

FOR SALE

553 ± SF COFFEE SHOP ON 0.8 ACRES

Property Highlights

- 553 SF on 0.8a
- At a signalized intersection on a highly trafficked road
- Excellent Visibility
- Multiple forms of Ingress/Egress
- Close Proximity to Bristol Ski Mountain, Ski Company, Other Half Brewing, Duvall Farms
- Ability for drive-thru

Demographic Summary	3 Miles	5 Miles	7 Miles
Population	3,210	13,238	42,463
Households	1,352	5,618	18,635
Median H.H. Income	\$90,639	\$81,799	\$81,708
Per Capita Spend Eating Out	\$4,002.47	\$4,093.47	\$4,273.31
Source:	ESRI		



EXCLUSIVE CONTACT

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CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

6570 State Route 5 & 20
Property Photos



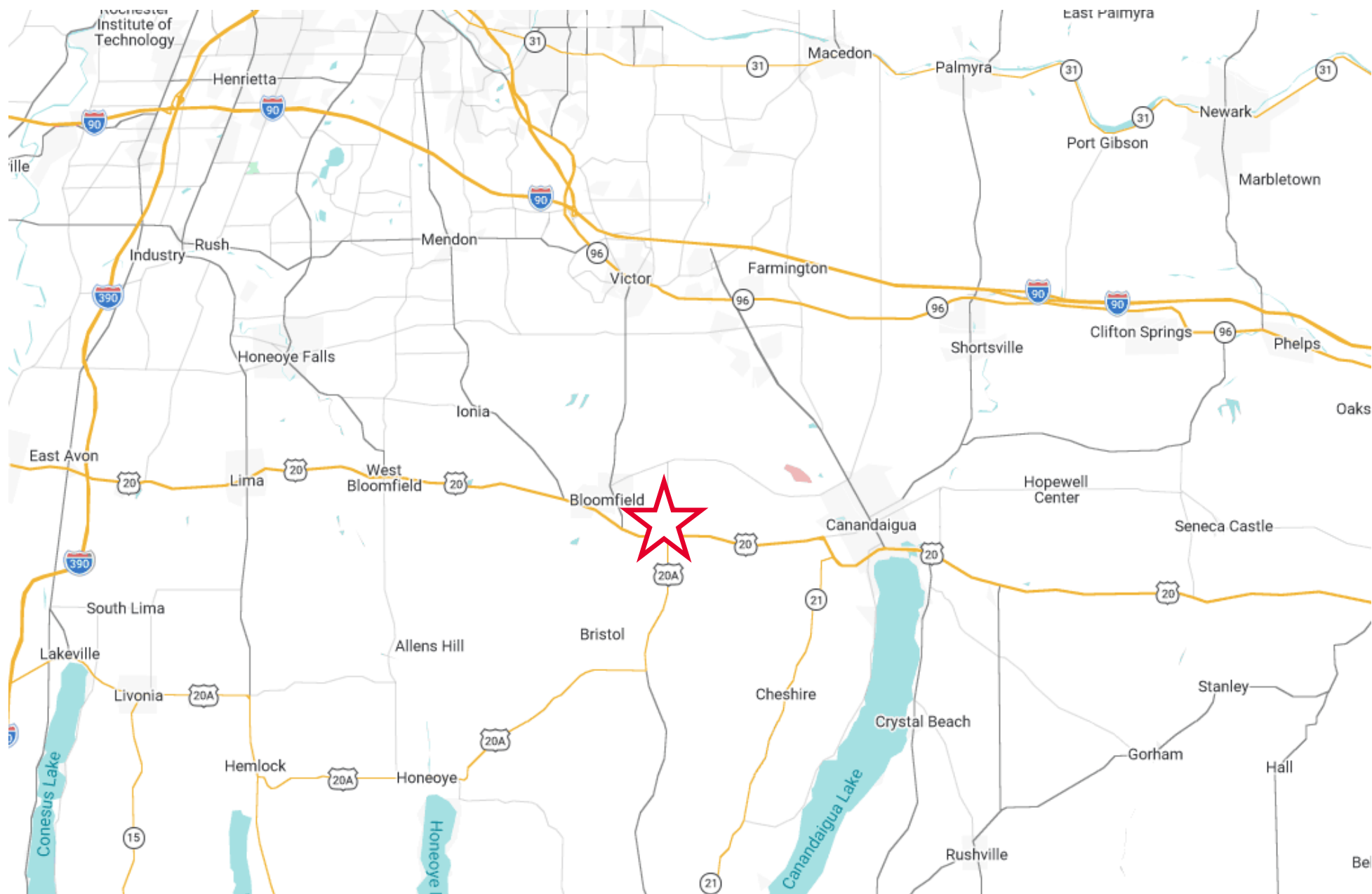


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6570 State Route 5 & 20 Location Map



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