



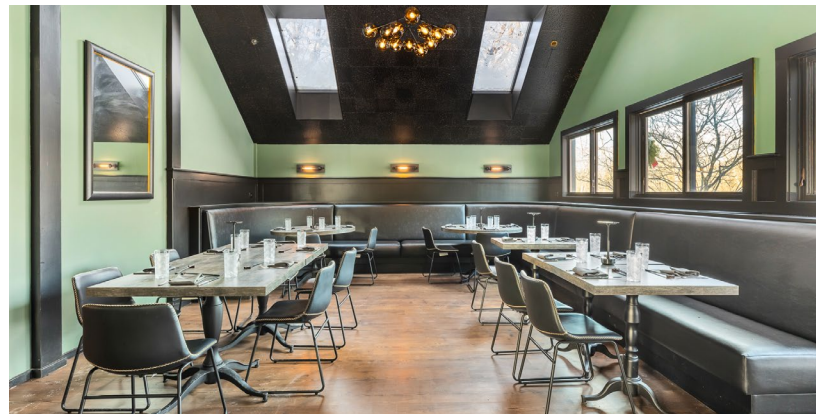
WOHLER REALTY GROUP

UMAMI



INTERIOR PHOTOS









EXTERIOR PHOTOS





Turnkey Restaurant & Real Estate Opportunity in the Heart of Manchester Center, VT

Umami – Asian Fusion | Business + Building For Sale

Step into a fully realized culinary vision with Umami – Asian Fusion, an established and beautifully renovated restaurant located in the heart of Manchester Center, Vermont. Formerly known and loved as Social House, this property has been completely transformed into a vibrant, modern dining destination blending the bold favors of Chinese takeout with the creativity and innovation of Asian fusion cuisine.

This is more than just a restaurant – it’s a rare opportunity to own both a thriving business and the prime real estate it sits on.

Business Highlights:

Reimagined concept with a loyal local following and strong brand identity.
A seamless blend of traditional and modern Asian dishes that appeal to a broad audience.
Elegant yet approachable atmosphere perfect for locals, tourists, and private events.
Proven concept, thoughtfully executed by seasoned culinary professionals.

Property Features:

Fully renovated building from top to bottom — nothing left untouched.
Two state-of-the-art commercial kitchens, perfect for high-volume service or dual concepts.
Over **50 parking** spaces in a large, private lot — a rare asset in Manchester Center.
Thoughtfully designed bar and dining areas with modern finishes throughout.
Ideal location with high visibility, foot traffic, and easy accessibility in a beloved New England town.

Included Equipment (Extensive & High-End):

Multiple refrigerated prep stations, commercial fryers, and 6-burner ranges
Garland grill & salamander, convection oven
Commercial espresso machine, coffee machine, and full bar service area
Walk-in cooler & freezer, commercial dishwashing stations (including one in the bar)
Bottoms Up beer tap cooler with 4 taps
Full suite of storage, warming, and refrigeration equipment — everything you need to walk in and start service

What’s Included:

The business, including brand, goodwill, and equipment
The real estate – no lease, no landlord. You own it all.
FF&E (Furniture, Fixtures & Equipment) – meticulously maintained and ready to go

Location, Location, Location:

Set against the beautiful backdrop of Southern Vermont, Umami sits in a high-visibility corridor with a strong mix of year-round residents, second homeowners, and tourism-driven traffic. With nearby skiing, shopping, a sought-after destination.

The Opportunity:

Whether you’re an experienced restaurateur looking to expand or an entrepreneur with a vision, this is a rare turnkey opportunity to take over a top-tier space with everything already in place — and the real estate to back it.
Financials available with signed NDA.



WELCOME TO MANCHESTER



With its classic New England character and thriving year-round economy, Manchester is the ideal location to operate a business. Manchester businesses represent a wide variety of industries, including but not limited to restaurants, retail, hospitality, finance, technology, and the arts & medicals, and dental practices, offices, and schools, service the city's year-round community.

