

ZAITOON KITCHEN

KABOBS. NAAN WRAPS. SALADS

HALAL EATERY OWNERSHIP OPPORTUNITY
ZAITOON KITCHEN LOCATED IN ALBANY & LATHAM NY

TRG



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EXECUTIVE SUMMARY

THE OFFERING

Portfolio Price: \$450,000.00

Trinity Realty Group is pleased to exclusively offer for sale two businesses with their existing leaseholds and equipment, located in the Greater Albany Area in Upstate New York. Both businesses operate as health food eateries under the Zaitoon Kitchen name and have long term lease options in place.

The Zaitoon Kitchen brand has been well received in the Albany area. The brand offers a healthy food option that fulfills a growing demographic.

About Halal - For an animal to go from a farm to a table as halal food, it must have lived a pure life from the very beginning, finishing a cycle of life that is permissible in accordance with Islamic standards. It must have eaten well, been treated well, and been sacrificed humanely.

For more information visit: ZaitoonKitchen.com

Property Summary

	Albany	Latham
Ownership Type	Leasehold	Leasehold
Space Size	2,603 SF	1,900 SF
Year Established	2019	2016
Additions	None	None
Seller Financing	Will Consider	Will Consider
FF&E	Included	Included

TURN-KEY RESTAURANT OPPORTUNITY

Key Features

- » Two fully built out and operating locations, dine-in & take-out
- » High profile locations with great visibility and access
- » All equipment and fixtures included in sale, long term leases

Albany Demos

	1 Mile	3 Miles	5 Miles
Population	2,104	54,167	145,029
Households	691	21,427	58,528
Average HH Income	\$90,893	\$93,341	\$93,315
Daytime Population	9,340	85,918	213,838

Latham Demos

	1 Mile	3 Miles	5 Miles
Population	8,174	48,048	165,776
Households	3,515	18,798	69,201
Average HH Income	\$95,723	\$104,826	\$83,691
Daytime Population	10,647	53,437	189,125

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ALBANY CLOSE UP AERIAL



25,415 AADT

WASHINGTON AVENUE EXT

3,877 AADT

RAPP ROAD

29,821 AADT



ALBANY MARKET AERIAL

161 WASHINGTON AVENUE EXT, ALBANY NY 12205

ZATON KITCHEN



LATHAM CLOSE UP AERIAL



LATHAM MARKET AERIAL

471 TROY SCHENECTADY ROAD, LATHAM NY 12210

ZATON KITCHEN



BUSINESS PROFILES / ABSTRACT

Crossgates Commons Plaza
161 Washington Avenue Extension, Albany, NY 12205



Albany Zaitoon Kitchen

Space Size:	2,603 SF
Current Rent:	\$6,290.58/Month NNN
Annual Gross Rent:	\$97,675
Current Term Ends:	January, 31, 2029
Renewal Option (2):	5 Years
	5 Years
Rent Increase:	\$6,605.11/Month Starting February 1, 2024

Intersection of Troy Schenectady Road & Old Loudon Road
471 Troy Schenectady Road, Latham, NY 12110

