



Wicked

Restaurant & Wine Bar

South Cape Village • 35 South Street, Mashpee, MA 02649

**The Realty Advisory, Inc.**
Commercial Real Estate, Development,
Consulting & Brokerage Services
1645 Falmouth Road, Suite 10F
Centerville, MA 02632

CONTACT
Richard Catania
508.367.1898
rcatania@therealtyadvisory.com

Executive Summary

Wicked Restaurant & Wine Bar

35 South Street, Mashepee, MA 02649 • wickedrestaurant.com



The Realty Advisory is proud to present an exclusive listing for this High-Volume full-service Restaurant and Wine Bar on the Upper Cape. Wicked Restaurant represents an established, fully Turnkey, franchisable concept in a Prime location with great street visibility, ample parking and an established year-round, loyal customer base,

Licensed for 165 seats with a Full Year- round Liquor license and some outdoor dining. Great visibility and ample parking.

Included with the tastefully appointed, timeless décor exists an established high volume curbside take-out business with catering potential and a grab go concept called “Crave”

The back of the house boasts an incredibly well equipped and thought-out State of the Art kitchen that must be seen.

Across the street is a “soon to be” new Trader Joes market and Mashpee commons which is one the Capes most popular shopping plazas. The ever-expanding affluent New Seabury development in less than 4 miles away and boasts two championship golf courses and an affluent community.

Pizzas are inspired by old world Neapolitan pizza making techniques, using non-GMO flour, natural starter, and purified water cooked in a 700-degree state of the art oven.

Specializing in small local breweries and over 20 carefully chosen wines by the glass from all over the world. Wines are available by the bottle or in 6 or 9 oz. pours, all stored in a state-of-the-art preservation system ensuring each glass is perfectly preserved and tempered.





About the Town of Mashpee



Mashpee shares the same natural beauty as the rest of Cape Cod. With salt water and fresh water beaches, visitors and residents alike will enjoy the unaltered beauty of Mashpee's water-fronts. On a rainy day, there are museums (including the Cape Cod Children's Museum), art centers and galleries, and indoor activities suitable for people of all ages and with all interests.

For business owners, Mashpee is an obvious choice. With so many visitors, merchants are exposed to new guests all the time. Off the beaten path, in Mashpee, there are opportunities for larger businesses to build their home. Mashpee continues to grow as a healthy business community.

