RETAIL FOR LEASE

CHINA BISTRO

95 Lake Street, Gilford, NH 03246



PROPERTY DESCRIPTION

Fully equipped restaurant/night club, ready to operate with plenty of parking. It was occupied by a Chinese restaurant for over 40 years and is now looking for a new owner. The property is in great condition and has a lot of potential and permitted outdoor seating. It consists of 5,000 SF for the restaurant and 8,000 SF for the night club; could be leased as a whole or divided into two separate spaces - each with its own entrance. There are a lot of potential uses for the night club including a Bar, Arcade or Brewery. Don't waste the opportunity - bring your business to the splendid town of Gilford.

PROPERTY HIGHLIGHTS

- Fully equipped Chinese restaurant and night club
- 42,000 SF paved parking
- Permitted outdoor seating for 100 people
- Space is dividable into 2 units each with own entrance

OFFERING SUMMARY

Lease Rate:	$13.00 - 16.00 SF/yr (NNN)
Available SF:	5,000 - 8,000 SF
Lot Size:	3.58 Acres
Building Size:	13,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,259	8,810	15,433
Total Population	2,021	14,289	24,537
Average HH Income	$59,496	$60,349	$58,340

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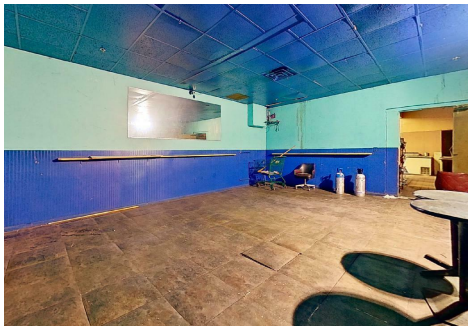
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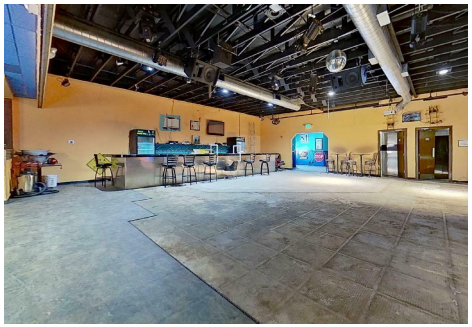
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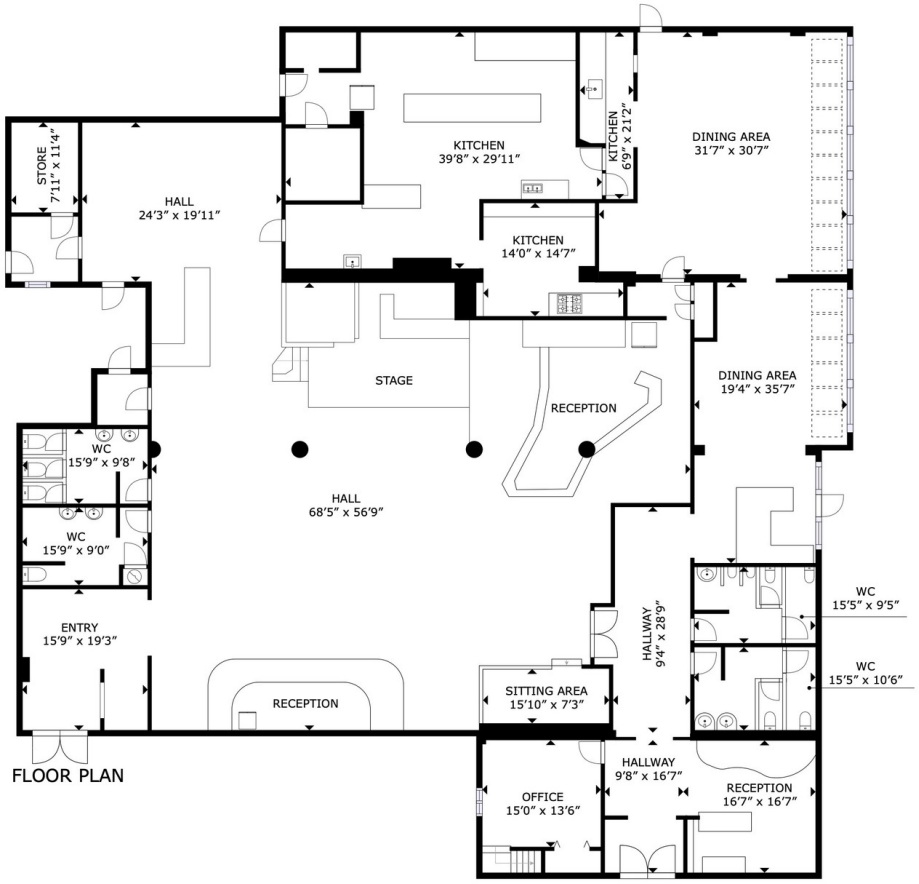
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 9,285 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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DEMOGRAPHIC SUMMARY

