



Thinking Out Loud!

By Joyce A. Whitaker

(photo of The Painted Lady, 327 E. Fifth Street, Marysville).

As 2005 begins, I have prioritized my personal goals to include writing books and traveling. I have started a biographical novel that has received interest from a publisher. This book will address

the trials and tribulations that women face throughout their lives as daughters, mothers, granddaughters, wives and professionals. I also have several other ideas for novels and I would like to write a cookbook for which I have already started my data base. When I left the corporate world ten years ago to open my business, I had a plan to build my dream of a romantic gift shop and an English tea room. My timeframe was to commit ten years to building the business, then possibly sell it and pursue other creative venues or possibly help a financial backer to establish the first franchise tea room concept in America. Those ten years are now completed. Writing is something I can do whenever I want and wherever I go while continuing to earn my way. My family and friends often remind me of my God given gift of writing and they tell me that's what I should be doing. I plan to do just that!

The Painted Lady is the most enjoyable thing I have ever done. Meeting and serving our customers has been very rewarding personally. The creative aspects of the business are tremendous and you are limited only by your own ability to keep growing and changing...evolving. I remember when my father was dying of cancer that he said, "Joyce, it is only when you can no longer create and grow that your life is over. Do everything that you dream about because the only regrets I have about my life are the things I wanted to do and didn't. I learned from every mistake and every adventure. That's what life has been for me." I have never forgotten those true words of wisdom.

It is hard for me to believe that I have been in the retail and later the restaurant business for ten years. Time has flown by and each year brings new challenges and rewards. After celebrating my 63rd birthday, I have made the difficult, yet exciting, decision to place The Painted Lady up for sale. I would like to retire when I am 65-66 so I would be willing to work with the new owner for the next two years as needed teaching them the business from the inside out.

My husband has many plans for us to travel, including a trip to England, which I have always wanted to do. We want to do it now while we still have the stamina and good health to enjoy it. After my horrible automobile accident the broke both my feet, I am also concerned about being able to continue working as hard as I do today with my feet and knees both giving me trouble. However, I can certainly work in an office and help develop another tea room or a franchise for years to come.

Even though I know I will miss the Painted Lady, I am proud of what we have accomplished. It is a fun and rewarding business and I hope the next owner will carry it on or make it even better, and more importantly, continue to serve Union County and the area with a nostalgic destination.

I have no plans to close the business and hope our customers will continue to support us by coming in frequently to dine and shop. We will continue to be creative and pay attention to the market. We are planning a whole new focus on drinking tea to promote

good health. The newest studies provide overwhelming evidence of the benefits of drinking tea. We are also developing our own line of **Specialteas**, which will be marketed in the very near future.

The future is very bright and exciting for the tea business. I have many convincing statistics the I will graciously share with interested parties.

About The Painted Lady

Established (10 years in business) with thousands of customers

Highly rated among tea rooms in Ohio and elsewhere

Has received media attention over and over, i.e. *Columbus Dispatch*, *Columbus Monthly*, *Midwest Living magazine*, *ONN feature on Great Ohio Getaways* and all local media. Also is listed on **Google** and **Yahoo** search engines on the internet.

Widely known for healthy, homemade food and quality service

Is a unique concept with little competition in its category

Consistent cash flow all year round

Real Estate Value-Great Investment Property

1899 Victorian Farm House on the Ohio Registry of Historic Places

Nearly one acre zoned prime A+, non-restricted commercial

Location, location, location (busiest street in Marysville, over 20,000 cars a day pass by)

Features two full-sized lots on one of the busiest corners in Marysville

Full-sized paved parking lot with room for twenty cars; street parking also available on east side and has back entrance)

3,000 square feet inside and a large 30' x 40' deck for outside dining and sales

10 rooms, 5 bathrooms and full basement

16' x 16' Patio and pick-up window access for "to go" orders

Full-service commercially equipped kitchen and venting system (*meets all restaurant codes*)

Beautiful inventory with established vendor contacts

Glass top tables, dining chairs, display pieces and window treatments

Handicap ramp and bathroom

Fire and burglar alarm systems to code

Unique finished loft with windows overlooking Marysville on all four sides of the house

Finished up stairs apartment and back stairway (should you wish to lease it or reside at business)

New roof in 2004

Newly painted in 2004

Beautifully decorated featuring natural cross-cut oak woodwork, pocket doors and two fireplaces with original ceramic tile on main floor, original stained-glass windows on main floor

Nice landscaping and nostalgic herb and perennial flower garden with hundreds of Hollyhocks

Parking in back for kitchen access

Well maintained

One Storage building

Located in Union County (one of the fastest growth areas of Ohio)

Seating capacity: 40 inside plus room to grow upstairs, 40 outside on deck

Owner's note to potential buyer: The Painted Lady as a business is ready for the new owner to buy one day and be up and running the next. If you love people, enjoy food service and are creative, this is a great opportunity for a one-of-a-kind business. No speculation, learning curve or unneeded expenses from lack of experience hanging over your head.

Price: Negotiable

Includes all real estate, inventory, equipment and fixtures. Anyone seriously interested:

Contact Charles Whitaker at 1-800-800-5720