

FOR LEASE

FULLY BUILT OUT BAKERY/EATERY

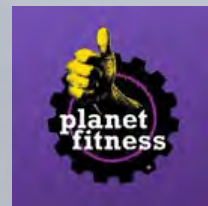
LEASE RATE: \$18.00/SF NNN

FF&E AVAILABLE FOR PURCHASE \$45,000

EAST STREET SHOPS

CO-LOCATED W PLANET FITNESS

EAST GRANBY, CT



CHOZICK REALTY, INC.

TESS CULLEN (860) 212-5063

TESS@CHOZICKREALTY.COM





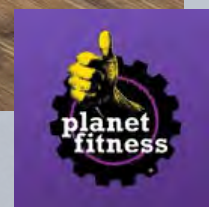
EAST STREET SHOPS CAFE/EATERY

This is a rare opportunity to lease a fully built-out, turnkey café and bakery space in a prime location in East Granby, Connecticut. The ±2,480 square foot space has been thoughtfully designed and previously operated as a bakery/café, offering an efficient layout ideal for both front-of-house service and back-of-house production.

With approximately \$210,000 invested in build-out, the space is exceptionally well-equipped and positioned for immediate occupancy. The existing infrastructure significantly reduces startup time and capital expenditure, allowing an incoming operator to focus on launching and scaling their concept rather than construction.

All existing bakery and café equipment—all within 5 years old and originally valued at approximately \$185,000—is available to the incoming tenant for purchase at \$45,000, representing a substantial discount to replacement cost. This equipment is not included in the lease rate but provides significant added value and reinforces the turnkey, plug-and-play nature of the space.

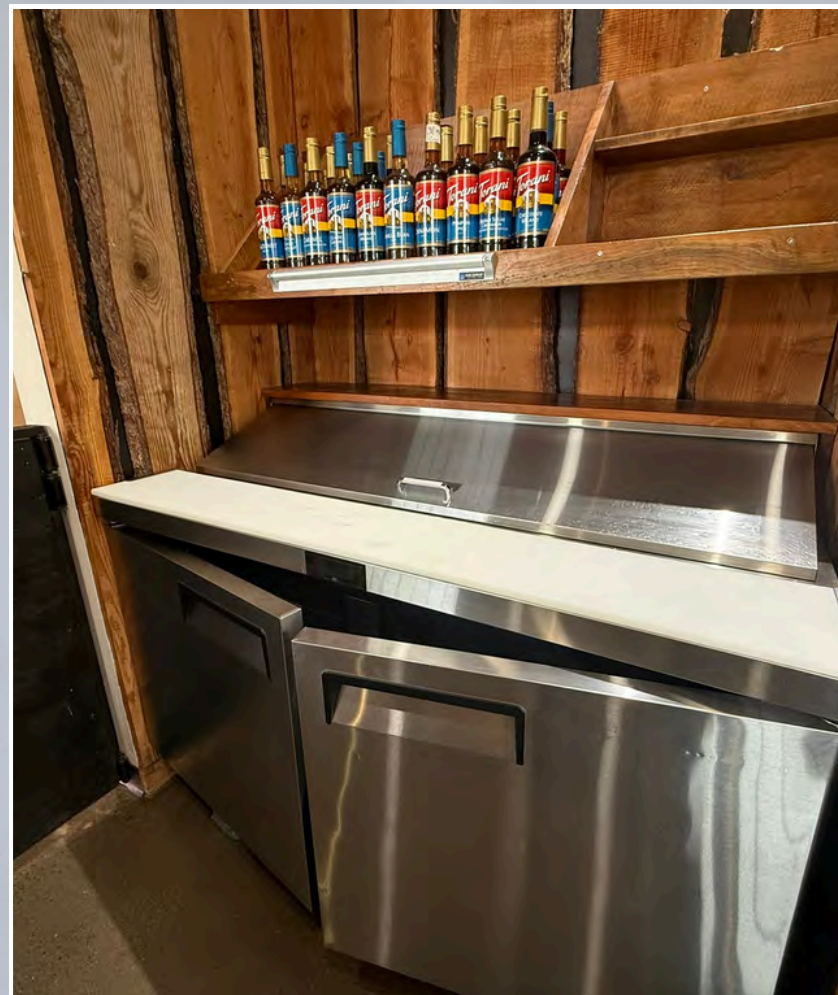
The property also presents a strong co-location opportunity with Planet Fitness, generating consistent daily traffic and providing access to an established customer base. This built-in synergy enhances visibility and offers a unique advantage for operators seeking steady foot traffic and repeat clientele. This opportunity is ideal for an experienced operator or aspiring entrepreneur looking to establish or expand a café, bakery, or specialty food concept in a highly accessible location. The combination of location, existing improvements, discounted equipment package, and co-tenancy with a high-traffic national retailer creates a compelling and cost-effective entry into the market.

