



POPULAR RESTAURANT:
2 FAT GUYS IS FOR SALE

701 ACE MEMORIAL

701 Ace Memorial Drive
Hockessin, DE 19707

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PROPERTY DESCRIPTION

Rare opportunity to own 2 Fat Guys, a well-known and beloved restaurant in Hockessin, Delaware. This popular concept has a loyal following, a flavorful menu, and a strong reputation for quality. The sale includes the business name, logos, domains, all recipes, furniture, fixtures, and kitchen & catering equipment, providing a new owner with everything needed to operate from day one. Perfect for an experienced operator or an entrepreneur ready to grow a proven brand. The current owner, who created the original concept, is willing to act as a consultant to ensure a smooth transition and continued success.

PROPERTY HIGHLIGHTS

- Established Brand with a Strong Customer Base
- Fully Equipped Kitchen with Furniture, Fixtures & Catering Equipment Included
- Prime Location in a Desirable Market
- Concept Founder willing to provide Consulting Support to the New Owner
- Real Estate not included, subject to lease (\$5,700 a month)

OFFERING SUMMARY

Sale Price: \$75,000

Restaurant Size: 2,040 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,439	10,719	32,052
Total Population	3,912	29,764	84,914
Average HH Income	\$240,666	\$206,515	\$169,438

CONTACT

For information please call Sean McNeice at 302.753.4175 or email him at Seanmc@LMTCRE.com