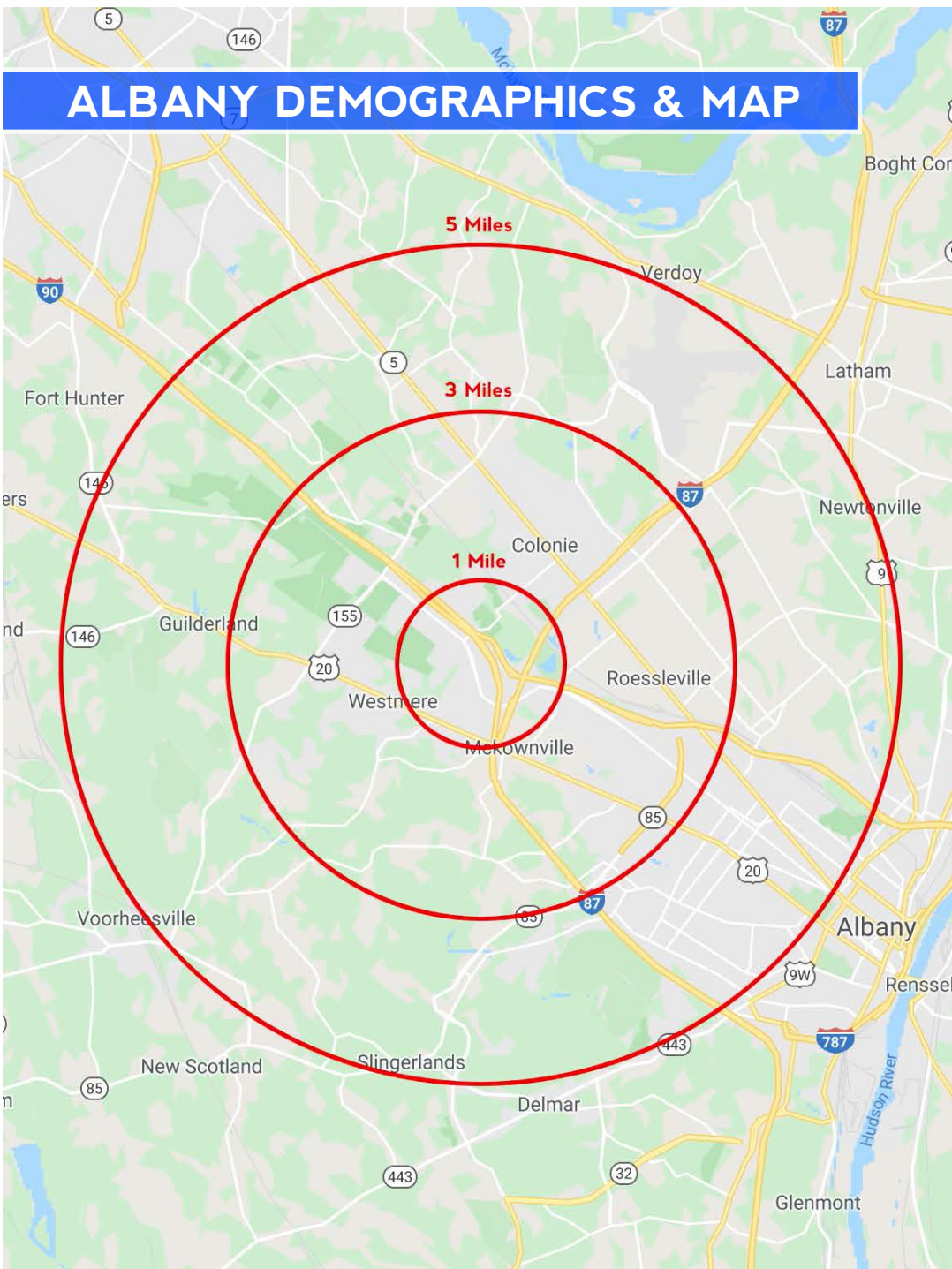


Latham Zaitoon Kitchen

Space Size:	1,900 SF
Current Rent:	\$3,700.00/Month Plus CAM & Insurance
Annual Gross Rent:	\$48,600
Current Term Ends:	May 31, 2022
Renewal Options (1):	5 Years
Rent Increase:	\$4,070/Month Plus Increase in Real Estate Taxes over base term starting June 1st, 2022*

*Increase in Real Estate Taxes Based on 2017 Tax Year

ALBANY DEMOGRAPHICS & MAP



Population

	1 Mile	3 Miles	5 Miles
2019 Population	2,104	54,167	145,029
2024 Population	2,134	54,859	146,545
2019 Households	691	21,427	58,528
2024 Households	702	21,694	59,047