95 Lake St, Laconia, New Hampshire, 03246

CLCG COASTAL LAND & COMMERCIAL GROUP
KW COMMERCIAL

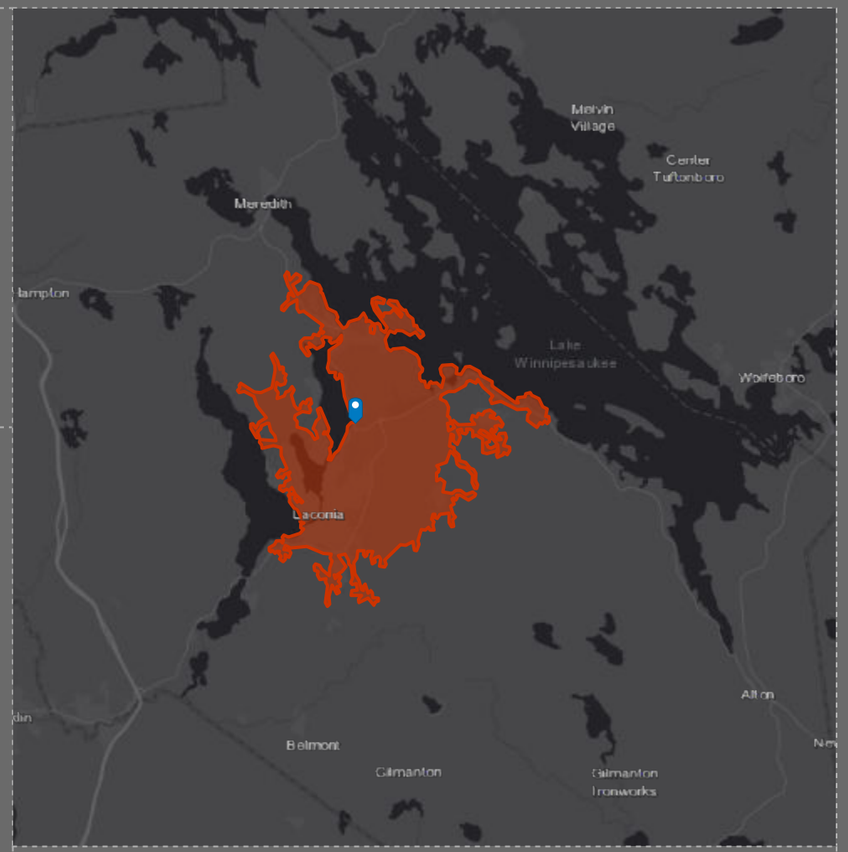
Drive time of 10 minutes

INCOME

$66,592
Median Household Income

$44,105
Per Capita Income

$152,673
Median Net Worth



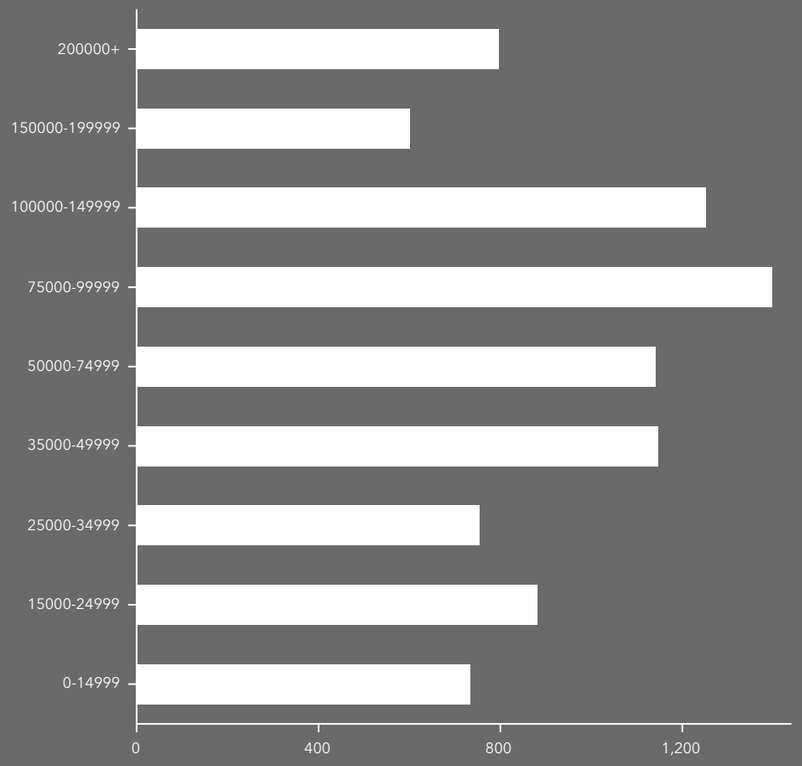
KEY FACTS

19,375
Population

46.7
Median Age

8,698
Households

$54,203
Median Disposable Income



EDUCATION

7%
No High School Diploma

31%
High School Graduate

30%
Some College

32%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

63%
White Collar

22%
Blue Collar

15%
Services

2.6%
Unemployment Rate

DEMOGRAPHIC SUMMARY

95 Lake St, Laconia, New Hampshire, 03246