Manchester is a premier Southern Vermont destination for locals and tourists alike. The area's tourist population balloons in the summer and winter seasons and contributes significantly to the economy. **Manchester averages hundreds of millions of dollars in gross receipts** 3 3 B 3 v B 0 B z w B area in Vermont, behind Burlington, South Burlington, Rutland, and Stowe.



BUSINESSES THAT CALL MANCHESTER HOME

In Manchester and Dorset, there are ample commercial spaces to service the towns' residential needs and robust economies. Manchester and the surrounding towns have active real estate markets that attract buyers from across New England and the country. In addition to its commercial opportunities, the area consistently ranks among the top residential sales areas in the state.

Over the years, several noteworthy businesses have area. The Orvis Flagship Store and corporate headquarters, The Vermont Country Store, The Equinox Resort and Spa, and the Manchester Designer Outlets are all established businesses that are currently headquartered in Manchester.

Manchester is also home to many recognizable national businesses that attract visitors and contribute significantly to the local economy. The Kimpton Taconic, Ben & Jerry's, Dunkin', Starbucks, Shaw's, and Walgreens are Manchester's locals and visitors.



MANCHESTER

VT 7A

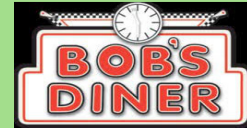
MANCHESTER
CENTER
2.2 MILES

VT 7

VT 11

DEPOT STREET

EXIT 4



Napa Auto Parts

People's United Bank

Berkshire Bank

Walgreens

TD Bank

Theory

Starbucks

J. Crew

McDonald's

Vineyard Vines

Ben & Jerry's

Umami

Volkswagen

Chevrolet

Sunoco

Gap

Mattress Firm

Cold Cow Creamery

Hampton Inn and Suites

Dunkin'

Bonnet and Main Cafe

CITGO

Shaw's Supermarket

Orvis Flagship Store

Kimpton Taconic Hotel

Mulligan's Pub and Restaurant

The Equinox Hotel

Wohler Realty Group

Price Chopper

Ponce Bistro

Ye Olde Tavern

Thai Basil

Union Underground

The Mountain Goat Sports Store

Manchester Country Store

The Works Cafe

Vermont Kitchen Store

Little Rooster Cafe

Sam's Wood-Fired Pizza Co.

Duttons Farm Stand

Pearls Place & Pantry

American Museum of Fly-Fishing

Northshire Bookstore

DEMOGRAPHICS

POPULATION	10 MILES RADIOUS
2020 Population	12,034
2024 Population	11,830
2029 Population Projection	11,765
Annual Growth 2020-2024	-0.4%
Annual Growth 2024-2029	-0.1%
Median Age	51.2



HOUSEHOLDS	10 MILES RADIOUS	INCOME	10 MILES RADIOUS
2020 Households	5,196	A v g H o u s e h o l d I n c o m e	
2024 Households	5,094	M e d i a n H o u s e h o l d I n c o m e	
2029 Household Projection	5,064	< \$ 2 5 , 0 0 0 . 0 0	
Annual Growth 2024-2024	-1.7%	\$ 2 5 , 0 0 0 - 5 0 , 0 0 0	
Annual Growth 2024-2029	-0.1%	\$ 5 0 , 0 0 0 - 7 5 , 0 0 0	
Owner Occupied Households	4,001	\$ 7 5 , 0 0 0 - 1 0 0 , 0 0 0	
Renter Occupied Households	1,063	\$ 1 0 0 , 0 0 0 - 1 2 5 , 0 0 0	
T o t a l S p e c i f i e d C o n s u m e r S p e n d i n g (\$)		\$ 1 2 5 , 0 0 0 - 1 5 0 , 0 0 0 \$ 1 0 7 3 . 1 M	
		\$ 1 5 0 , 0 0 0 - 2 0 0 , 0 0 0	
		\$ 2 0 0 , 0 0 0 +	

