

FOR LEASE



TURNKEY DINER FOR LEASE

6082 Route 12 North, Norwich, NY 13815



PROPERTY DESCRIPTION

Welcome to the former Bill's Diner. This 3,742 +/- SF building sits on 1.5 +/- Acres and has operated as a diner for over 40 years! Take advantage of this great opportunity to operate diner/restaurant on busy major highway with outstanding AADT count of 13,000+. Property is being offered fully equipped and ready to return to service. \$10/SF NN lease rate includes owner paid taxes; Tenant pays utilities, trash, and snowplowing.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	92	459	1,726
Total Population	191	945	3,298
Average HH Income	\$59,926	\$60,105	\$59,024

PROPERTY HIGHLIGHTS

- Established Diner Location
- Fully equipped restaurant facility
- 13,000 + Average Daily Traffic Count
- Turn-Key Opportunity
- Growth & Development potential
- Pad site also available for lease

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Lot Size:	1.5 Acres
Building Size:	3,742 SF

DAVIS YOHE

315.329.1328

davis@c21bridgeway.com

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Bridgeway Realty

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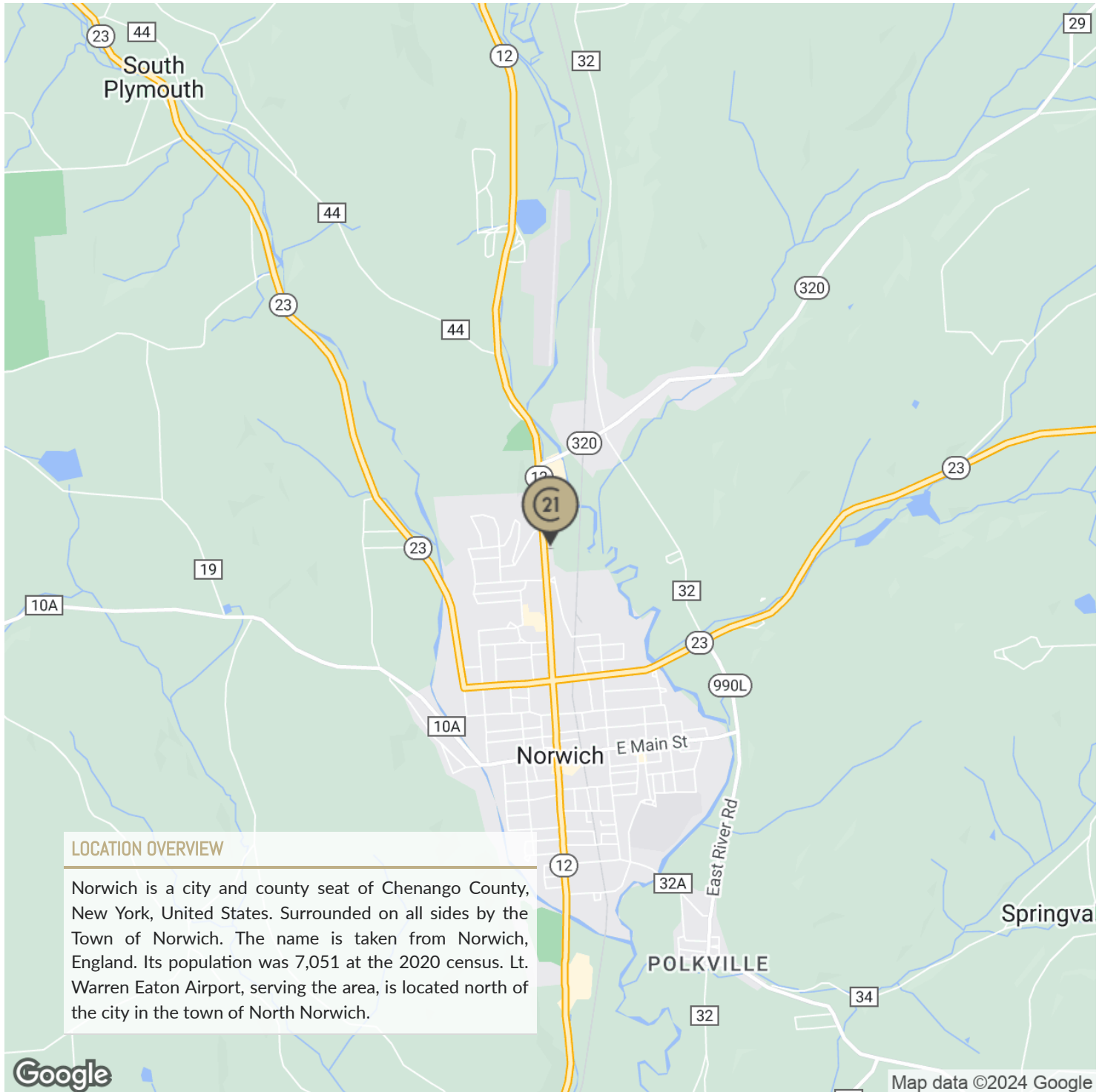


