



ACTUAL SITE PHOTOGRAPH · 55 FT HIGHWAY FRONTAGE · NH-2 BYPASS, AURANGABAD

PRIME COMMERCIAL SPACE TO LET

Your Restaurant Brand's Highway Home.

8,000–12,000 vehicles pass NH-2 daily. No organised food chain on this stretch — first-mover advantage for QSR, franchise or food court operators. Dev Hospital next door provides captive daily footfall.

3,250

SQ FT TOTAL

55 FT

HIGHWAY FRONT

12 FT

CLEAR CEILING

2026

NEW RCC BUILD

SUITABLE FOR:

- Full Food Court (2–3 brands)
- Multi-Brand QSR Hub
- Standalone Restaurant
- Cloud Kitchen + Dine-In
- Café / Bakery Chain

RERA Compliant

Clear Title

Freehold

IAF Veteran Owner

Immediate Possession

LOCATION HIGHLIGHTS

8,000-12,000

vehicles/day on NH-2 — peak QSR traffic

500+

Dev Hospital visitors next door daily

0

organised F&B chains on this stretch

Direct deal with owner — no brokerage.

Ex-IAF Veteran Yashwant Kumar Singh · Ph: 9654654951 · yksingh2008@gmail.com

Technical Readiness

- 12 ft clear ceiling — exhaust ducting ready
- 3-Phase power — heavy kitchen loads supported
- Facade openings for exhaust duct integration
- Open forecourt — delivery + customer parking
- Rolling shutters: 22 ft + 15 ft wide

Why This Location

- 8,000–12,000 vehicles daily on NH-2
- No organised F&B chain on this stretch
- Dev Hospital next door — 500+ visitors/day
- Divisible into 2–3 independent F&B units
- Central Aurangabad + bypass delivery reach

Property Specifications

Address	NH-2 Bypass, Kshatriya Nagar
Total Area	3,250 sq ft (Ground Floor)
Configuration	Split into 2–3 F&B units
Ceiling Height	~12 ft clear (exhaust-ready)
Shutters	22 ft + 15 ft rolling shutters
Frontage	~55 ft highway facing
Power Supply	3-Phase (heavy kitchen loads)
Parking	Open forecourt (delivery+cust.)
Structure	New RCC, 2026 — zero legacy
Availability	Immediate — ready for fit-out
Lease Term	Preferred 5–9 years
Title	Freehold · RERA compliant

Yashwant Kumar Singh

Ex-Indian Air Force Veteran · Property Owner

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HOW TO PROCEED

1. Site Visit

Call to schedule a walkthrough

2. Discuss Terms

Negotiate rent & lease duration

3. LOI / Agreement

Sign letter of intent & lease deed

4. Possession

Take keys — fit-out begins

