

42882 TRURO PARISH, ASHBURN, VA | 3,550 SF



**Restaurant
for Lease**
\$13,500/mth
all FF&E in place

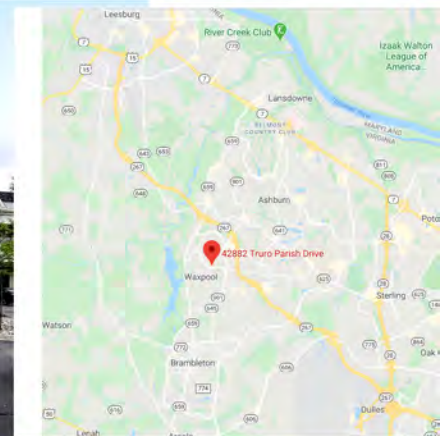


Great opportunity for a strong restaurant operator; Turnkey restaurant for lease in Ashburn, Virginia.

Owner is ready to retire and is currently looking to lease the property with all the FF&E in place. The property was remodeled within the past 2 years. The new chef has 30 years of experience and there is a new menu. The restaurant capacity of 140. The restaurant has a social media presence on Facebook with 1,100 followers as well as Instagram. There is an established website for the restaurant. Currently signed up with Grub Hub, Door Dash, Uber Eats, and Postmates for delivery service.

Features included:

- 24 TVs plus an additional 180-inch TV Screen.
- Entertainment including a pool table, pinball machine, Golden Tee machine, and jukebox.
- ATM machine
- 16 beer taps
- 2 walk-in coolers (one for food and one for beer taps)
- Full liquor bar
- 4 additional freezers
- Updated kitchen equipment in place
- New computer to run onsite systems.
- Micros POS system with 3 stations in place.
- Separate computer program to control all televisions at your fingertips.



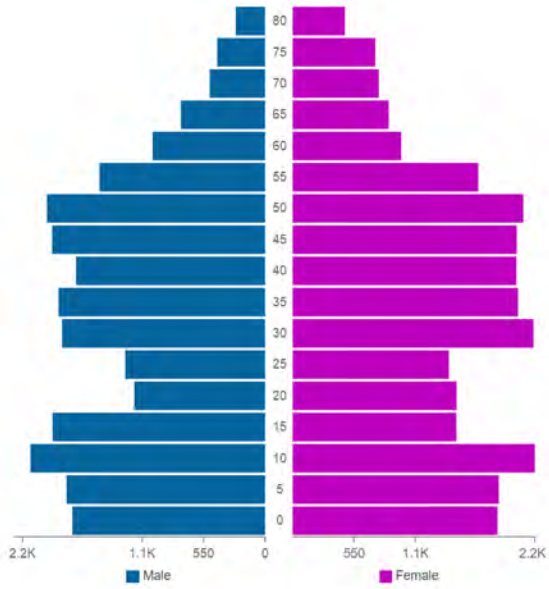
Marathon Realty Group Inc.
44081 Pipeline Plaza, Suite 325
Ashburn, Virginia 20147
Visit us at www.marathonrgi.com

Patty I. Brown, CCIM
President/CEO
Principal Broker
m 703.402.2433
pibrown@marathonrgi.com



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Ashburn Population Pyramid 2020



Ashburn Median Age

36.3 35.5 37.1



Ashburn Adults

There are 36,458 adults, (5,558 of whom are seniors) in Ashburn.

Ashburn Age Dependency

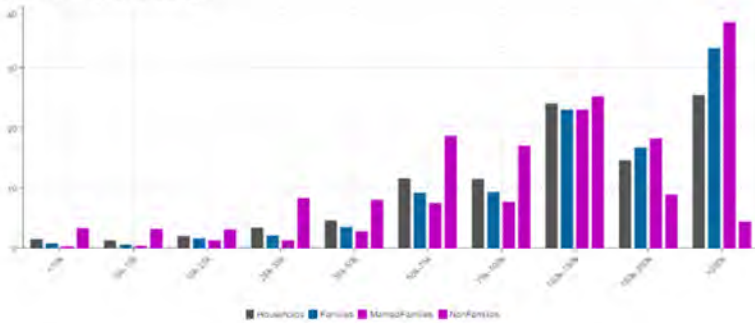
62.8 Age Dependency Ratio
 18 Old Age Dependency Ratio
 44.8 Child Dependency Ratio

Ashburn Sex Ratio

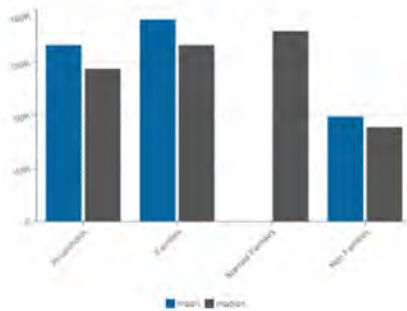
Female 26,368 52.43%
 Male 23,922 47.57%



Ashburn Income by Household Type



Name	Median	Mean
Households	\$120,599	\$149,817
Families	\$149,305	\$171,580
Married Families	\$161,060	-
Non Families	\$80,082	\$99,083



Restaurants Nearby

Name	Direction	Distance (Miles)
CAFE OPERA	SW	0.0
ASHBURN KABOB	SW	0.0
GOOD FORTUNE	SW	0.1
ALL AMERICAN STEAKHOUSE	NE	0.7
WENDY'S	NE	0.7
BONEFISH GRILL	NE	0.7
PARALLEL WINE BISTRO	NE	0.7
ASIA CAFE	NE	0.8
SUBWAY	NE	0.8
SAMURAI SUSHI	NE	0.8
MALI THAI	NE	0.8
LOS TOL TECOS	NE	0.8
RUBINO PIZZERIA	SE	0.9
YUMMY PIG BBQ	SE	0.9
SAFFRON INC	SE	0.9



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