

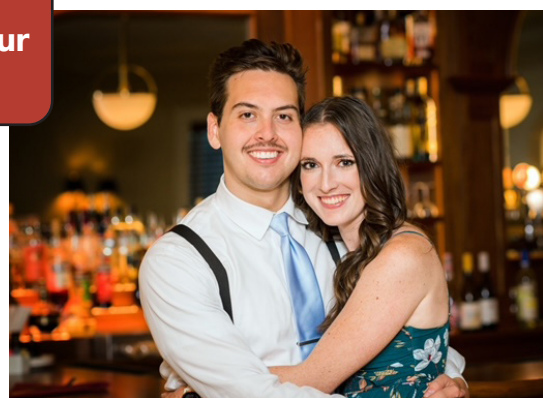
Groton Station House

— RESTAURANT & EVENT VENUE —



Restaurant and Event Venue
Available for Purchase or Lease

GrotonStationHouse.com/virtual-tour





View of the Lounge: Custom mahogany bar, hostess stand and tables. Brass pendants, chandeliers, sconces. White oak flooring with decorative tile work. Copper barware.

Property and Building Information

Address	14 & 20 Station Road Groton, MA
Seating	300 seats (includes 70 patio seats)
Building	Area 6,954 +/- SF
Patio Seating	1,682 SF patio with tent and firepit
Parking	On-site (37), adjacent municipal lot (15) & on-street
Land Area	25,384 +/- SF w/ 230 +/- ft of frontage
Tax ID	Map 113, Lot 59 & 60
Utilities	Town Water & Sewer
Heat Type	Natural Gas
Sale Price	\$4,950,000

Demographics of Groton, MA Area

Population	182,940 within 10 miles
Households	68,103 within 10 miles
Avg. HH Income	\$139,222 within 10 miles
Traffic Count	Main Street +/- 20,100 vehicles/day
Prep Schools	Groton School, founded 1884 Lawrence Academy, founded 1792
Attractions	Groton Hill Music Center, a 126,000 square foot world-class music and education cultural center, 1,000-seat concert hall and 300-seat performance hall, opening September 6th, 2022.

Restaurant & Event Venue



TURNKEY OPERATION: Fully Permitted, Liquor License, Common Victualler's License

This restaurant opened its doors in 2019—it is currently fully permitted, full liquor license, common victualler's license, catering license. The Finest Furnishings: privately commissioned murals of Groton; custom made mahogany bar, hostess stand, tables; white oak flooring; brass sconces, chandeliers, hanging pendants; twin Sub Zero wine refrigerators with custom wood finishes; wet-installation hydronic radiant heat; two Rational ovens, three CVap ovens, a French Top, a PacoJet, vacuum sealer; separate function kitchen; smallwares, glassware, serveware, copper barware. This building is beloved townwide as a beautiful adaptive re-use of a stately, turn-of-the-century brick building that served as the municipal fire station for over seven decades.

- 300-seat restaurant and event venue.
- Located 100 yards off Main Street with permanent, permitted signage on Main Street in scenic Groton, MA.
- Two-story +/- 6954 square foot brick building.
- Includes high-end fixtures, furniture, equipment.
- A stately brick building dating from 1915 renovated inside and outside in 2019.

Boarding Schools in Town: Functions and other Events

Located in town are two nationally-renowned preparatory schools—Groton School and Lawrence Academy—which hold functions at the restaurant and draw students, parents, and alumni for graduation day, weekly sporting events, parents' weekend, trustee weekend, move-in / out weekends, etc.



Groton School



Lawrence Academy



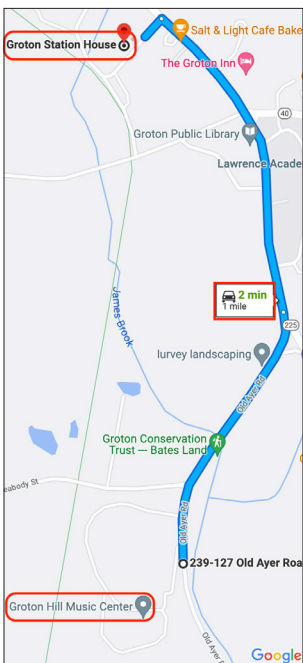
Groton Hill Music Center

The Groton Station House is just a half mile from Groton Hill Music Center, so-called “Tanglewood East”—the 126,000 square foot world-class music center and long-anticipated cultural attraction opening its doors Autumn 2022! Accommodating up to 2,300 guests and requiring seven years of construction, it has already attracted significant private equity investment in Groton including the construction of a boutique hotel with standalone restaurant. The Groton Station House is one of only three full-service restaurants in Groton—the others are 7 miles away.

