

OFFERING MEMORANDUM

COMMERCIAL PROPERTY & RESTAURANT

11 EAST PATTAGANSETT ROAD
NIANTIC, CT

EXCLUSIVELY LISTED BY

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[HTTPS://BIT.LY/PATTAGANSETT](https://bit.ly/pattagansett)



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

COMMERCIAL DIVISION

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INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

The 2,200 SF commercial building sits on 0.27 acres, zoned CB, in a high-visibility downtown Niantic corner location near shops and the beach. It offers a full commercial kitchen, custom bar, tastefully finished dining room, fenced outdoor patio, and on-site parking. The sale includes the business along with the real estate, featuring a robust catering operation in addition to the established restaurant and bar.

PROPERTY ADDRESS	11 E. Pattagansett Road, Niantic
SQUARE FEET	2200
LOT SIZE	.27 AC
ASKING PRICE	\$1,525,000
CURRENT USE	RESTAURANT
BUSINESS INCLUDED	YES





OPPORTUNITY SUMMARY

Turnkey Restaurant & Bar Opportunity — Niantic, CT

A rare opportunity to acquire a fully equipped, turnkey restaurant and bar business along with the real estate in the heart of Niantic, CT. This established, well-known dining destination has built a loyal local following and offers a new owner a true walk-in operation — no buildout required.

The Real Estate

The 2,200 SF single-story commercial building sits on a 0.27-acre lot zoned CB (Central Business) in a prime, high-visibility corner location in downtown Niantic, walkable to shops, the beach, and village amenities. The building features a full commercial kitchen with hood system, walk-in refrigeration, and extensive stainless prep and storage, along with a handsome custom bar backed by a stocked back bar and dual TV mounts. The dining room is tastefully finished with tile flooring, accent walls, and coastal-inspired décor, complemented by a host/POS station and welcoming entry vestibule. An expansive outdoor patio, fully fenced for privacy, and an on-site parking lot round out the offering.

