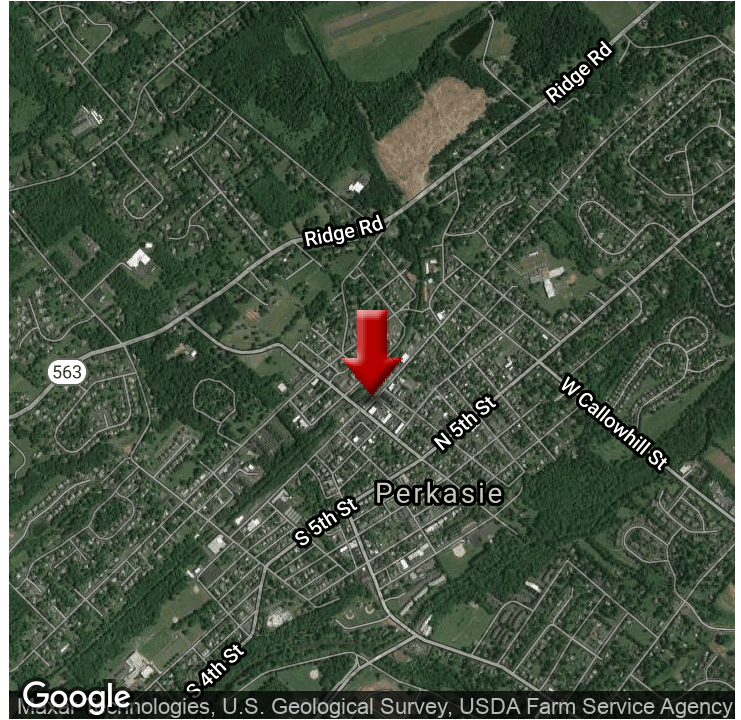


RISE AND GRIND CAFÉ, LLC

1 N 7th St, Perkasie, PA 18944



OFFERING SUMMARY

SALE PRICE:	\$275,000 + Lease Assumption
MARKET:	Perkasie Borough

PROPERTY OVERVIEW

The well located Rise and Grind Café is AVAILABLE!! Arguably the best spot in the Perkasie square just off the SEPTA train station and near significant redevelopment within the city. The Café' sits at the corner of Market St. and 7th Street and within walking distance to much of the Perkasie Borough. The site is approximately 2,900 sq.ft. on the first floor and includes a basement storage area of approximately the same size. The Sale of the business includes all the FF&E necessary for a full-service restaurant including baking operations, seating, displays, and the assumption of a favorable lease within the American House at Perkasie building. This is a great opportunity for someone to expand their current operations or capture this location and build off of stabilized sales. Call for more information.

PROPERTY HIGHLIGHTS

- Great Perkasie Square Location
- Corner of Market and 7th Street
- FF&E for Full-Service Restaurant
- Just off SEPTA Train Station

