

B
BROWN INVESTMENT
PROPERTIES

EST. 1960

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RIO
JAPANESE RESTAURANT

RIO

OPEN

OPEN

6804 River Center Drive
Clemmons, NC 27012

Contact:



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FOR SUBLEASE - Restaurant
4,500 +/- SF
\$15.70/SF NNN



Sub-Lease or Assignment Description

4,500 +/- SF turnkey RIO Japanese Restaurant, high grade, very clean, with Sushi Bar, large dining area and fully operational pristine kitchen. Perfect for new business owner to take over and continue operation without closing for upfit. Only serious interest please, this is a well-run business, looking for new owner to purchase the FFE and take over the 4.5 year lease remaining. Current business owner since October 2011.

Asking Price FFE: \$250,000

Sub-Lease: Base Rent \$15.70/SF/year
NNN Expenses \$2.50/SF/year

Term: October 1, 2025 to September 30, 2030

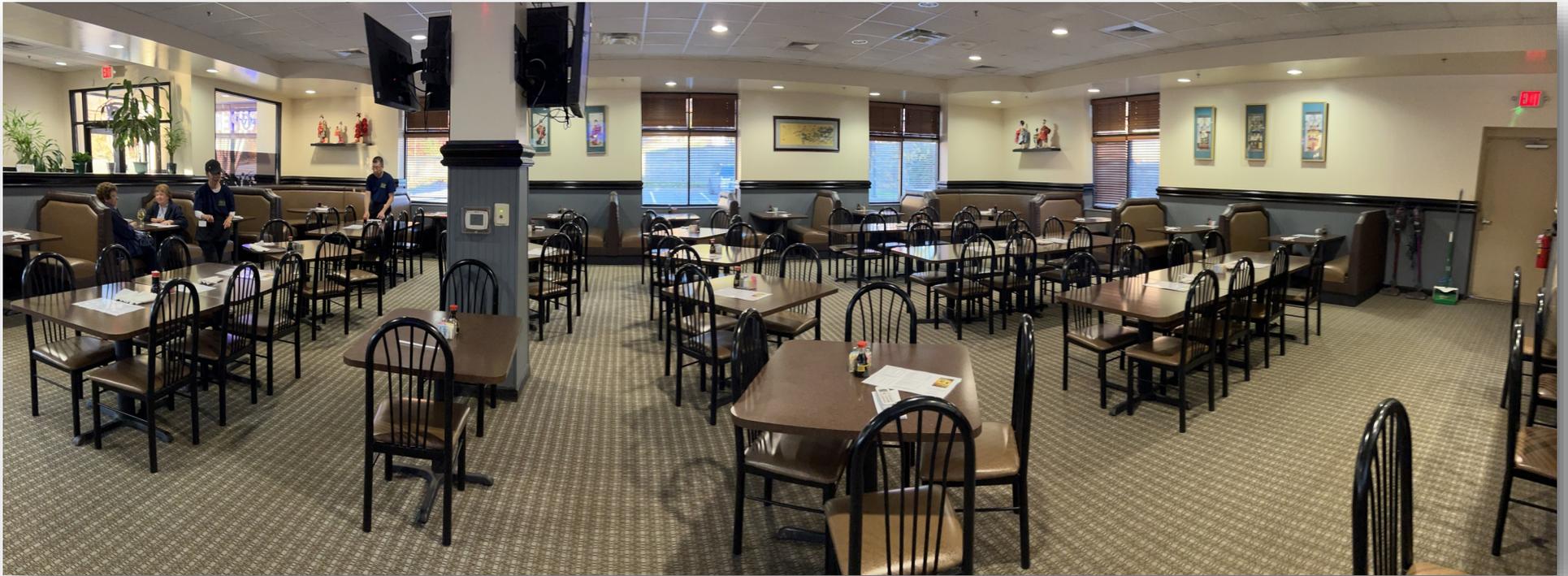
Size: 4,500 SF

Kitchen Equipment & Capabilities

- WOKs, 3 station burners and Rice Cookers and Hoods
- Hibachi Grill and Hoods
- Prep Stations, Dry Storage, Drink Stations
- Walkin Cooler and Freezer
- Dishwash Station, mop sink