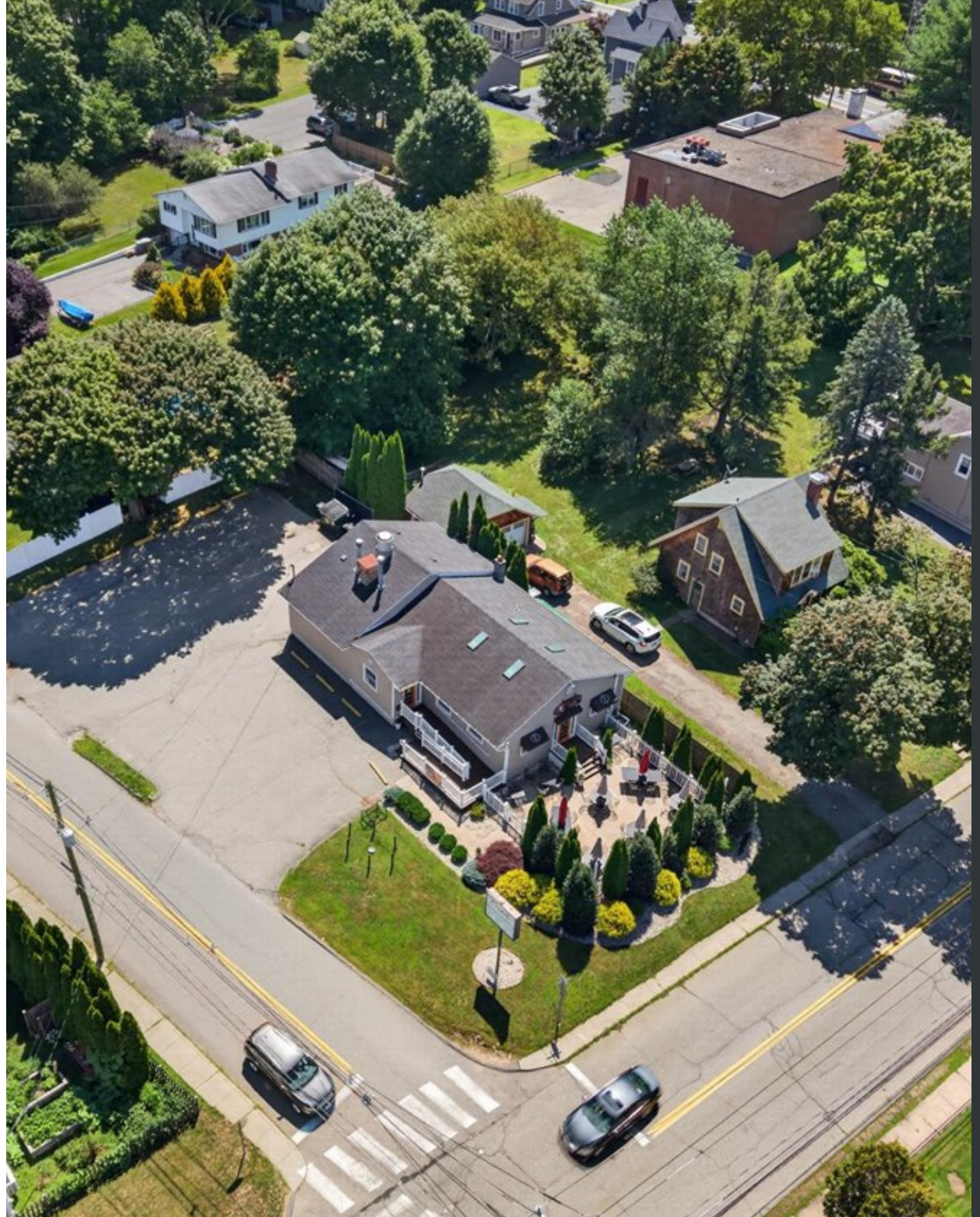
The Business

An established restaurant and bar concept with a strong reputation, repeat clientele, and a robust catering operation offered as a business and real estate package. Full financial details, business name, and additional operating information will be made available to qualified, vetted buyers upon execution of a Non-Disclosure Agreement.

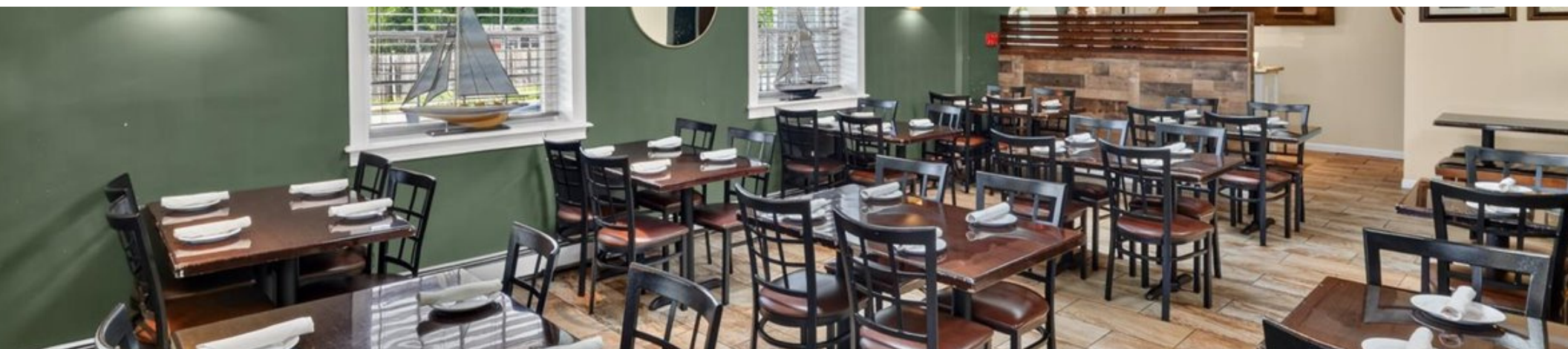
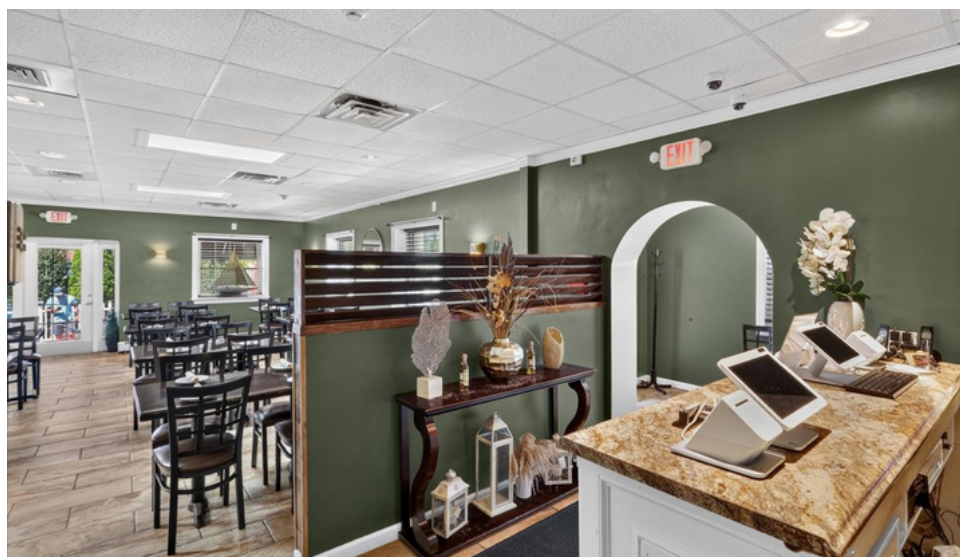
Buyer Qualification

