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## **Wason Associates negotiates sale of 7,500 s/f Muddy Rudder**

July 28, 2011 - Retail

One of the most highly visible restaurants on the coast of Maine, the Muddy Rudder, was transferred on May 16 to Granite Hospitality LLC. The lease/purchase transaction was negotiated by Wason Associates, based in Portsmouth N.H. The seller is the Chafe Restaurant Corporation, a subsidiary of the Maine Course Hospitality Group, based in Freeport.

Located on the Cousin's River, the 7,500 s/f "Rudder," as the locals call it, has been serving visitors since 1976. It was renovated in 2008 to allow for over 200 seats, outdoor dining and a more modern and comfortable dining experience. The contemporary design also maintains the natural landscape and wildlife preserve surrounding the restaurant to provide its guests with the total dining experience.

The Muddy Rudder re-opened under new management on May 25, revealing a new menu specializing in steak and fresh seafood. The new owners, Jeff Miller and Matt Witham have been working together in the restaurant business since high school. Miller manages the kitchen operations and Witham handles the front of the house, including customer service, liquor preparations, and overall operations.

The Muddy Rudder is located on Rte. 1 and Rte. 295 and is only minutes away from L.L. Bean and 15 minutes from Portland.

"Jeff and Matt are a team destined for success," said Earle Wason, president of Wason Associates. "We're glad we had the opportunity to bring such seasoned restaurant operators to one of Maine's landmark properties and also help the Chafe Restaurant Corporation secure a smooth transition."

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