Groton Station House Restaurant opened in 2019, permitted for 300 guests, 7,000 square feet interior, 1,800 square foot patio, onsite parking, the finest fixtures & equipment.



Tanglewood generates \$103 million for its host town of Lenox, but its season is only 11 weeks per year—Groton Hill Music Center will be open year-round. Moreover, Tanglewood is a weekend destination from Boston (3 hours by car), but Groton Hill compares favorably as a driving destination (45 minutes by car). This is rare access to Groton’s secret garden: There are only three full-service restaurants in Groton, and the last time one became available was a decade ago when a fire consumed the restaurant that previously stood on that spot.

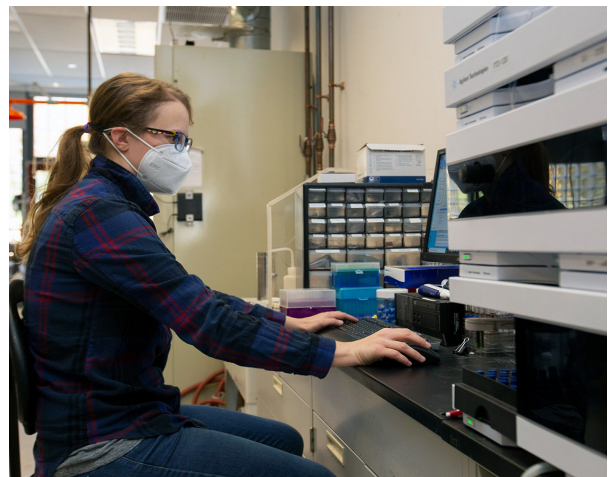


Massive Corporate Development

Massive Corporate Development - Four Miles Away Recent Tax Incentives Have Drawn Bristol Myers Squibb and Many Others

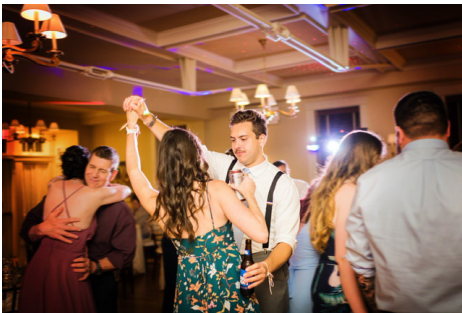
Fort Devens, only four miles away, constructed in 1917 as the United States entered World War I, was eventually purchased by MassDevelopment. It was transformed into a massive corporate center for technology, advanced manufacturing and life sciences. Tax and other incentives have attracted significant investments:

- **Bristol Myers Squibb**, which constructed an 89 acre campus including a \$750 million facility with construction underway for a new 244,000 square foot cell therapy manufacturing facility to be completed in 2023.
- **Quiet 3PF**, which has a 355,000-square-foot corporate headquarters and fulfillment center.
- **SMC Ltd.**, which built a medical manufacturing facility.
- **Little Leaf Farms**, which operates 10 acres of greenhouses.
- **New England Studios** ("Hollywood East") constructed a state-of-the-art television and film studio and occasionally films in Groton such as the movie *Little Women*.



Restaurant & Event Venue







The Patio is Made of brick with a granite ribbon and water table detail. Tent is removable as are the sides.



The Fire Pit is Connected by Natural Gas



Proven Dining and Events Demand

PROVEN DINING DEMAND— GROTON AS A DINING DESTINATION

Groton has three full-service restaurants—the Gibbet Hill Grill (owned by a Groton family with a dozen restaurants/event locations), Forge & Vine (lead by a Groton resident, backed by a private equity hospitality fund with eleven portfolio properties) and the Groton Station House Restaurant (owned by a Groton family). Notwithstanding covid restrictions during the first half of 2021, the Town of Groton reported \$29 million in gross food sales with 2022 projections of \$33 million.