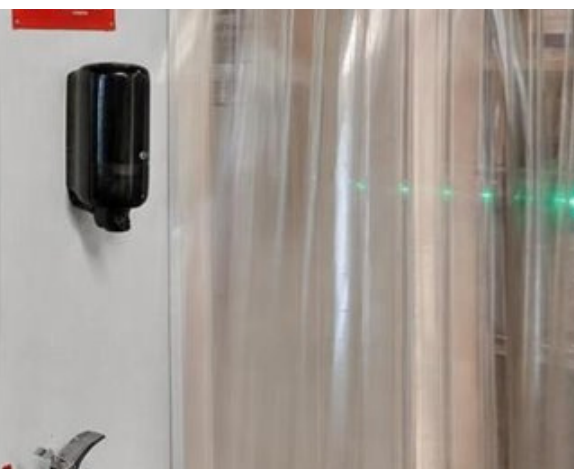
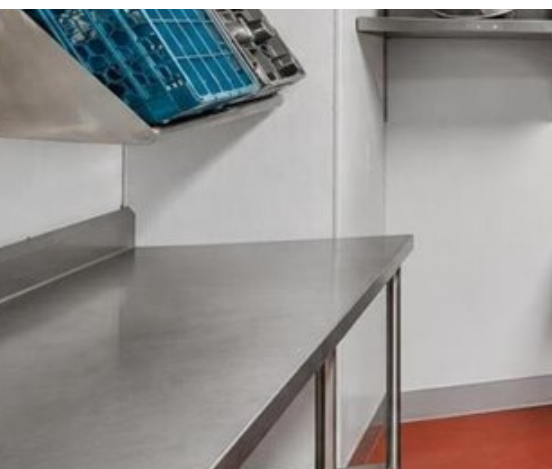
Due to the sensitive nature of this sale, all prospective buyers must be pre-qualified and vetted prior to receiving a Non-Disclosure Agreement. Please contact the listing agent to begin the qualification process and request access to the confidential offering package.

PROPERTY PHOTOS









AREA DEMOGRAPHICS

Niantic is a historic seaside village within the town of East Lyme, Connecticut, along the state's scenic shoreline between New London and Old Saybrook. Known for its walkable downtown, sandy public beaches, and active harbor, Niantic draws a strong mix of year-round residents, seasonal homeowners, and summer tourists throughout the warmer months.

The village center features a charming stretch of independent shops, restaurants, and galleries along Main Street, anchored by Niantic Bay and the popular Niantic Bay Boardwalk. Attractions such as Hole in the Wall Beach, Cini Memorial Park, and Rocky Neck State Park bring consistent seasonal foot traffic, while the town's proximity to Old Lyme, Waterford, and New London extends its draw well beyond local residents.