Drive time of 20 minutes

KEY FACTS

38,658
Population

47.3
Median Age

16,858
Households

$59,125
Median Disposable Income

EDUCATION

7%
No High School Diploma

31%
High School Graduate

29%
Some College

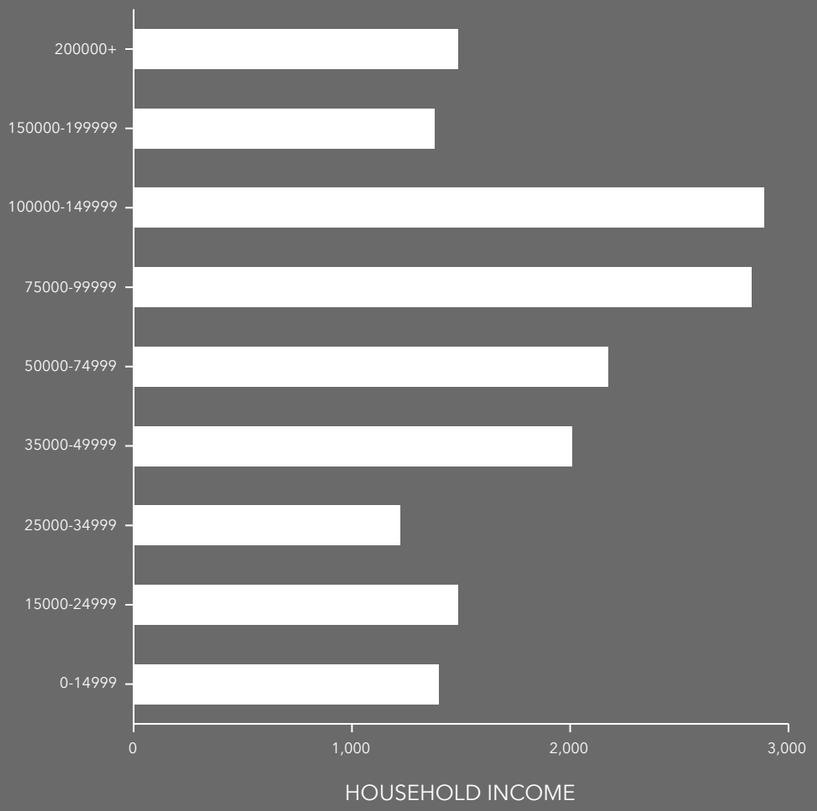
33%
Bachelor's/Grad/Prof Degree

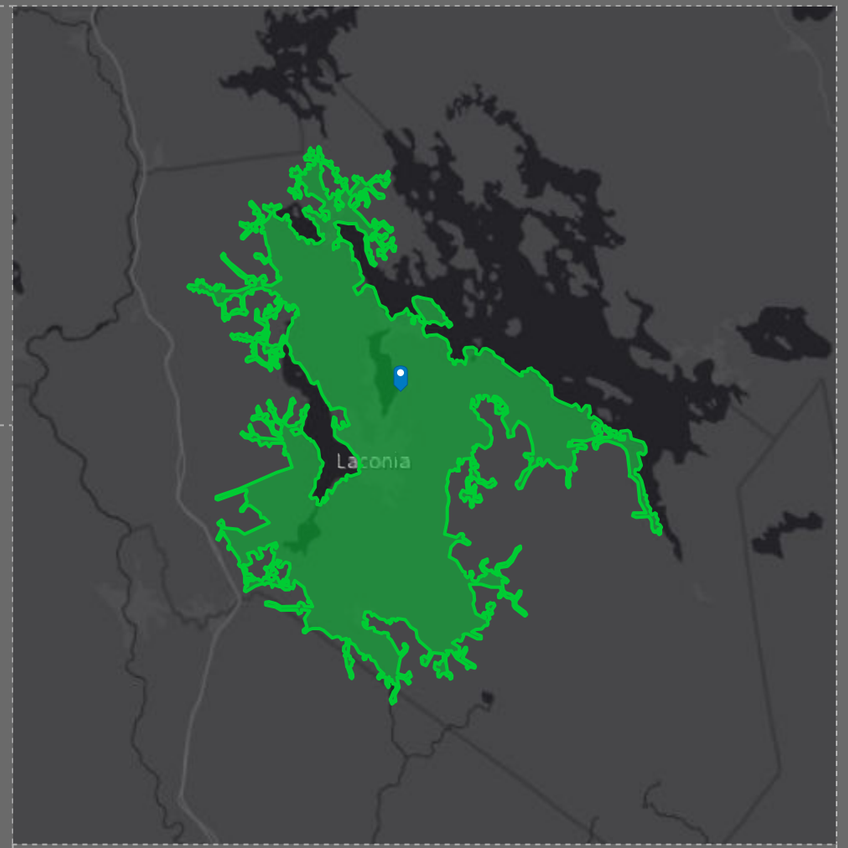
INCOME

$75,956
Median Household Income

$43,915
Per Capita Income

$182,977
Median Net Worth





EMPLOYMENT

65%
White Collar

22%
Blue Collar

13%
Services

2.7%
Unemployment Rate

KEY FACTS

19,375

Population

46.7

Median Age

2.2

Average Household Size

$66,592

Median Household Income

SPENDING ON EATING OUT

$401

Breakfast

$1,215

Lunch

$1,848

Dinner

