

## RETAIL FOR SALE

# EDWARDOS

1402 North Main Street , Williamstown, KY 41097



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$950,000
<b>LOT SIZE:</b>	0.517 Acres
<b>BUILDING SIZE:</b>	3,722 SF
<b>ZONING:</b>	Neighborhood Commercial
<b>MARKET:</b>	Grant County, Williamstown, Dry Ridge
<b>SUBMARKET:</b>	Ark Encounters
<b>PRICE / SF:</b>	\$255.24

### PROPERTY OVERVIEW

KW Commercial offers this Local Favorite Restaurant location. Edwardos has been the favorite hangout by Grant County locals for over 20 years. Sale includes the Real Estate, Business, Furniture, Fixtures , equipment and liquor license. If you've ever dreamed of having a restaurant ?, This is your opportunity. Check us out in the evenings or weekends as we are typically packed with our local client base.

### PROPERTY HIGHLIGHTS

- Turn Key Operation
- Training available
- Established Client Base

**KW COMMERCIAL**  
2216 Dixie Highway, Ste. 100  
Fort Mitchell, KY 41017

**DERRICK PLUNKETT**  
Commercial Agent  
O: 859.620.5830  
dp.kwcommercial@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



**RETAIL FOR SALE**

# EDWARDOS

1402 North Main Street , Williamstown, KY 41097



**KW COMMERCIAL**  
2216 Dixie Highway, Ste. 100  
Fort Mitchell, KY 41017

**DERRICK PLUNKETT**  
Commercial Agent  
O: 859.620.5830  
dp.kwcommercial@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



**RETAIL FOR SALE**

# EDWARDOS

1402 North Main Street , Williamstown, KY 41097



**KW COMMERCIAL**  
2216 Dixie Highway, Ste. 100  
Fort Mitchell, KY 41017

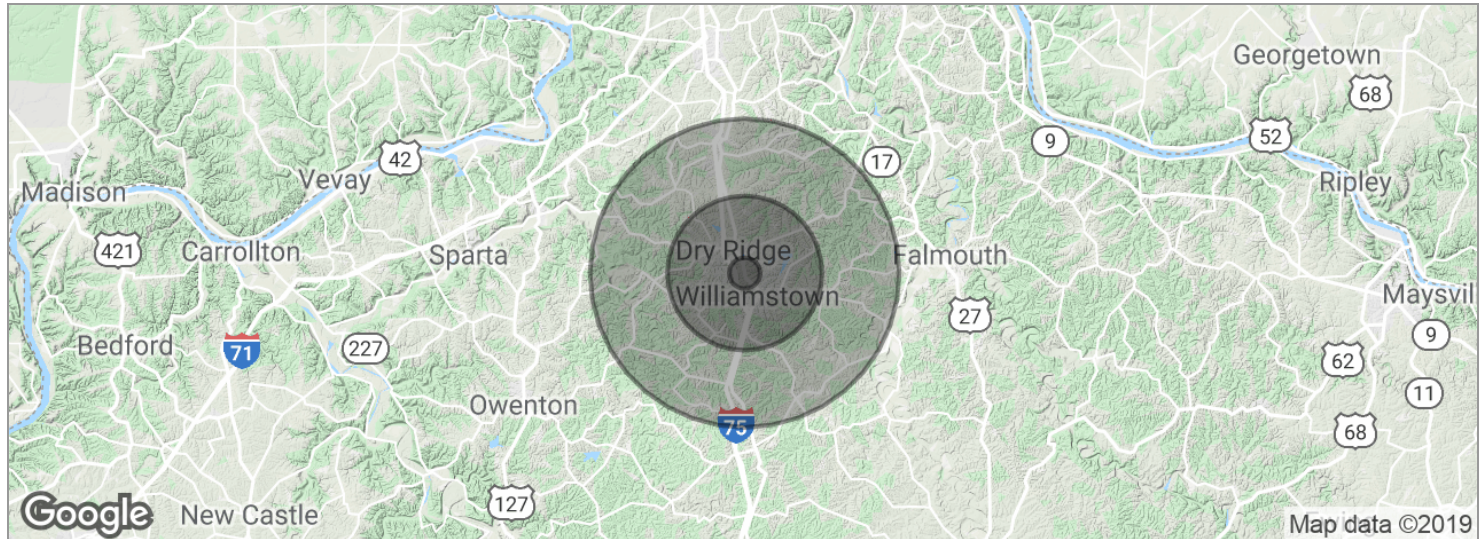
**DERRICK PLUNKETT**  
Commercial Agent  
O: 859.620.5830  
dp.kwcommercial@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# EDWARDOS

1402 North Main Street , Williamstown, KY 41097



POPULATION	1 MILE	5 MILES	10 MILES
Total population	263	6,856	26,967
Median age	36.2	36.1	35.3
Median age (male)	33.5	32.7	34.2
Median age (Female)	38.0	38.4	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	99	2,563	9,772
# of persons per HH	2.7	2.7	2.8
Average HH income	\$53,300	\$53,895	\$54,918
Average house value	\$142,762	\$142,603	\$146,746

*\* Demographic data derived from 2010 US Census*

**KW COMMERCIAL**  
2216 Dixie Highway, Ste. 100  
Fort Mitchell, KY 41017

**DERRICK PLUNKETT**  
Commercial Agent  
O: 859.620.5830  
dp.kwcommercial@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)