- **Gibbet Hill Grill.** Gross sales were \$5.6 million in 2016 according to ownership disclosures in the Weston Feasibility Study. When Groton Hill received early approvals to construct a 126,000 square foot, world-class music facility costing hundreds of millions of dollars to be located less than a mile away, the owners massively expanded the bar. The \$5.6 million gross sales is pre-expansion. The Gibbet Hill Grill is approximately the same as the Groton Station House. The Groton Station House also has a 1,682 square foot patio with a tent, heaters, brick firepit and seating for 70 guests.
- **Forge & Vine.** When the Groton Inn (constructed in the 1600's) burned down in 2011, there was little interest re-building it as an inn, and ideas for the property included residential construction. When Groton Hill Music Center chose Groton as the location for its music facility, the Migis Hotel Group invested in the property to construct a boutique hotel and a standalone restaurant, Forge & Vine. The restaurant and porch total 6,005 square feet. It also has a 620 square foot deck, and the Station House has a patio almost three times that size at 1,682 square feet. Forge & Vine has 156 seats, and the Groton Station House Restaurant is permitted for 300 seats. The restaurant opened in 2018, four years before the opening of Groton Hill Music Center.



PROVEN WEDDING & EVENTS DEMAND—GROTON AS A WEDDING AND ECOTOURISM DESTINATION

- **The Barn at Gibbet Hill.** Weddings of 220-230 guests are booked years in advance at favorable economics (food & beverage minimum of \$3,000-\$26,000; Barn rental fee up to \$5,000; Ceremony fee \$1,000-\$1,500; hilltop site an additional \$7,000).
- **The Groton Inn.** Once the Groton Hill Music Center cleared early permitting hurdles, the Migis Hotel Group—a private equity hospitality fund—purchased the site of the old inn that had burned down years earlier and built a boutique hotel as well as the Forge & Vine restaurant in anticipation of demand from Groton Hill. The investment represents approximately \$15 million of financing.
- More recently, the Migis Group acquired a contiguous property from Lawrence Academy, which owned it for the past century, in order to expand its operations. The property is known as the Waters House and contains a parcel of land with a house and barn.
- Corporate Partnerships. We have been approached by two hotels in neighboring towns about becoming their preferred restaurant.



Groton's Secret Garden

BARRIERS TO ENTRY: LAND USE BYLAWS & PERMITTING RESTRICTIONS

Ten minutes outside the Route 495 Belt, Groton has only three full-service restaurants—all either owned by or led by longtime Groton residents who acquired the properties under extraordinary circumstances. Moreover, Groton has notoriously tight land use and permitting restrictions, providing significant barriers to entry for would-be entrants.

When the heiress to the International Harvester Company fortune passed away in 1998, her estate arranged to sell Gibbet Hill Farm to land developers before the Webber family acquired it and coordinated with the Commonwealth, the Town and others to buy the land's buildable rights. In connection with the deal, a portion of the land was re-zoned to create the Gibbet Hill Grill.

The Groton Inn was 333 years old when it burned down in 2011. This property was grandfathered as a hotel and restaurant, and a longtime town resident led the process of purchasing, permitting and building the current Groton Inn with the expertise and backing of the Migis Hotel Group from Maine.

Since 1940, the Groton Station House Restaurant served as a fire station until Groton outgrew the facility, and the Town sold the building in a lengthy process involving a request for proposal, review by the town manager, vote by the select board and a vote

by Town residents in a town meeting forum before starting negotiations for a purchase and sale agreement.

With the upcoming opening of Groton Hill Music Center (previously, “Indian Hill”), the Town commissioned the Destination Groton Report to address the challenges of a massive visitor influx:

Groton has almost no available undeveloped land zoned commercial. Of Groton's available building space 90% is residential, 6% is exempt, and 1% is industrial, leaving only 3% of the total available building space for commercial development.

The permitting process gained notoriety when the municipal electric light department sought a new facility. Certain carve-outs available under state statute are unavailable under the town bylaws because authority is Home Rule, not the state statute. This is why neighboring towns have strip malls and other commercial development, while Groton has retained its small town, Norman Rockwell character.

Land use and permitting have created a Secret Garden in Groton, and the Station House is a truly turnkey operation—fully permitted for 300 guests with an on-premise liquor license, common victualler's license and catering license.



Nearby Development

Twenty-four unit hotel style condominium 500 feet from restaurant located on the Nashua River Rail Trail is slated to open fall 2023.



Nashua River Rail Trail