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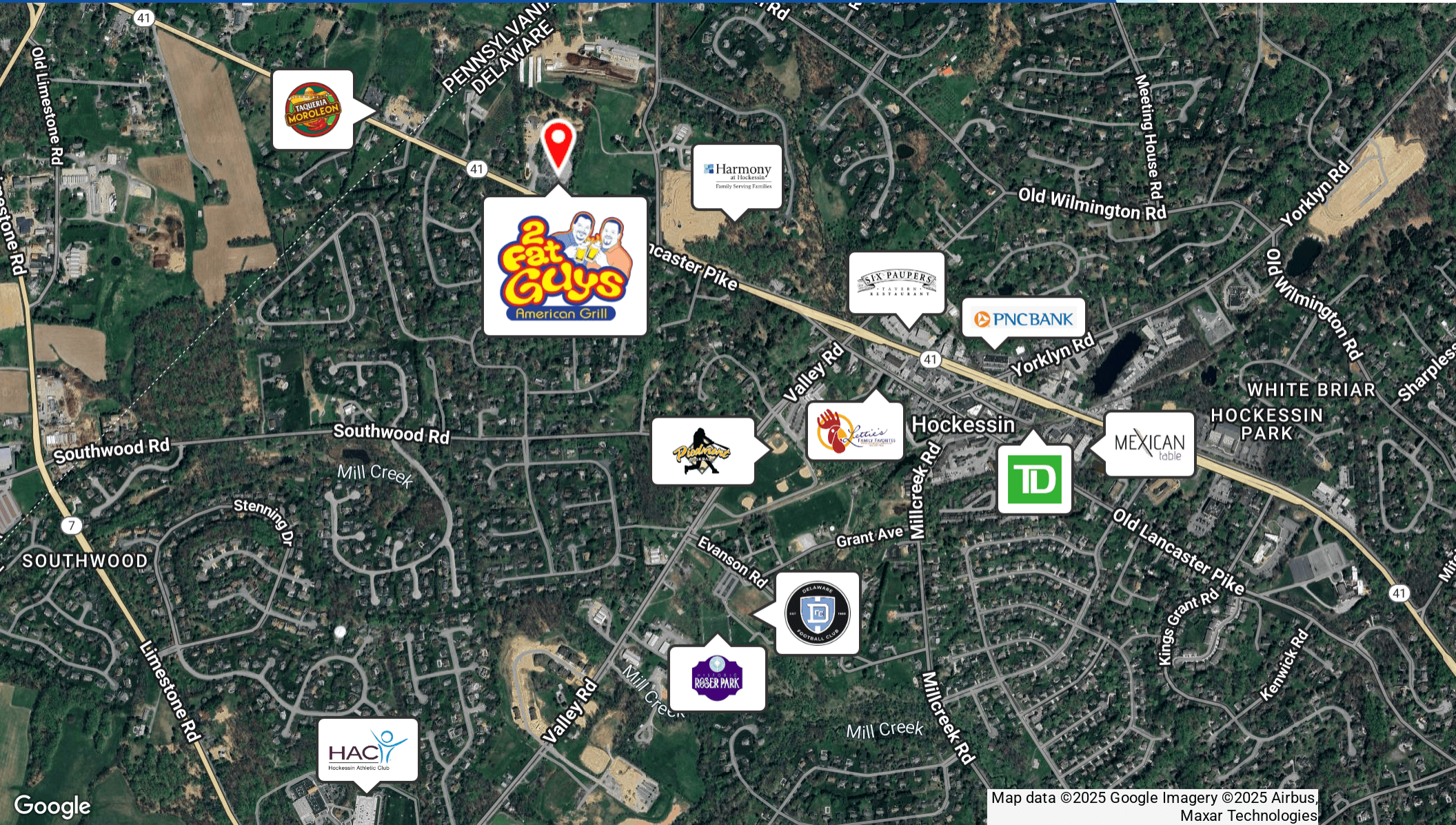
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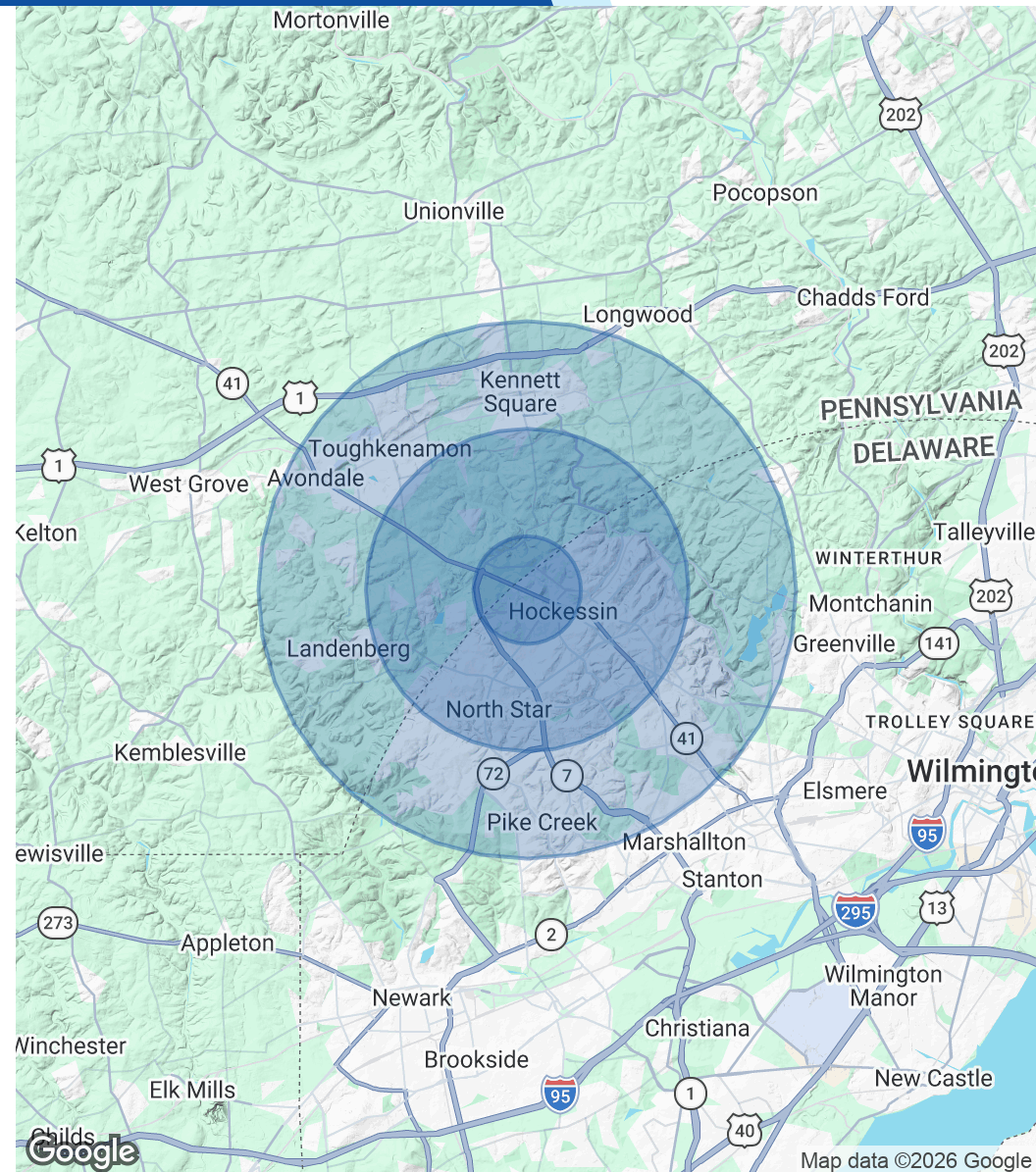
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,912	29,764	84,914
Average Age	44	45	44
Average Age (Male)	44	44	42
Average Age (Female)	45	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,439	10,719	32,052
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$240,666	\$206,515	\$169,438
Average House Value	\$632,652	\$592,972	\$525,273

Demographics data derived from AlphaMap



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