



Looking for a Stack of New Sites

5-7,000 SF Aggressive Development Program

Free Standing - End Cap – In Line - Conversions
Westchester, Fairfield, Putnam, Dutchess & Rockland

Needs **80 Parking Spaces** at Peak Hours – No Liquor – Breakfast, Lunch & Dinner
Westchester’s Priority Markets – Yonkers, Portchester, Peekskill, Elmsford



IHOP - The International House of Pancakes

Recent changes in their buildout program, building design and menu overhaul, put them in a position well poised for significant expansion.

No longer limited to the classic “A Frame” building, strip centers, end caps, and conversions of existing restaurants can and will be considered

Since 1958, the company has grown to 1,200 units. Now their offerings are **Better Than Ever!**

Lets Help them Grow!

Submit to Exclusive Agent:

Paul G. W. Fetscher CCIM, CLS

Great American Brokerage

100 W Park Ave Suite 309

Long Beach, NY 11561

(516) 889-7200 Fax (516) 889-5113

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Come hungry.



Leave Happy

**Pancakes – Omelets – Waffles – French Toast – Chicken Strips – Popcorn Shrimp – Philly Cheesesteak
Monster Burgers – Pot Roast – Club Sandwiches - BLT – Top Sirloin – Herb Roasted Chicken - Kids Menus**