

ICE CREAM STORE / STAND AVAILABLE



38A S. Broad St., Pawcatuck

Ice Cream store/stand with inside and outside seating.

CLEAN, highly visible location across from
Pawcatuck Shopping Center and Rite Aid on Route 1

Purchase equipment @ \$40,000 and lease
1,000+/-sf @ \$1,250/mo + utilities

NORM PECK

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- ◆ Business established 2007
- ◆ Immaculate condition
- ◆ Seating inside and outside
- ◆ 18 parking spaces
- ◆ 150' road frontage
- ◆ Highly visible, 11,000 daily average traffic
- ◆ Handicapped Accessible
- ◆ Public water, Septic
- ◆ Propane gas for heat
- ◆ Directly across from Pawcatuck Shopping Center, Rite Aid...
- ◆ Zone LS-5



Pawcatuck Shopping Center

Not to scale—for Marketing purposes only.





DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	24,002	37,793	75,424
Total Households	10,762	16,824	32,756
Household Income \$0—\$30,000	22.84%	19.14%	16.51%
\$30,001-\$60,000	26.04%	24.18%	22.50%
\$60,001-\$100,000	22.28%	22.76%	24.04%
\$100,001+	28.83%	33.92%	36.94%

Cream Cone equipment list

- 1 Taylor; soft serve machine Model #C712027 (Water cooled)
- 2 Taylor; beverage/lemonade maker Model #430-12
- 3 Taylor; whip cream machine
- 4 Taylor; flavor burst system complete; 8 flavor
- 5 Astro; 24 flavor system complete / dispenser
- 6 Beverage air; topping dispenser cooler / ss 2 door
- 7 Beverage air; freezer / cake dispenser unit
- 8 Hamilton Beach; 3 p blevoer/mixer machine
- 9 Star; warmers, 2 units
- 10 Star; wafer maker machine / displayer, attachments
- 11 Single stove top warmer / hot plate
- 12 One 20 tub dipping cabinet/displayer glass top
- 13 One 12 tub dipping cabinet / hard top
- 14 One Razzle mix machine / Taylor
- 15 One upright start freezer stainless steel, 2 door
- 16 One upright start refrigerator stainless steel, 2 door
- 17 Two 4' stainless steel working tables
- 18 One 2' stainless steel working table
- 19 One 1' stainless steel working table / special order
- 20 Two cash registers
- 21 3 Metro shelves with wheels for storage
- 22 One removable counter unit
- 23 Two tables, 4 chairs, 7 picnic tables, U + 3, etc
- 24 Assorted smallwares, scoops, stainless steel containers, etc
- 25 Can liners, containers, mop sink, bucket
- 26 Three way couplete sink/faucet/rinse
- 27 Air and heat unit in place
- 28 Small steel office desk/stool
- 29 Menu boards - 1 inside/outside
- 30 Fire system installed/operated
- 31 Alarm system installed/operated
- 32 Telephone On
- 33 City gas, connected

COST: \$112,550 2006 All equipment installed brand new

Today's value at 50% depreciation, about \$55,000