CONSUMER SPENDING DETAILS	TOTAL SPENDING	AVG HOUSEHOLD	PER CAPITA
A p p a r e l			
E n t e r t a i n m e n t , H o b b i e s & P o s t a l s			\$ 2 5 , 1 9 4 , 9 1 6 , 1 3 0
F o o d & A l c o h o l	\$ 4 7 , 5 3 1 , 4 1 8		\$ 9 , 3 1 2 , 1 3 0
H o u s e h o l d	\$ 2 9 , 2 0 9 , 4 7 3		\$ 5 , 6 2 3 , 4 1 8
T r a n s p o r t a t i o n & M a i n t e n a n c e			\$ 4 1 , 8 3 8 , 2 1 1
H e a l t h C a r e			\$ 1 1 , 3 5 9 , 4 1 8
E d u c a t i o n & D a y c a r e			\$ 1 1 , 3 5 9 , 4 1 8
T o t a l			

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Main St	Taconic Rd S	5,386
Depot St	Riverside Hts SE	13,018
Bonnet St	Two Cow Ln N	6,140
Center Hill	Cemetery Ave NW	3,478
Bonnet St	Riverside Townhouses Rd N	3,893
VT 30	Riverside Townhouses Rd N	5,653
Richville Rd	Cass Ter N	907
Maple St	Hunter Park Rd NE	4,772
Maple St	Palmer House Motel NE	6,333



IMPACT OF POPULATION AND YEAR-ROUND TOURISM

Manchester boasts significant year-round economies. Southern Vermont experiences a cyclical pattern of population growth, occurring during the winter and summer months. Although spring and fall are considered shorter off-seasons, Manchester still attracts a high number of out-of-state visitors in these months.

The population of Manchester consists of 4200 full-time residents. However, a large number of housing units are second homes. Therefore, this population statistic is an underrepresentation of the total number of people who live in the area depending on the time of year.



EDUCATION Manchester boasts a well-educated workforce and consumer base. More than 60% of residents have attended college, have a bachelor’s degree, or have an advanced degree. Local schools offer both public and private education opportunities. The Manchester Elementary Middle School and private Maple Street School serve students in grades K - 8 .

Burr and Burton Academy, an independent school, serves students in the area. BBA is one of Vermont’s oldest schools and excels in academics and athletics. In addition to serving local students, BBA has an admissions program for international students that represent more than a dozen countries.

The Long Trail School is an independent school serving students in grades 6 - 12 . LTS boasts distinguished teachers and was the first school in Vermont to gain national accreditation. LTS is a school, and students’ test scores are consistently above state and local averages.

The Stratton Mountain School offers a rigorous college preparatory curriculum and a world-class athletics and winter sports program. The SMS alumni network includes 46 Olympians, more than 100 National Team members, and graduates in fields including law, business, medicine, and the arts.

MUNICIPAL SERVICES The size of Manchester’s population allows the town to support its own government and municipal services. The Manchester Town Government is divided into several departments that serve the Village and the Center. The Manchester Police Department consists of eight full - time officers, four part - time officers. Manchester also has a fire department staffed by 40 committed volunteers.



HEALTHCARE Manchester and the surrounding region have a robust healthcare infrastructure. The Manchester Medical Center is centrally located and staffed with board - certified physicians. The Northshire Rescue Squad is an independent organization that provides 24 - hour emergency response and medical services. Other healthcare facilities in the area include Rutland Regional Medical Center, Southwestern Vermont Medical Center in Brattleboro, and the Dartmouth-Hitchcock Medical Center in Hanover, NH that provides medical services. The Charles Otis Clinic at Stratton Mountain specializes in urgent care, and the Grace Cottage Hospital in Townshend also provides medical services.

DINING Manchester is home to a thriving restaurant industry. Manchester and the surrounding region have a variety of dining options, including traditional restaurants, breweries and trendy cafes. The surrounding region is rich in agricultural resources, and many Manchester restaurants pride themselves for their commitment to using local ingredients and providing a true farm-to-table experience. The area boasts a number of award-winning restaurants. The Silver Fork in Manchester was recently named by Tripadvisor as the best restaurant in the country for date nights.

