

FOR SALE

HAIR SALON BUSINESS



30 Pennsylvania Ave. (Route 161), Niantic, CT

Business
\$42,000
Plus Equipment
& Inventory

Norm Peck
Signature Properties
of New England

1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382
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Hair salon in downtown Niantic. Established in 1995. 4 stylists renting chairs who will remain along with owner. Back room available to lease out along with two additional chair stations. Approx value of equipment is \$10,000. Lease in place, expiring March 2029. Potential exists to add value. Owner financing would be considered.

- ◆ 6 styling stations
- ◆ 6 styling chairs
- ◆ 3 hooded dryer chairs
- ◆ 3 shampoo chairs
- ◆ 4 reception chairs
- ◆ 4 magazine tables
- ◆ 1 large mirror
- ◆ 1 large cabinet
- ◆ 1 custom-made corner shelf
- ◆ Towels and towel cabinet
- ◆ Washer & Dryer
- ◆ Aveda Concept Salon
- ◆ Miscellaneous items

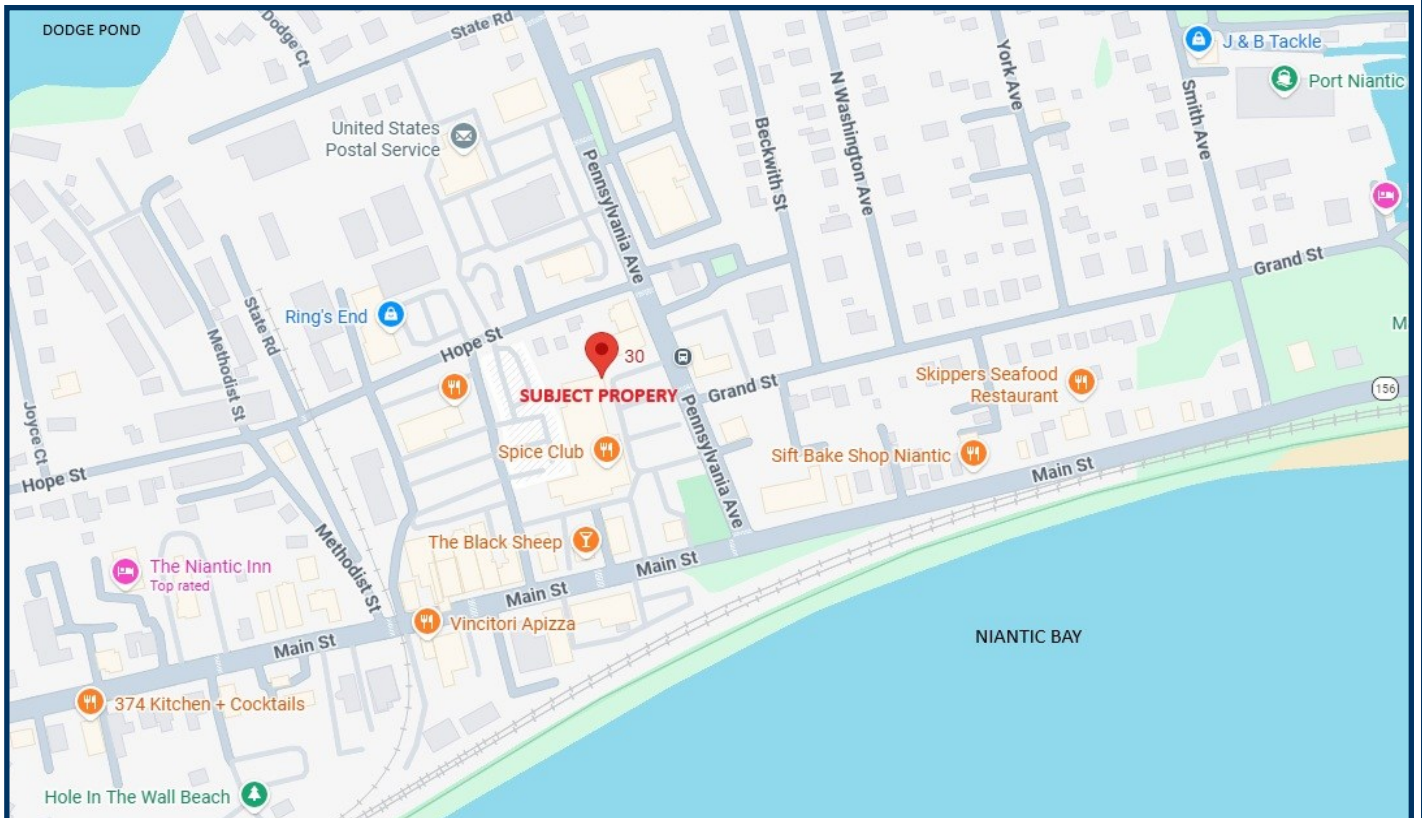


Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	20,247	53,992	126,409
Total Households	9,072	23,066	52,572
HH Income \$0—\$30,000	10.60%	14.07%	15.73%
\$30,001—\$60,000	15.80%	16.59%	16.92%
\$60,001—\$100,000	19.23%	21.77%	23.12%
\$100,000+	54.37%	46.92%	44.21%

- ◆ 1,680 SF
- ◆ Large lot ample parking
- ◆ Public water & sewer
- ◆ Public gas for heat
- ◆ Central air conditioning
- ◆ Zone: CB - Commercial Business
- ◆ Frontage: 100 Ft.
- ◆ Traffic count: 6,400



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EQUIPMENT

- ♦ **Market value for trade fixtures and equipment**
- ♦ **6 styling stations**
- ♦ **6 styling chairs**
- ♦ **3 hooded dryer chairs**
- ♦ **3 shampoo chairs**
- ♦ **4 reception chairs**
- ♦ **4 magazine tables**
- ♦ **1 large mirror**
- ♦ **1 large cabinet**
- ♦ **1 custom-made corner shelf**
- ♦ **Towels and towel cabinet**
- ♦ **Washer & Dryer**
- ♦ **Aveda Concept Salon**
- ♦ **Miscellaneous items**

TOTAL: \$10,000