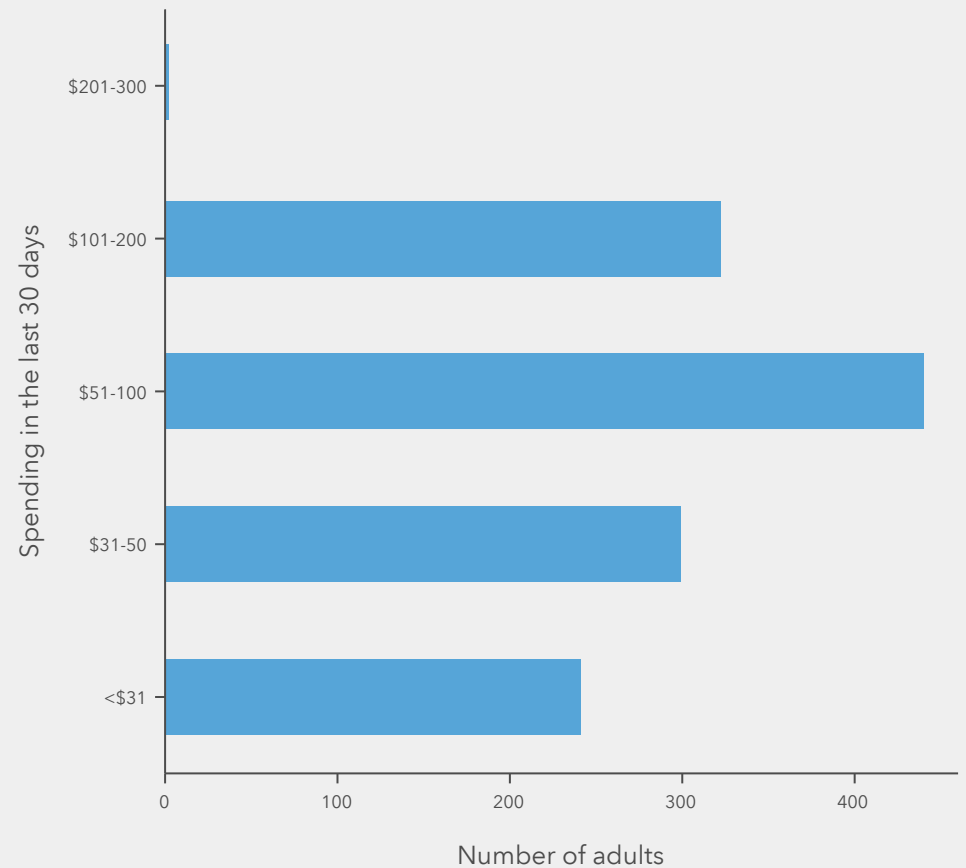


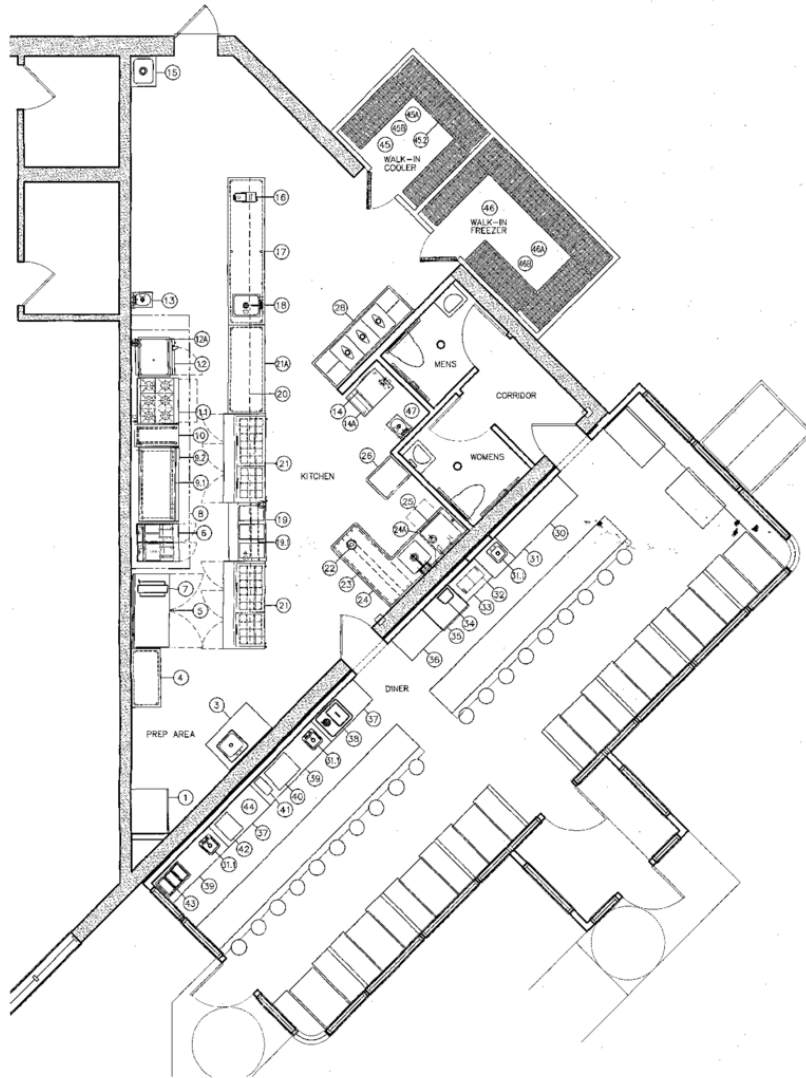
\$1,726

Dinner

(Average spent per household annually)

FAMILY RESTAURANT MARKET POTENTIAL





A
K-1 FOOD SERVICE PLAN
SCALE: 1/4" = 1'-0"

FOOD SERVICE EQUIPMENT SCHEDULE

ITEM NUMBER	QUANTITY	BY OTHERS	DESCRIPTION	CUT SHEET	WATER		WASTE		GAS		ELECTRICAL						REMARKS	
					COLD	HOT 140 F	HOT 180 F	NUMBER	DIRECT	INDIRECT	SIZE	BTU'S	VOLTS	PHASE	AMPS	KW		HP
1	1		EQUIPMENT STAND															
2	-		SPARE NUMBER															
3	1		WORK TABLE WITH SINK															
4	1		WORK TABLE															
5	1		WORKTOP FREEZER															
6	2		FRYER															
7	1		DUMP STATION															
8	1		HOOD															
8A	1	X	HOOD EXHAUST FAN															
8B	1	X	HOOD MAKE-UP AIR															
9	1		GRIDDLE															
9.2	1		EQUIPMENT STAND															
10	1		FILLER TABLE															
11	1		RANGE															
12	1		CONVECTION OVEN															
13	1		HAND SINK															
14	1		ICE CUBER															
14A	1		ICE BIN															
15	1		MOP SINK															
16	1		MEAT GRINDER															
17	1		WORK TABLE															
18	1		SINK BOWL, WELD-IN															
19	1		HOT FOOD SERVING COUNTER															
20	1		OVERSHELF															
21	2		REFRIGERATED SANDWICH UNIT															
21A	1		WORK TABLE															
22	1		SCRAP BLOCK															
23	1		DISHTABLE SORTING SHELF															
24	1		SOIL DISHTABLE															
24A	1		SOIL DISHTABLE EXTENSION															
25	1		DISHWASHER															
26	1	X	DISHTABLE SORTING TABLE															
27	-		SPARE NUMBER															
28	1		3-COMPARTMENT SINK															
29	-		SPARE NUMBER															
30	1		REFRIGERATED MERCHANDISER															
31	1		MILLWORK															
32	1		ICE CREAM OFFER STATION															