HOSPITALITY There is a wide selection of lodging options in the area, including luxury resorts, small bed - and - breakfast inns, and hotels. The Taconic Hotel offers guests a boutique hotel experience. It was ranked in the “Top 10 Resort Hotels in the North U.S.” by Travel & Leisure. The Hampton Inn & Suites Manchester is a modern hotel located in the center of town, a short walk from shopping and dining in Manchester Center. The Equinox Resort and Spa, which first opened in 1853, has long been a premier destination for relaxation. Round tourism drives a high demand for seasonal and short-term rental homes, with many properties in Manchester and the surrounding towns available to rent.

RECREATION AND TOURISM

Manchester supports a year-round recreation and tourism economy.

WINTER AND SPRING When other parts of the country slow down when the weather turns, Manchester’s tourist population booms in the winter to the area to ski and snowboard at nearby Stratton Resort, Bromley, and Magic Mountains. Other winter activity, and the Stratton Viking Nordic Center, Wild Wings Ski Area, and Prospect Mountain. The skiing and snowboarding season lasts through mid-spring. Manchester is home to a number of popular gear outfitters for all winter sports.

Snowmobilers enjoy Manchester’s VAST (Vermont Association of Snowmobiles) trails. The VAST trails in Manchester Center are open year-round and offer a welcome respite from the cold. Hildene offers a variety of winter activities, including snowshoeing, tours of the house and grounds, and live music. Riley Rink in Manchester and Stratton Mountain Resort host ice skating throughout the winter season.

As the weather warms, outdoor recreation in Manchester and greater Southern Vermont. Spring is also maple sugaring season. Vermont produces more of maple syrup annually, more than half of the entire U.S. crop. Dutton Farm Stand, Merck Farm and Forest Center, Smokey House Center, and the Sugar Shack are some of the locations in and around Manchester that offer an inside look at maple syrup production and sale.



SUMMER During the busy summer season, residents and tourists enjoy the area’s lakes, rivers, visiting art galleries and festivals, and shopping at farmers’ markets. Manchester’s location in the heart of the Green Mountains allows for unparalleled access to some of the best hiking trails in the area. The trails intersect at Stratton Mountain, and hikers can reach the trails at several local access points. Other popular hiking trails in the area include the Lye Brook Falls trail, the Dorset Peak trail, and the Stratton Mountain trail.

Spending time on the water is another popular summer activity. The Dorset Quarry, the oldest commercial marble quarry in the United States, is one of the area’s most popular swimming spots. The quarry is used to construct the main branch of the New York Public Library. The quarry is a great place to swim, sunbathe, and enjoy a picnic on the grass.

The Orvis Fly Fishing School offers classes from top-notch instructors. Emerald Lake State Park is a favorite destination of local and visiting families, and features a beach area, picnic grounds, and trails. Outfitters offer tubing, canoeing, and kayaking on the pond.

Southern Vermont has a vibrant arts and professional performing arts scene. The Weston Playhouse, Dorset Playhouse, and Manchester Playhouse are some of the area’s best. Manchester and Dorset are also home to the region’s finest horse shows. The Vermont Festival, a juried equestrian competition, is held annually in Manchester. The festival draws thousands of people to the area for several weeks during July and August.

FALL There’s nothing quite like fall foliage in Southern Vermont, and the autumn months bring bustling crowds to Manchester and the surrounding area. The spectacular colors can be attributed to Vermont’s abundance of maple trees, which make up nearly 50% of all forest cover in Southern Vermont. The fall foliage is a sight to behold. Resorts and businesses offer experiences tailored around the fall foliage. The fall foliage is a sight to behold. Even more spectacular view of Southern Vermont’s fall colors.

Equinox Nursery hosts an annual Fall Festival, offering wagon rides, cider donuts, corn mazes, and pumpkin carving. For the beverage enthusiasts, Stratton Mountain Resort hosts the Fall Festival. For apple picking, Mad Tom Orchard can’t be beat. Farmer’s markets, art shows, and hiking extend beyond summer and well into the fall season.