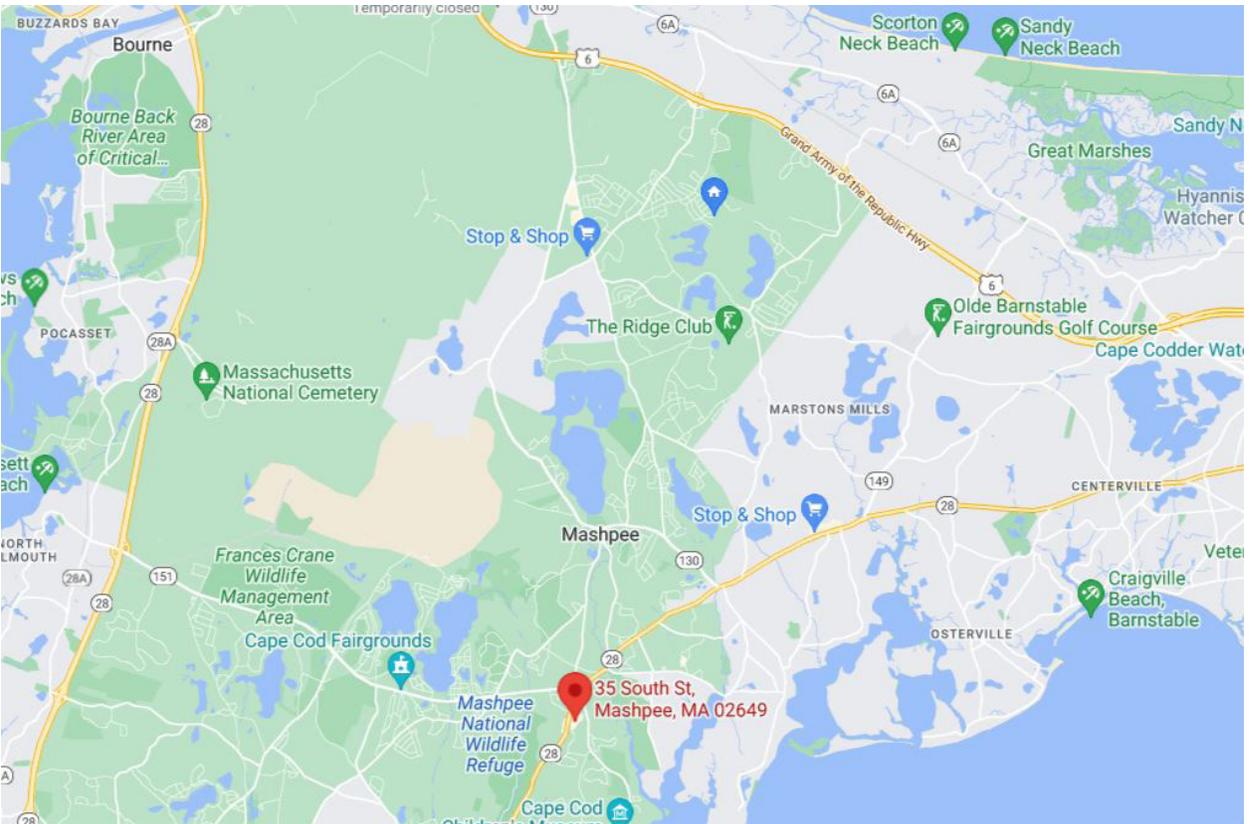
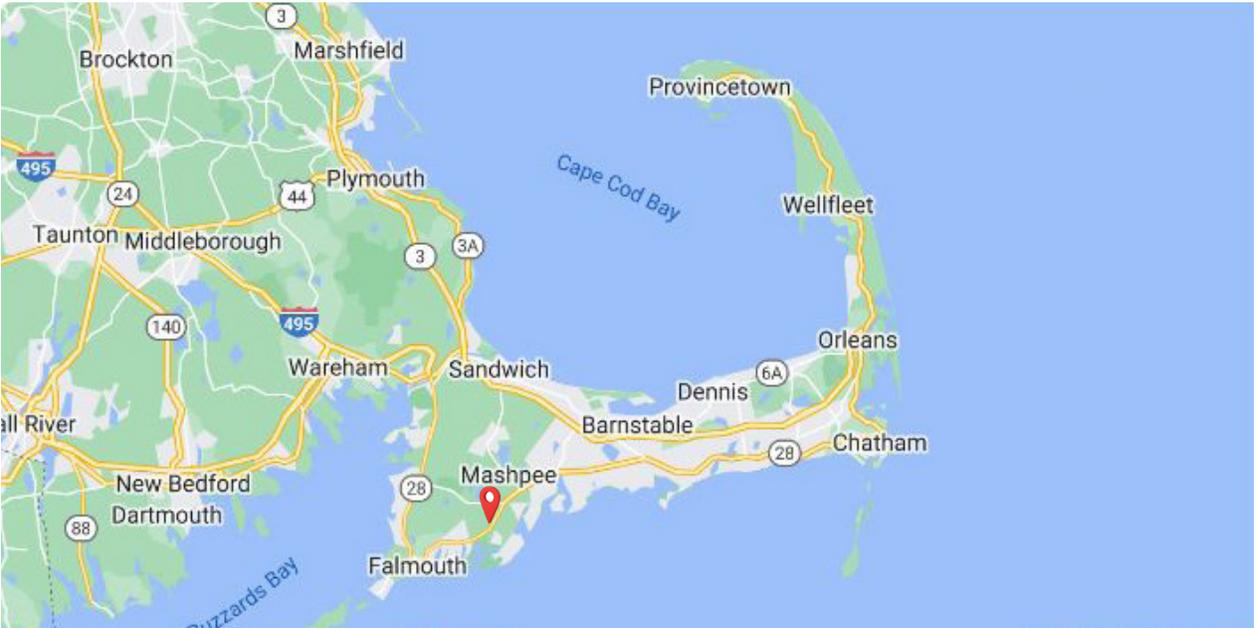
For residents, Mashpee is growing into the little town of dreams. The High School is home to new and exciting technologies that stimulate the creativity and learning of the next generation. Green initiatives keep Mashpee at the forefront of global altruism. And groups such as Heroes in Transition, Inc, and LIFE, Inc, work to place military service members and adults with unique learning challenges to work in and with their community.