KW COMMERCIAL
2003 South Easton Rd, South Bldg,
Ste 108
Doylestown , PA 18901

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BUSINESS FOR SALE

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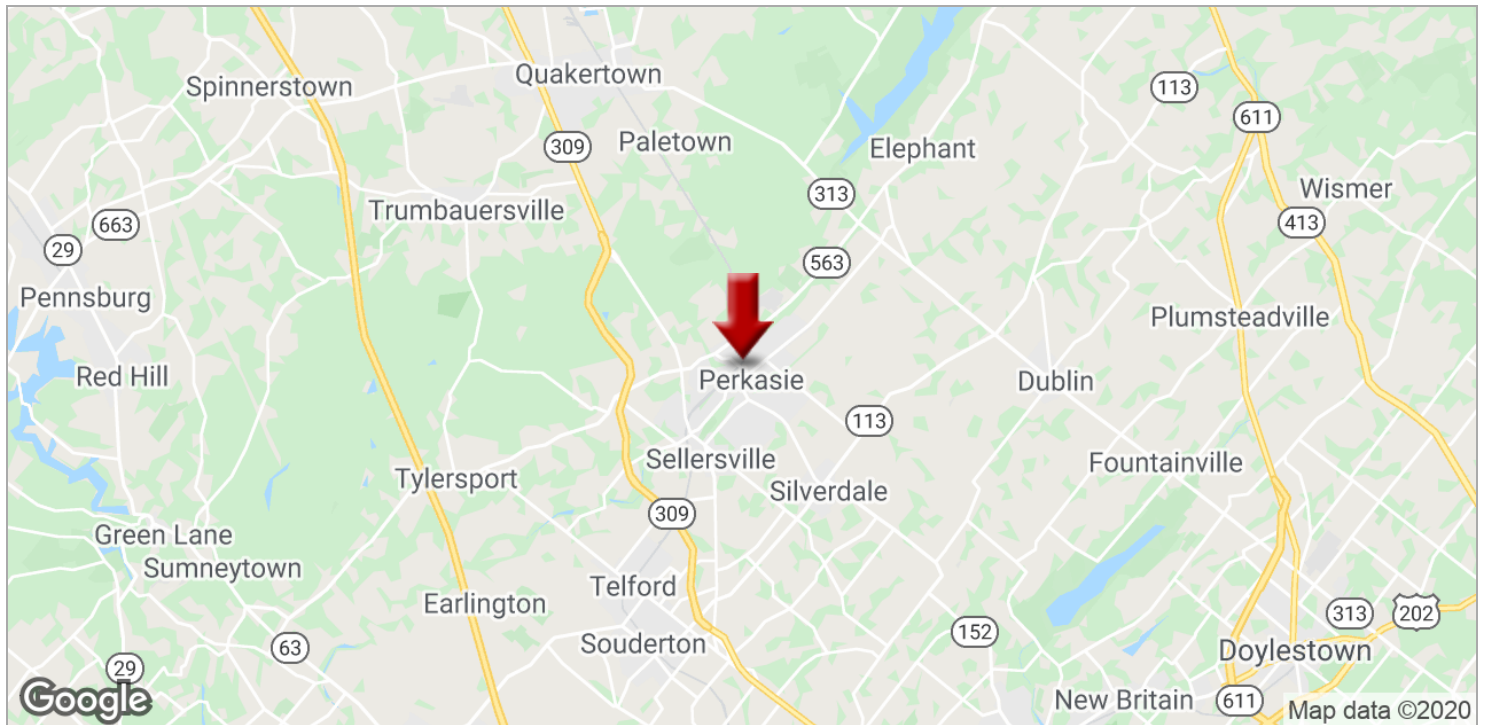
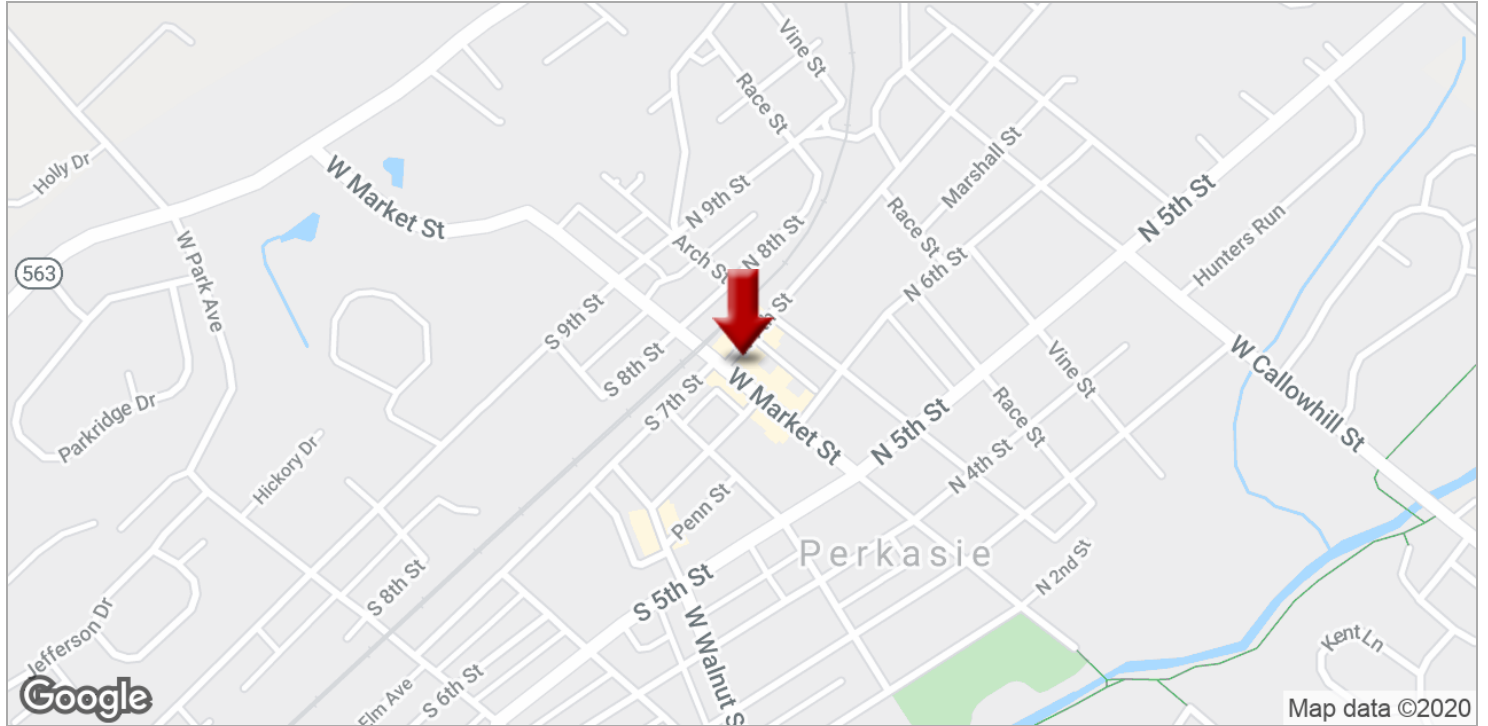