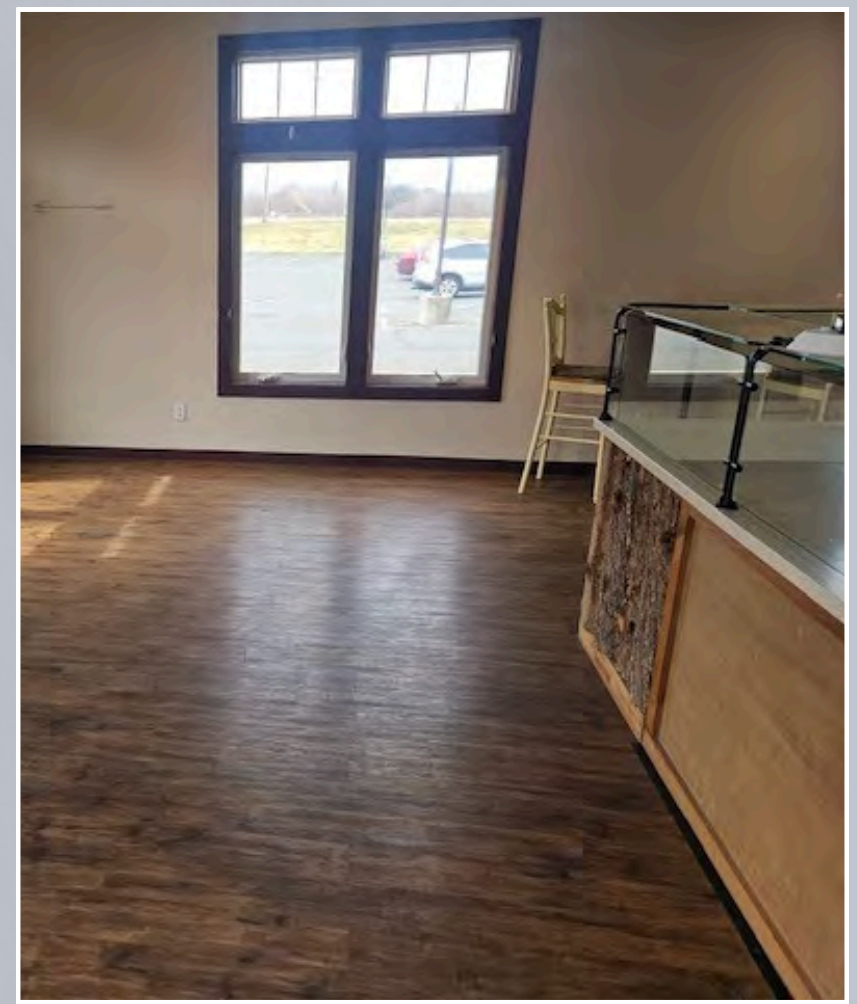


EXISTING FLOOR PLAN INCLUDES:

- SPACIOUS SEATING AREA WITH MULTIPLE TABLE CONFIGURATIONS
- COMFORTABLE LOUNGE-STYLE SEATING AREA
- DEFINED ORDER/SERVICE COUNTER WITH DISPLAY AREA
- SEPARATE PICK UP STATION FOR EFFICIENT CUSTOMER FLOW
- HIGH-TOP SEATING ALONG COUNTER
- ATTRACTIVE RETAIL/DISPLAY SHELVING OPPORTUNITIES
- FULLY EQUIPPED COMMERCIAL KITCHEN LAYOUT
- LARGE CENTRAL PREP AND PRODUCTION AREA
- DESIGNATED BAKING AND FINISHING ZONES
- BUILT-IN EQUIPMENT STATIONS THROUGHOUT
- WALK IN COOLER/COLD STORAGE AREA
- DEDICATED DRY STORAGE AREAS
- MULTIPLE HAND SINKS AND PREP SINKS FOR COMPLIANCE
- EFFICIENT WORK FLOW DESIGNED FOR HIGH VOLUME PRODUCTION