The town of Mashpee has a rich and tumultuous history. Inhabited for thousands of years by the native Wampanoag, and inhabited by English settlers in the mid 1600's, the town was not incorporated until over 200 years later, in 1870. Since it's origins, the town of Mashpee has grown into an exciting community with year-round offerings for residents, visitors, and business owners. Mashpee is also a highly charitable community with a high concentration of non-profit organizations doing business in Mashpee.

Additionally, Mashpee has more than five miles of sandy beaches on Gulf Stream-warmed Nantucket and Vineyard Sounds, extensive waterfront on Waquoit and Popponesset Bays, and four of the largest freshwater ponds on Cape Cod all for boating, bathing and fishing. Mashpee's hub location gives access to twenty or more golf courses within a fifteen-minute drive, including Mashpee's three world-class championship golf courses. Mashpee is home to nationally recognized Mashpee Commons, a community shopping center noted for its traditional New England-style architecture.



Wicked Location



SOUTH CAPE MARKETPLACE

<http://southcapemarketplace.com/>



TYPES OF TENANTS

Home Furnishings,
Accessories and Gifts

Mens, Womens &
Children's Apparel

Restaurants, Food, Catering

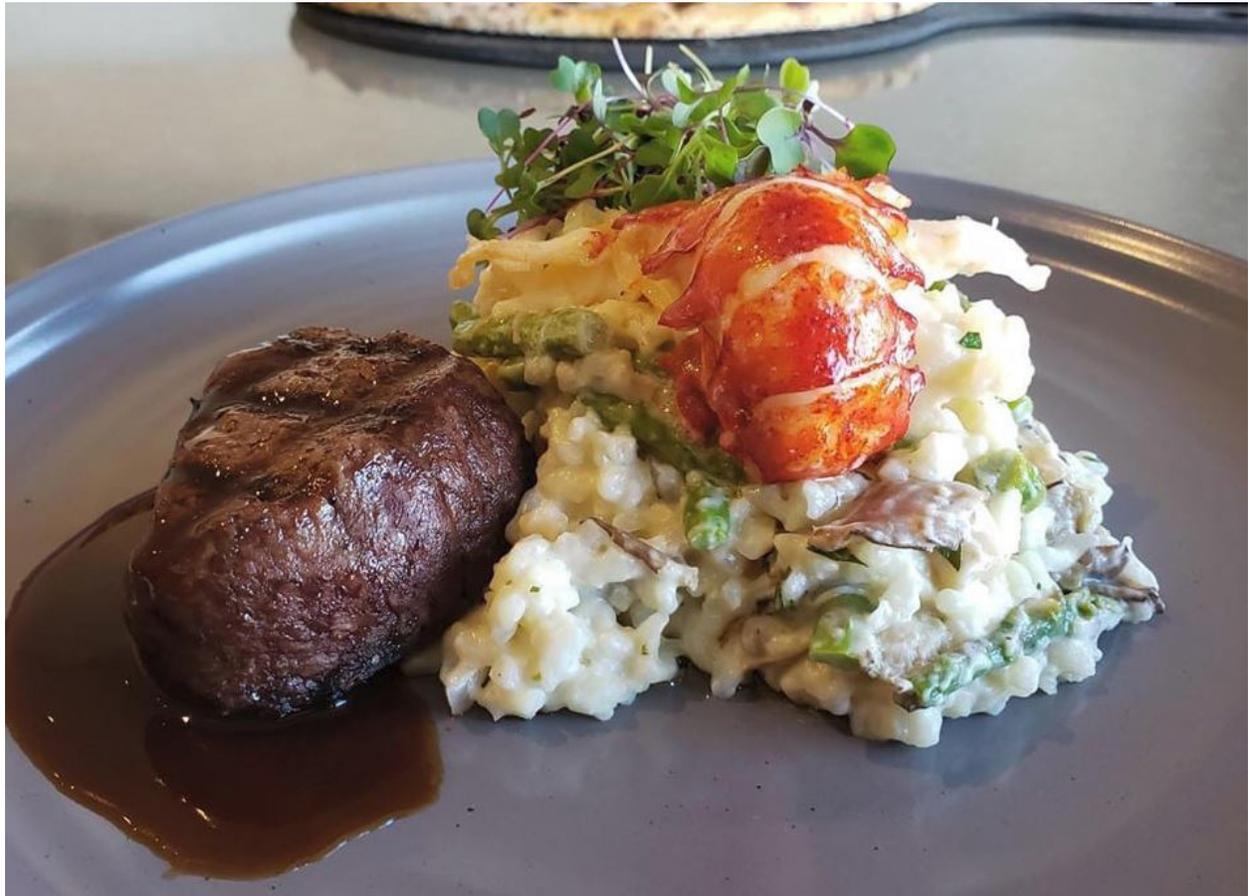
Service

Jewelry and Accessories

Entertainment

Wicked Restaurant & Wine Bar

Square Footage	5828
Addresses	35 F South Street Mashpee MA 02649
Name of LLC/Corporation	Wicked Restaurant Inc.
Seats/Bar/Dining Room	Aprox. 120 inside /
Annual Sales	2,300,000
Food Cost/Liquor Cost	28-30 %
Liquor License (Seasonal/Year Round)	Year-round
Cash Flow/Net Income	
Monthly Rent/Separate Cam	\$ 8,742 Base
Lease Terms (Conveyable?)	Through Feb 2029
Copy of Leases	
Number of Employees	25-39 seasonally
Trademarked?	Yes
Year Opened	Yes
POS System	Toast
Website Included?	If name is purchased
PPA	32
Food to Beverage Ratio	80% Food -20% Bev
Reason for Selling (Optional)	Been doing it too long.



Supplemental Financial Informations

A complete supplemental offering package containing relevant financial information is available upon request. Some information includes but is not limited to tax returns, monthly revenues and detailed income.

Confidentiality and Disclaimer

The Offering Document was prepared by The Realty Advisory, from and on information furnished by Wicked Restaurant & Wine Bar which is “The Seller”, and the Town of Mashpee, MA by agents of the seller and from other sources believed reliable. No guarantee, express or implied, is made as to the accuracy or completeness of this information and it is subject to error, commission, change of price, change of description or condition, or withdrawal without notice. The Realty Advisory has not independently audited or verified any information, financial result, legal description, sketch or plan.