THE ARTS

The sweeping landscapes of Southern Vermont have inspired artists for centuries, and several local galleries embrace the region's artistic tradition.

3 Pears Gallery on the Dorset Vermont Arts Center in Manchester features seasonal exhibitions as well as curated permanent collections.

In Manchester Center, Hemholz at Windmills feature paintings and sculpture from a wide range of artists and artistic styles. Manchester Hot Glass specializes in glass products and offers glassblowing classes to the general public.

Manchester, Dorset, and the surrounding towns boast a rich and active arts scene that engages locals and visitors throughout the landscapes and cultivates the unique sense of place that lies at the heart of the Southern Vermont lifestyle.



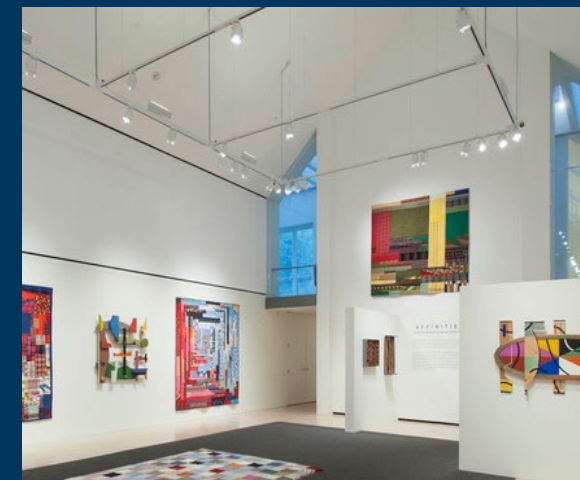
Dorset Playhouse



Manchester Music Festival



Weston Playhouse



Southern Vermont Art Center



Riley Park Concert Series



Live Music at Stratton Mountain

MANCHESTER BALANCES VERMONT CHARM WITH BIG-CITY ACCESSIBILITY.

BY CAR

Manchester is conveniently located at the intersection of VT-11 and VT-30, allowing for easy access to the regional hubs of Rutland and Burlington to the north and south. Manchester also lies at the intersection of VT-11 and VT-30, allowing for easy access to the regional hubs of Rutland and Burlington to the north and south. Manchester also lies at the intersection of VT-11 and VT-30, allowing for easy access to the regional hubs of Rutland and Burlington to the north and south.

BY AIR

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BY BUS OR TRAIN

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ABOUT US

Wohler Realty Group has established itself as a premier brokerage firm with a commitment distinguished itself in the marketplace with its extensive marketing and its professional team.

WRG offers an extensive marketing platform unmatched by competitors. Targeted and innovative marketing, digital exposure, and networking events set Wohler Realty Group apart. Our onsite professional marketing team gives us the capacity to customize our strategy for individual properties.

SERVICES WE OFFER WRG offers a full suite of services to help clients market and lease commercial properties. Our work begins long before properties hit the market; WRG's dedicated commercial agents provide an analysis of best use and investment strategies for optimal marketing. Our multi-tiered sales strategy is custom-designed for individual properties. WRG also offers professional photographic commercial transportation.



WHY WOHLER REALTY GROUP?

EXPERIENCE Wohler Realty Group has a dedicated team and portfolio of services specific to commercial real estate and investors. Britt Wohler, her husband, and the rest of our commercial agents bring deep knowledge and experience in commercial sales and leasing from their work in New York City with Massey Knudsen, Wakefield, and Ripco. They understand your company's real estate needs and how to support healthy growth of a business.

NATIONAL CONNECTIONS Wohler Realty Group has established personal relationships and collaborations with commercial brokers across the United States.

MARKETING RESOURCES WRG'S marketing targets commercial investors well beyond the local market. WRG is committed to marketing properties using the greatest possible exposure.

Our marketing platforms include **Crexi**, a leading commercial real estate firm based in New York City, **CoStar**, the #1 commercial real estate database in North America, and **LoopNet**, a member of CoStar group that is the country's most heavily trafficked commercial real estate website with 1.3 billion annual site views and 20 million properties leased to date.



For More Information, Please Contact:

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