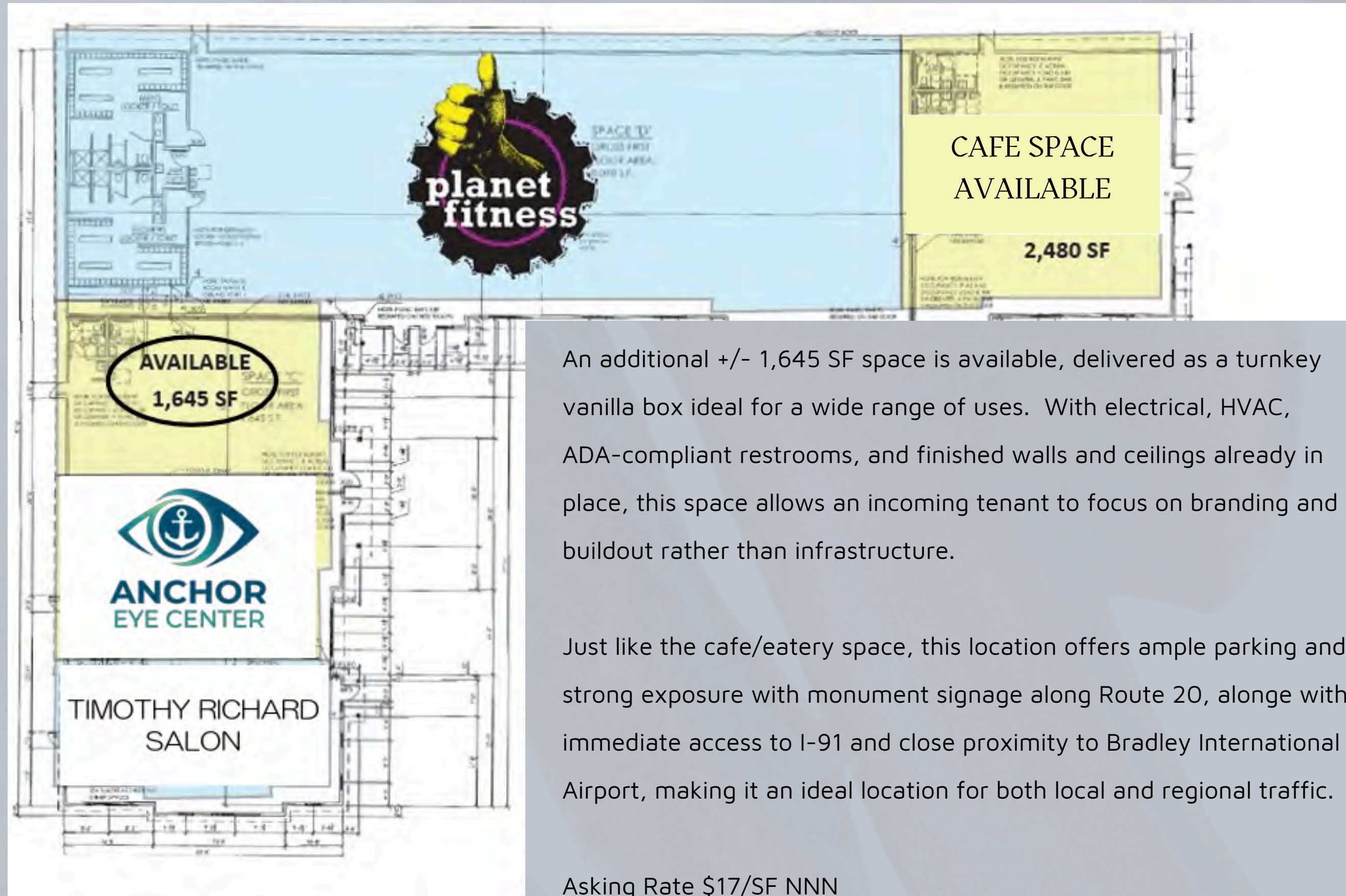
MACHINERY & EQUIPMENT* LIST

<u>Year</u>	<u>Name</u>	<u>Description</u>
2021	Amerikooler	Walk-In Cooler/Freezer
2021	Atosa	Salad/Sandwich Prep Table
2020	Blodgett	Double Deck Convection Oven
2021	Imperial	Stock Pot Range
2021	John Boos	Commercial Sink; 3 Compartment
2021	Primo	81 Quart Capacity Spiral Mixer
2021	Scotsman	Ice Machine, Undercounter Type
2021	Tagliavini	Deck Oven Single Deck
2001	Varimixer	Planetary Mixer 20 Quart Capacity

<u>Year</u>	<u>Name</u>	<u>Description</u>
2022	Vollrath	Conveyor Toaster
Nuova Simonelli Appia Life Volumetric 2 Group Commercial Espresso Machine		
Big Dipper Grease Trap		
Wells Hood System, Ventless		
<u>Miscellaneous</u>		
Hisense Mini Refrigerator, Hand Wash Sinks, John Boos Equipment Stand, Advance Tabco Single Compartment Commercial Sink, Vollrath Intrigue 2 Burner Induction Range, Winco Panini Grill, Adcraft Proofer Cabinet, Aluminum Pan Racks, Hamilton Beach Microwave Oven, 2 Kitchen Aid Commercial Mixers, Aluminum Dunnage Rack, Storage Shelves, Digital Scales, Various Kitchen Utensils, Restaurant Seating, 21 Metro Style Storage Racks, Utility Carts, Keep It Kool! Transport Bag, Various Prep Tables		

*EQUIPMENT IS NOT INCLUDED IN BASE RENT

ADDITIONAL SPACE AVAILABLE



An additional +/- 1,645 SF space is available, delivered as a turnkey vanilla box ideal for a wide range of uses. With electrical, HVAC, ADA-compliant restrooms, and finished walls and ceilings already in place, this space allows an incoming tenant to focus on branding and buildout rather than infrastructure.

Just like the cafe/eatery space, this location offers ample parking and strong exposure with monument signage along Route 20, along with immediate access to I-91 and close proximity to Bradley International Airport, making it an ideal location for both local and regional traffic.

Asking Rate \$17/SF NNN



CONTACT DETAILS

CONTACT

Tess Cullen

EMAIL ADDRESS

tess@chozickrealty.com

PHONE NUMBER

860-212-5063