(Average spent per household annually)

ANNUAL SPENDING PER HOUSEHOLD

$3,778

Meals at Restaurants

$634

Food & Drink on Trips

BUSINESS

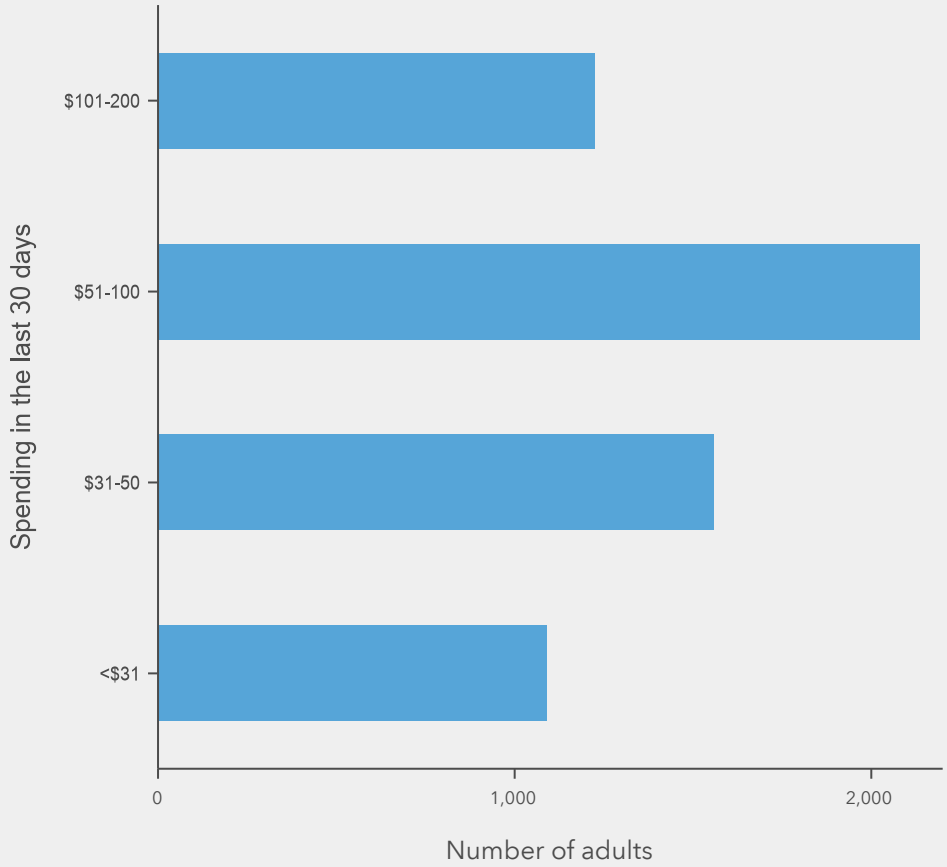
1,388

Total Businesses

14,233

Total Employees

FAMILY RESTAURANT MARKET POTENTIAL



KEY FACTS

38,658

Population

47.3

Median Age

2.3

Average Household Size

$75,956

Median Household Income

SPENDING ON EATING OUT

$411

Breakfast

$1,264

Lunch

$1,896

Dinner

(Average spent per household annually)

ANNUAL SPENDING PER HOUSEHOLD

$3,887

Meals at Restaurants

$661

Food & Drink on Trips

BUSINESS

2,459

Total Businesses

25,278

Total Employees

FAMILY RESTAURANT MARKET POTENTIAL

