

THE BOSTON RESTAURANT GROUP, INC.



RESTAURANT FOR SALE Lincoln, Massachusetts

The Boston Restaurant Group Inc. offers, for your consideration, information regarding the availability of a full-service restaurant in Lincoln, Massachusetts. Prominently located near the train station and the Post Office, the restaurant was very well received by the community when it opened in March of 2019, prior to its closure as a result of Covid-19. This is a perfect location for a neighborhood bistro or country tavern in a traditional New England town.

<u>NAME:</u>	The Former Real Restaurant
<u>ADDRESS:</u>	145 Lincoln Road, Lincoln, Massachusetts., 01773
<u>DEMOGRAPHICS:</u>	Located 13 miles northwest of the City of Boston, off Route 128, the town of Lincoln has an estimated population of 7,075, a median income of \$158,290 and a median home value of \$1,460,000.
<u>COMMUNITY:</u>	Lincoln is bounded by such affluent communities as Lexington, Concord, Bedford, Wayland, Sudbury and Weston. The restaurant has the only liquor license in the town.
<u>FACILITY:</u>	The footprint on the first floor is approximately 1,992 square feet, with an additional 800 square feet on the lower level and 521 square feet on the patio.
<u>HISTORY:</u>	The restaurant opened in March of 2019 after having been renovated at a cost of \$450,000. The facility is in turnkey condition, with a fully equipped prep kitchen for catering.
<u>SEATING:</u>	There is interior seating for 65 and a covered outdoor terrace with seating for 28.
<u>PARKING:</u>	There is ample public parking available in the immediate area.
<u>HOURS:</u>	The restaurant was formerly open for dinner only, from 5:00 PM, Tuesday through Sunday.
<u>LICENSES:</u>	There is an All Alcoholic Beverages License and an Entertainment License.
<u>CONCEPT:</u>	A full-service neighborhood restaurant featuring locally sourced seasonal American cuisine.
<u>SALES:</u>	Sales from April 2019 through March 2020 were \$1,096,682, approximately \$22,000 per week.
<u>LEASE TERM:</u>	Currently 8 years with two options of 5 years each.
<u>RENT:</u>	Base Rent: \$50,400 CAM & Taxes: \$ 16,360 Total: \$66,760
<u>POTENTIAL:</u>	This is a perfect location for a chef owned and operated neighborhood bistro. There is huge potential to be open 7 days and to promote weekend Brunch, Take-out and catering.
<u>PRICE:</u>	The asking price for the assets and improvements is \$275,000



For Further Information:

Charles M. Perkins

(978) 887-9895

[**cperkins@bostonrestaurantgroup.com**](mailto:cperkins@bostonrestaurantgroup.com)

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