Niantic benefits from strong regional accessibility via I-95 and Amtrak's Niantic-area rail service, and sits within a broader Southeastern Connecticut market anchored by major employers including Electric Boat, Pfizer, and the Mohegan Sun and Foxwoods resort casinos. This combination of tourism traffic, a loyal local customer base, and steady regional economic activity makes Niantic an attractive location for established hospitality and food-service businesses.



COMMUNITY SUMMARY

06357
Geography: ZCTA

11,492	0.12%	2.04	37.4	53.0	\$106,289	\$409,781	\$600,829	12.7%	54.7%	32.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



12.4%
Services

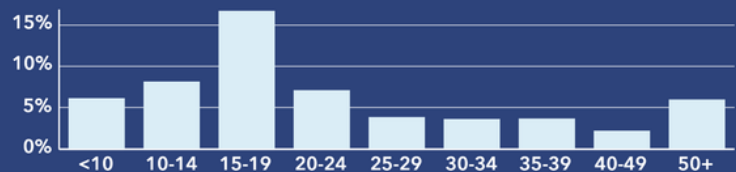


11.6%
Blue Collar

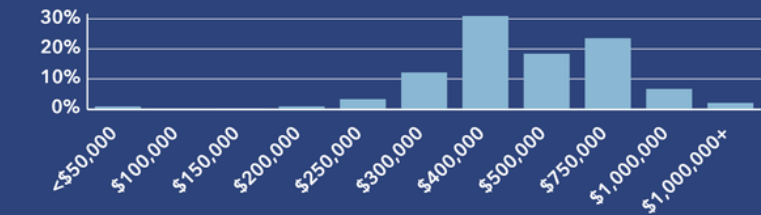


76.0%
White Collar

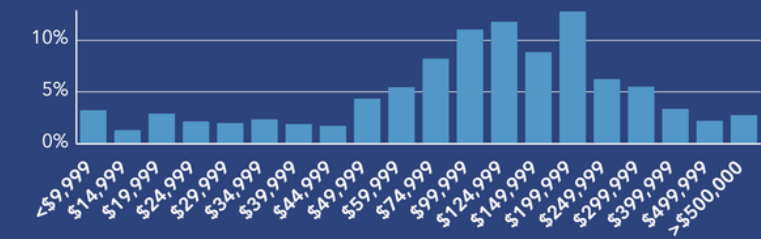
Mortgage as Percent of Salary



Home Value



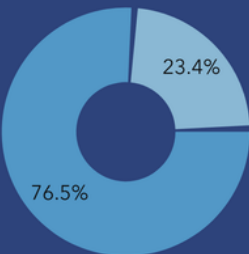
Household Income



Age Profile: 5 Year Increments



Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes



Spending Behavior

06357 | Geography: ZCTA



\$38,293

Avg Annual Retail Spending



The average annual retail spending for this area is **14.2% higher** than the national average of **\$32,874**.

\$106,289

Median Household Income



The median household income for this area is **19.2% higher** than the national average of **\$85,893**.

\$85,029

Median Disposable Income



The median disposable income for this areas is **21.5% higher** than the national average of **\$69,988**.

Average Spending by Category

Compares the selected area to the United States

Category	Avg Spending	Index	Variance (Selected area vs. U.S. average)
Housing	\$39,489	117	0.17%
Food	\$14,025	114	0.14%
Healthcare	\$9,491	118	0.18%
Eating Out	\$9,656	113	0.13%
Entertainment	\$5,074	118	0.18%
Travel	\$4,492	123	0.23%
Apparel	\$2,880	113	0.13%
Education	\$2,414	120	0.20%

Source: This infographic contains data provided by Esri-U.S. BLS (2026), Esri (2026). © 2026 Esri

11 E PATTAGANSETT RD

Location

11 E PATTAGANSETT RD

Mblu

11.2/ 150/ / /

Acct#

000642

Owner

DARM & K LLC

Total Market Value

\$241,640

Appraisal

\$345,200

PID

3483

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$212,200	\$133,000	\$345,200
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$148,540	\$93,100	\$241,640

Owner of Record

Owner	DARM & K LLC	Sale Price	\$204,000
Co-Owner		Certificate	
Address	55 SHEFFIELD PLACE SOUTHINGTON, CT 06489	Book & Page	0944/0301
		Sale Date	03/18/2015
		Instrument	25