Dining Area

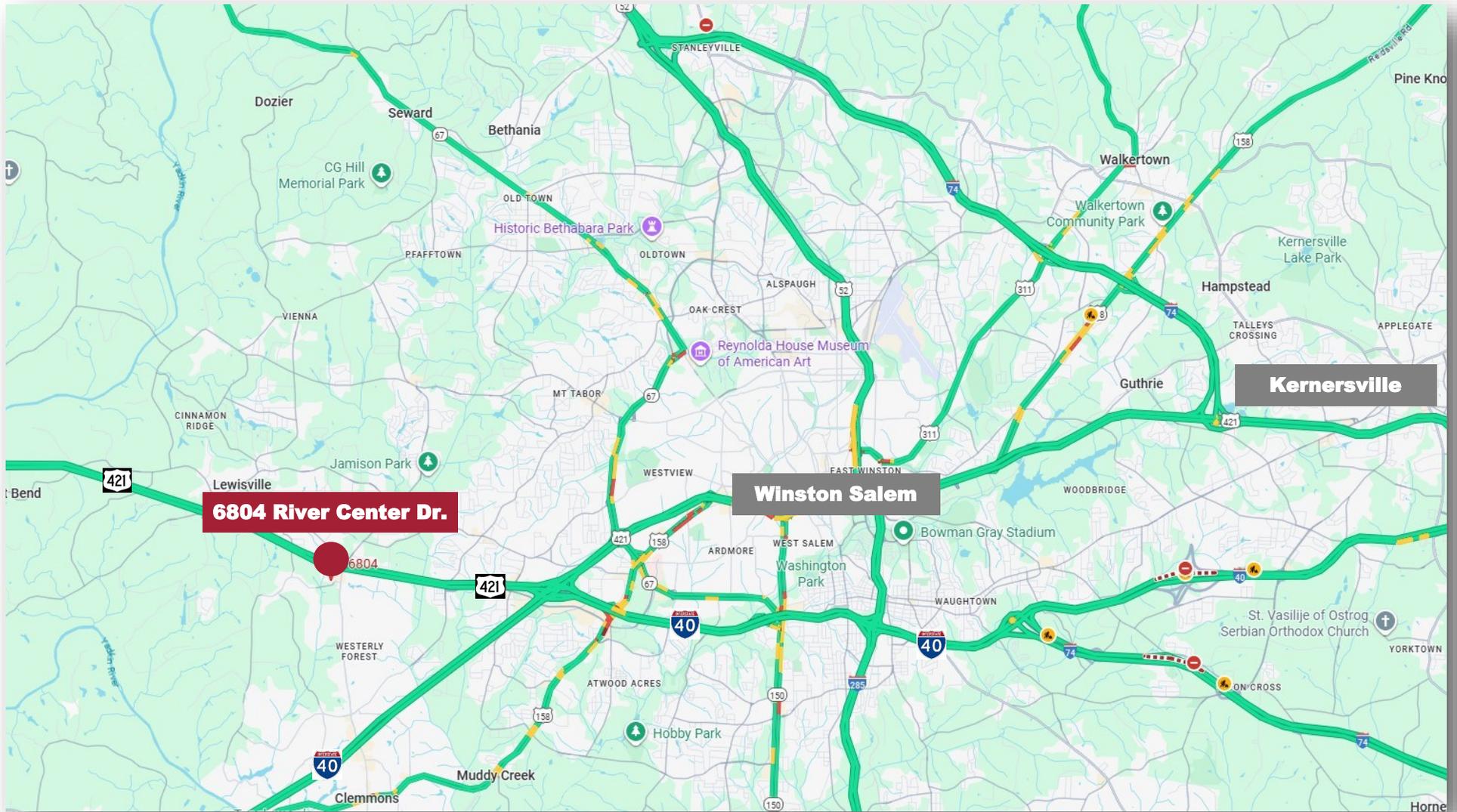
- Lobby waiting area for customers
- 200+ seating capacity, additional outdoor
- Sushi Bar with seating and Prep Station
- Hostess and Checkout Station
- Men and Women Restrooms
- TVs and Music available for customer enjoyment





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1007 Battleground Avenue, Suite 401, Greensboro NC 27408

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.