Incomes

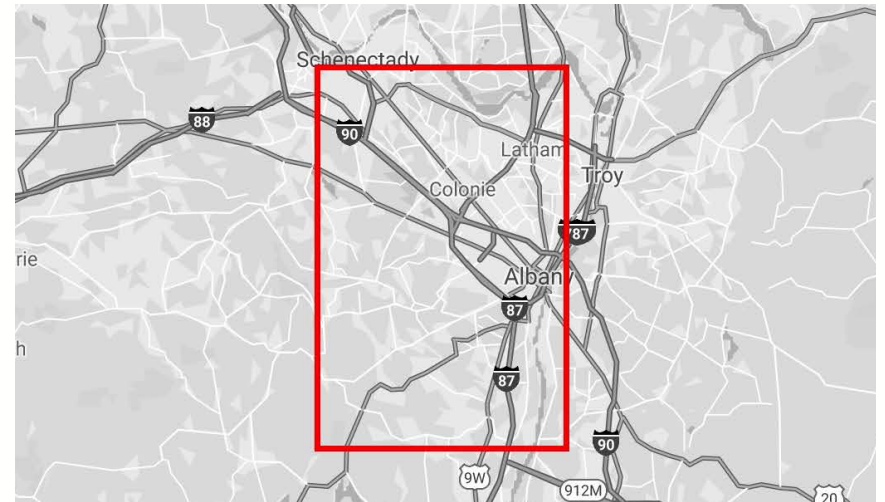
2019 Average HH Income	\$90,893	\$93,341	\$93,315
2024 Average HH Income	\$101,307	\$106,306	\$105,999
2019 Median HH Income	\$77,841	\$74,787	\$69,100
2024 Median HH Income	\$85,335	\$82,918	\$77,898

Businesses

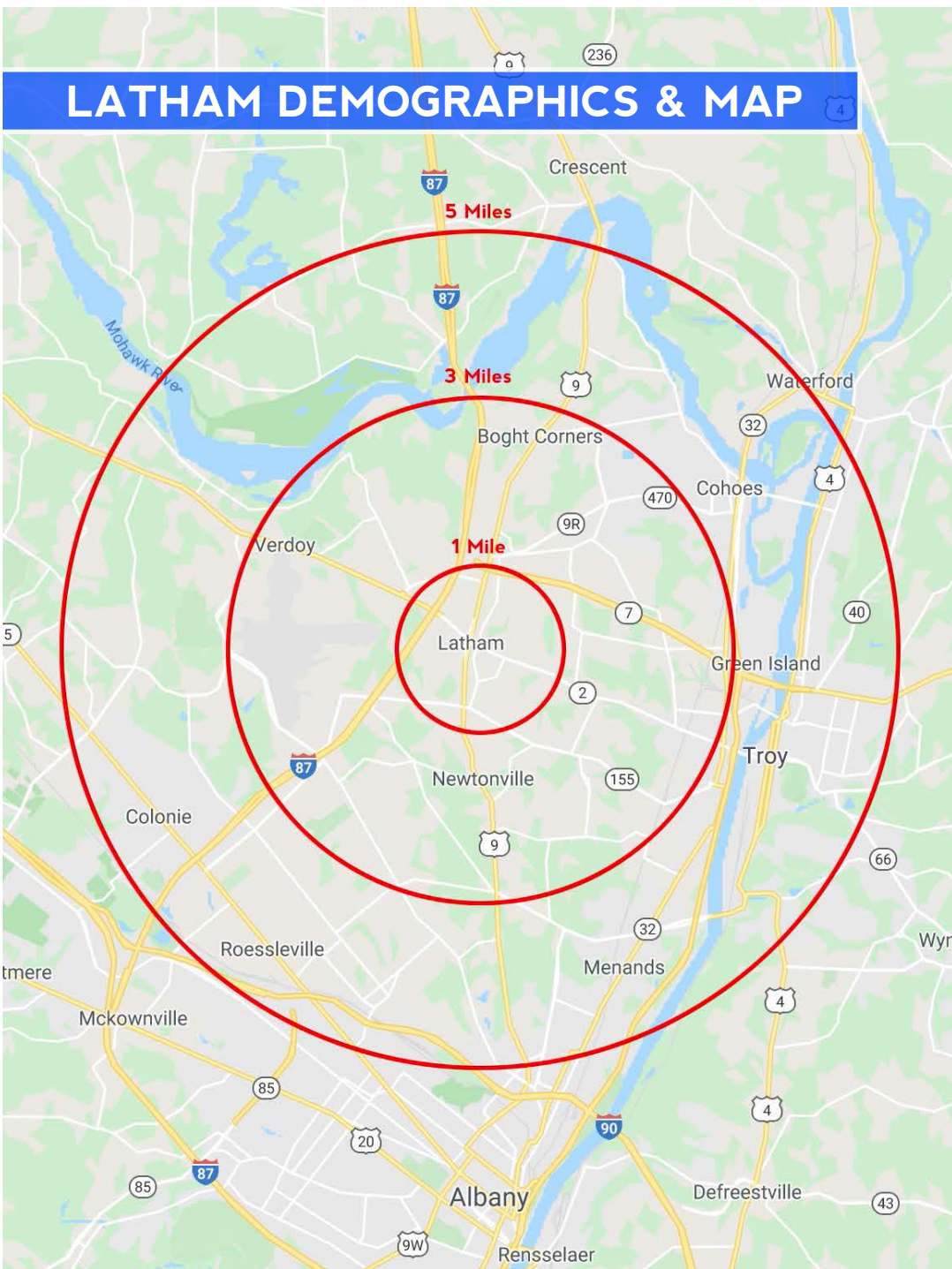
Total Businesses	471	3,704	7,128
Total Employees	8,117	59,469	145,084

