

**EXCLUSIVE –HUNTINGTON VILLAGE RESTAURANT FOR SALE**  
**PRICE REDUCED – OWNER MOTIVATED**  
*(Confidential – By Appointment Only)*



**Overview:** **OWNER MOTIVATED**  
**Type:** Restaurant  
**Building Size:** ± 1,300SF  
 plus mezzanine  
**Price:** ~~\$350,000.00~~ **\$275,000.00**  
**Rent:** \$43,200.00 (per annum)  
**Term:** 6 years (options available)

Located in the popular Village of Huntington, this Pizzeria/Restaurant/Bar serves both Lunch and Dinner. Offering 50 seats of indoor dining, a full bar, and outdoor patio dining. Dense population, strong demographics along with high pedestrian and auto traffic! **Average Daily Traffic: 18,000**

**FOR MORE INFORMATION, PLEASE CONTACT:**

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**DEMOGRAPHICS**

	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
2017 HH Avg. Income	\$149,819	\$146,222	\$151,031
2017 Est. Population	9,675	33,560	63,501

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