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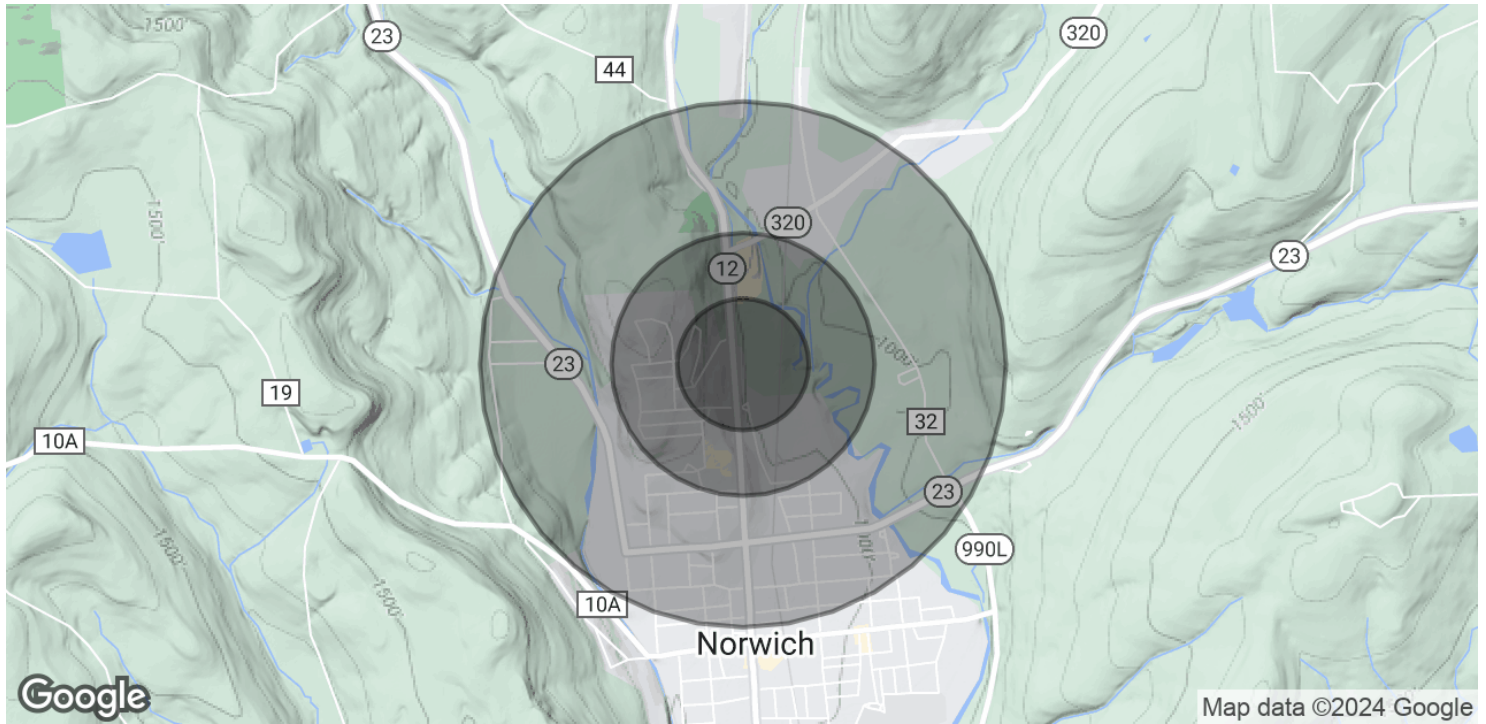
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	191	945	3,298
Average Age	45.5	44.5	45.1
Average Age (Male)	32.4	32.1	37.8
Average Age (Female)	56.8	55.4	53.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	92	459	1,726
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$59,926	\$60,105	\$59,024
Average House Value	\$134,911	\$134,775	\$113,537

* Demographic data derived from 2020 ACS - US Census

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