Travel Times

Albany International Airport	10 Minutes / 5.8 Mile
Interstate 87	6 Minutes / 2.8 Miles
Interstate 90	5 Minutes / 2.5 Miles
Downtown Albany	16 Minutes / 9.2 Miles



LATHAM DEMOGRAPHICS & MAP



Population

	1 Mile	3 Miles	5 Miles
2019 Population	8,174	48,048	165,776
2024 Population	8,282	49,207	168,995
2019 Households	3,515	18,798	69,201
2024 Households	3,555	19,229	70,529

Incomes

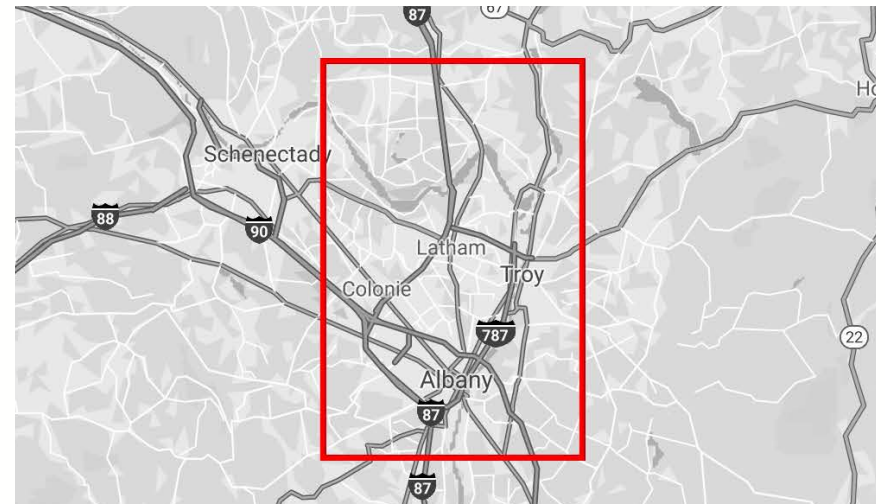
2019 Average HH Income	\$95,723	\$104,826	\$83,691
2024 Average HH Income	\$108,036	\$119,214	\$95,021
2019 Median HH Income	\$79,927	\$78,142	\$60,163
2024 Median HH Income	\$89,506	\$88,409	\$67,551

Businesses

Total Businesses	542	1,988	7,353
Total Employees	7,177	31,779	110,355

Travel Times

Albany International Airport	7 Minutes / 4.5 Mile
Interstate 87	2 Minutes / 0.6 Miles
Interstate 90	11 Minutes / 9.7 Miles
Downtown Albany	16 Minutes / 11.5 Miles



DISCLAIMER

These informational materials have been prepared to provide potential investors with the opportunity to determine their level of interest on this offering. These materials are being provided to you on a confidential basis and is not all inclusive and is not represented to include all information but solely to assist you in deciding whether or not to proceed with further interest.

By accepting these materials, you agree that you will and treat them in the strictest confidence. All information contained herein are qualified in their entirety from sources deemed reliable, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the offering.

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