

Brodheadsville Salon with Apt and Billboard income

1747 Route 209, Brodheadsville, PA 18322



OFFERING SUMMARY

Sale Price:	\$475,000
Available SF:	
Lot Size:	0.86 Acres
Building Size:	1,950 SF
Renovated:	2005
Zoning:	VC
Market:	Northeast PA
Submarket:	Poconos
Price / SF:	\$243.59

PROPERTY OVERVIEW

Salon building and business FOR SALE on busy Route 209 in Brodheadsville. The site currently has a salon and apartment in the building with additional income from onsite billboards. Strong cash flow and a great site for future development. The Traffic Count on this section of 209 is the highest in the area. The salon, "A Cut Above", has been a local staple and the business is included with the sale. This is a fantastic opportunity to take over a successful salon from a retiring owner.

Prime West End location near the intersection of Routes 209 and 115 Great for an existing business to relocate to this is the ideal location! The commercial building is currently an operating hair salon, but could become another use. The owner is willing to stay on as an employee during transition period if needed. The two-bedroom apartment is unique and well maintained and a lower level storage area is great for further expansion. The storage area has a huge potential for additional rental income. The sale also includes an advertising billboard located on the property with potential income of \$2,000/mt. The business includes FF&E, client book, and goodwill.

PROPERTY HIGHLIGHTS

- 18,000 ADT

Dan Lichty

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No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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Property Name:	Brodheadsville Salon with Apt and Billboard income
Property Address:	1747 Route 209, Brodheadsville, PA 18322
Property Type:	Retail
Lot Size:	0.86 AC
Building Size:	1,950 SF
Zoning:	VC
Rail Access:	N/A
Number of Units:	2

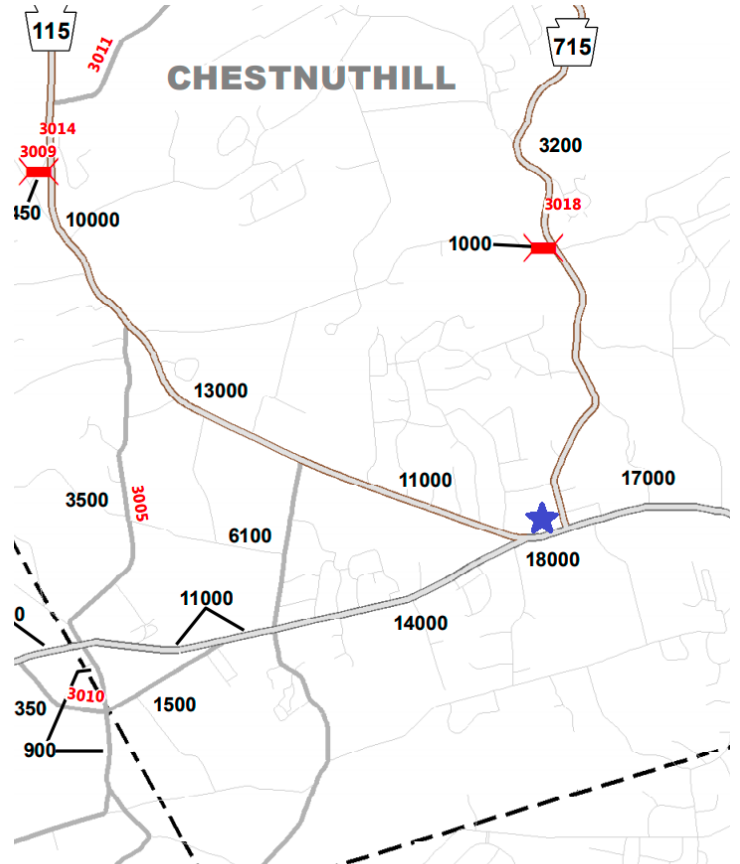
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LOCATION OVERVIEW

Located on the busiest section of Route 209 in the West End. This site is between 115, 209 and 715 with an ADT of 18,000 cars. Great visibility.



SALE HIGHLIGHTS

- 18,000 ADT
- PennDOT Access in Plans
- .86 Acres
- Billboard on Site

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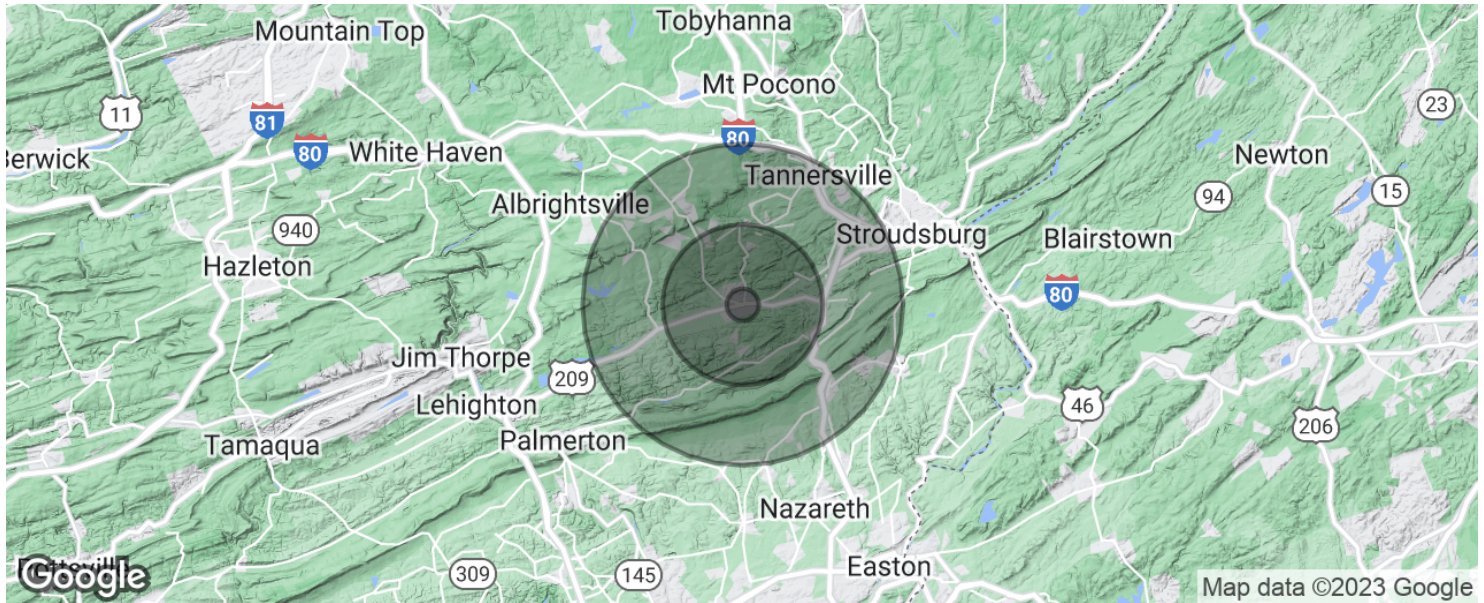


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	990	25,540	85,406
Median age	46.3	41.1	41.4
Median age (Male)	44.2	39.6	40.4
Median age (Female)	48.8	42.8	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	373	9,094	31,137
# of persons per HH	2.7	2.8	2.7
Average HH income	\$70,430	\$71,144	\$70,839
Average house value		\$238,504	\$237,262

* Demographic data derived from 2020 ACS - US Census

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