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GRISWOLD MARK C	\$170,000		0925/0419	22	12/12/2013
ANDROWSKI WILLIAM	\$337,000		0599/0285	00	01/24/2003
BOTCHIS MARY I	\$0		0471/0435	01	02/11/1999
BOTCHIS MARY I	\$0		0431/0448	01	07/11/1997

Building Information

Building 1 : Section 1

Year Built: 1960

Living Area: 1,800
Replacement Cost: \$351,387
Building Percent Good: 58
Replacement Cost
Less Depreciation: \$203,800

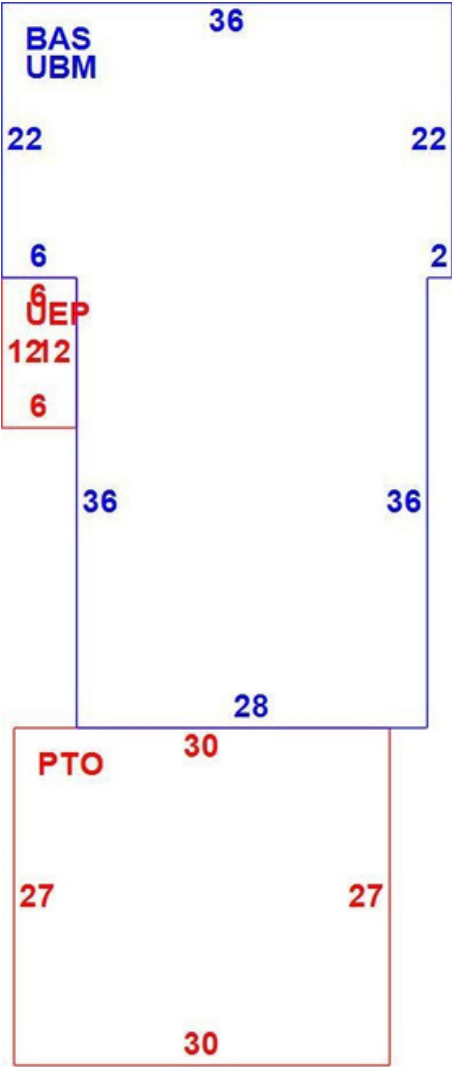
Building Attributes	
Field	Description
Style:	Restaurant
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Concr/Cinder
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Terrazzo Epoxy
Interior Floor 2	Ceram Clay Til
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Unit/AC
Struct Class	
Bldg Use	
Total Rooms	REST/CLUBS M94
Total Bedrms	
Total Baths	00
1st Floor Use:	2
Heat/AC	3260
Frame Type	HEAT/AC SPLIT
Baths/Plumbing	WOOD FRAME
Ceiling/Wall	AVERAGE
Rooms/Prtns	SUS-CEIL & WL
Wall Height	AVERAGE
% Comn Wall	10.00
	0.00

Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos///0027/P1030247_27)

Building Layout



(ParcelSketch.ashx?pid=3483&bid=3493)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,800	1,800
PTO	Patio	810	0
UBM	Basement, Unfinished	1,800	0
UEP	Porch, Enclosed, Unfinished	72	0
		4,482	1,800

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 3260
Description REST/CLUBS M94
Zone CB
Neighborhood 0050
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.27
Frontage 0
Depth 0
Total Market Land \$93,100
Appraised Value \$133,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			5600.00 S.F.	\$8,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$212,200	\$133,000	\$345,200
2020	\$251,400	\$94,400	\$345,800
2019	\$251,400	\$94,400	\$345,800

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$148,540	\$93,100	\$241,640
2020	\$175,980	\$66,080	\$242,060
2019	\$175,980	\$66,080	\$242,060

MORE INFORMATION

This Offering Memorandum contains confidential information intended solely for the use of qualified, vetted prospective purchasers. The identity of the business, along with its financial performance and operating details, has been withheld from this document in accordance with the Seller's instructions. This information will be released only to buyers who have been formally vetted and approved by the listing agent and who have executed a Non-Disclosure Agreement. By requesting further information on this opportunity, recipients agree to maintain strict confidentiality and to refrain from contacting the business, its employees, or its landlord directly. Please see the contact information on the following page to begin the qualification process.





CONTACT

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