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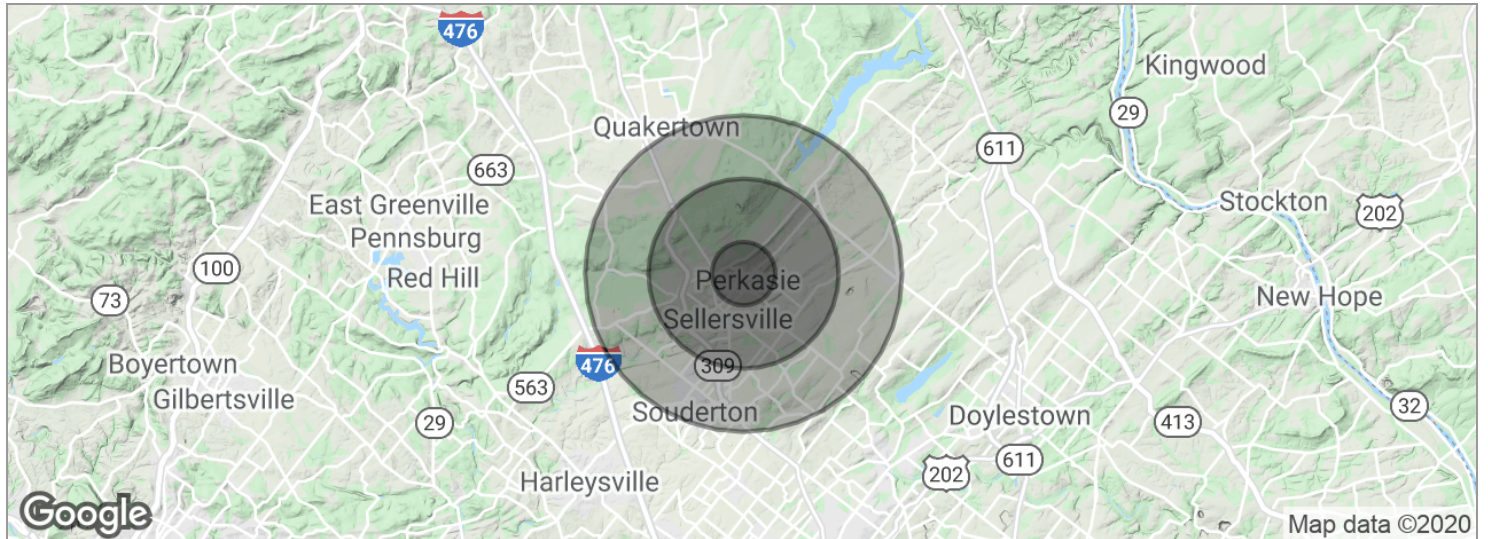


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,786	28,224	66,985
Median age	35.7	37.0	38.7
Median age (male)	34.1	36.0	37.2
Median age (Female)	37.9	38.7	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,383	10,498	24,956
# of persons per HH	2.6	2.7	2.7
Average HH income	\$75,912	\$78,742	\$81,170
Average house value	\$278,869	\$321,215	\$310,789

** Demographic data derived from 2010 US Census*

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