33	1		DIPPING CABINET															
34	1		DRINK MIXER															
35	1		BACKBAR REFRIGERATOR															
36	-	X	MILLWORK															
37	-	X	MILLWORK															
38	1		ICE AND WATER DISPENSER															
39	-	X	MILLWORK															
40	1		COFFEE STATION															
41	1		COFFEE GRINDER															
42	1	X	POINT OF SALE															
43	1		BEVERAGE DISPENSER															
44	1		CONVEYOR TOASTER															
45	1		WALK-IN COOLER															
45A	1	X	EVAPORATOR COIL															
45B	1	X	CONDENSATION UNIT															
45.2	LOT		WIRE SHELVING															
46	1		WALK-IN FREEZER															
46A	1	X	EVAPORATOR COIL															
46B	1	X	CONDENSATION UNIT															
47	1		HAND SINK															

ROGERS RED LINER DINER

FOOD SERVICE LAYOUT

SCALE: 1/4" = 1'-0"
DATE: OCTOBER 2013
DRAWN BY: KLG
DRAWING NUMBER: K-1

ALTERNATIVE Sales
135 Route 125, Kingston, New Hampshire 03848
Tel. 603-642-3873 ~ Fax 603-542-5787

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LEASE HIGHLIGHTS

- 3 years of a 10 year lease remaining on the lease (Y1: \$3,402.50/mo, Y2: \$3,458.83/mo Y3: \$3,569.17)
- Two (2) 5 year options available at \$3,735.83 first option & \$3,902.50 second option
- 5% over natural break point (Currently \$816,600)
- NNN Lease with CAM charges and utilities billed to the tenant
- The Diner is on a Land Lease, the Diner is the personal Property of current owner

USES PERTAINING TO LEASE

Use of Premise is for a restaurant specializing in the sale of hamburgers and/or breakfast items, as well as desserts and ice cream beverages. Restricted to food related to the diner and cannot sell alcohol or be in conflict with any of the other businesses currently in the shopping plaza.

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