The Realty Advisory, represents Wicked Restaurant & Wine Bar on an exclusive basis. Any other brokers or salespeople represent the Buyer, not the Seller, in the marketing, negotiation and sale of this business and property, unless other arrangements are made in advance with the Realty Advisory, Inc.

This Offering Document is proprietary to the seller and its related legal and beneficial owners and to The Realty Advisory. This information is made available to you because you signed a Confidentiality Agreement for the purpose of conducting an analysis of the business opportunity represented herein prefatory to making an offer to purchase the aforementioned business and property.

Should you decline to make such an offer, you agree to return promptly this document and any other information provided to you.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject.

Offering

We are pleased to offer this business opportunity which includes Lease, Furniture, Equipment, Fixtures, Logos, Goodwill, Website, Recipes and Training

Representation

Wicked Restaurant & Wine Bar has retained Richard Catania of the Realty Advisory, Inc. This transaction is a confidential matter. All inquiries will be treated with strict confidentiality. The seller reserves the right to withdraw from negotiations or the market at any time.

Proposed Transaction

The Realty Advisory is entertaining offers to purchase Wicked Restaurant & Wine Bar of Mashpee, MA. All qualified prospective purchasers are required to contact Richard Catania, concerning site visits, inspections, submission of offers, or the proposed transaction.

Submission Offers

The seller reserves the sole and absolute right to accept or reject any offer. All offers should include price, deposit, financing, if any, and closing date. Nothing in the submission of any offer shall be deemed in any way to create any right or obligation between the seller and the proposed buyer until such offer has been accepted in writing.

The offers shall contain the following information:

- A. The name and address of the prospective purchaser, including principals
- B. Purchaser's legal counsel
- C. Identification of business being purchased
- D. Deposit
- E. Financing to detail purchaser's desire to obtain private, conventional, or institutional financing
- F. Due diligence inspections of property within a reasonable time period
- G. Terms to Seller-Cash at closing or Seller financing
- H. The purchase price
- I. Proposed closing date