

Former Restaurant With Large Parking Lot

CRESCO, PA



230 SAND SPRING ROAD

KW COMMERCIAL
800 Main Street
Stroudsburg, PA 18360

PRESENTED BY:

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CRESCO, PA

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$75,000
AVAILABLE SF:	
LOT SIZE:	1.09 Acres
BUILDING SIZE:	2,110 SF
ZONING:	I - Industrial
MARKET:	Pocono Mountains
PRICE / SF:	\$35.55

PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering this restaurant building for sale in Cresco. The former Sand Spring restaurant (previously Homestead Inn) is a beautifully renovated 2,110 square foot building with seating for 70 in the dining rooms, bar area, and fireplace seating area. Kitchen features efficient design with walk-in coolers and freezers, beer coolers, and dry storage. Destination location approximately 0.5 mile from Route 390. Industrial zoning permits additional uses such as automotive sales, printing shop, and residence. The 0.86-acre vacant lot across Sand Spring Road is also included. Aggressively priced for quick liquidation. Monroe County restaurant liquor license not included but also available.

LOCATION OVERVIEW

Cresco is a village in Barrett Township, Monroe County in northeastern Pennsylvania. Cresco is located in the Pocono Mountains, with Callie's Pretzel Factory and Callie's Candy Kitchen being the town's most popular tourist attractions. Antique shops, hiking, horseback riding, fishing, and camping also draw in visitors. Cresco is home to mainly mom and pop stores. These include Lewis' Supermarket, Mick Motors, Price's Lumber and General Store (now affiliated with Steele's True Value Hardware), Basso Italiana, Kasa's Pizza and a number of antique shops. There is a CVS Pharmacy and Family Dollar located off of Route 390 in the center of town. Weiler Corporation and J.A. Reinhardt Manufacturing are two manufacturing companies and the largest employers in town. Two Poconos resort communities, Buck Hill Falls and Skytop, are located within the township. It is located 38 miles from Scranton and 48 miles from Wilkes-Barre. There is one privately owned, public-use airport in Barrett Township called the Flying Dollar Airport.

Property Details

SALE PRICE

\$75,000

LOCATION INFORMATION

Street Address	230 Sand Spring Road
City, State, Zip	Cresco, PA 18326
County/Township	Monroe/Barrett Township
Market	Pocono Mountains
Cross Streets	Route 390
Side Of Street	South
Road Type	Paved
Market Type	Rural
Nearest Highway	I-380

BUILDING INFORMATION

Building Size	2,110 SF
Price / SF	\$35.55
Year Built	1957
Occupancy %	0%
Number Of Floors	1
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant
Zoning	I - Industrial
Lot Size	1.09 Acres
APN#	0163860119-5126, -5393
Waterfront	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
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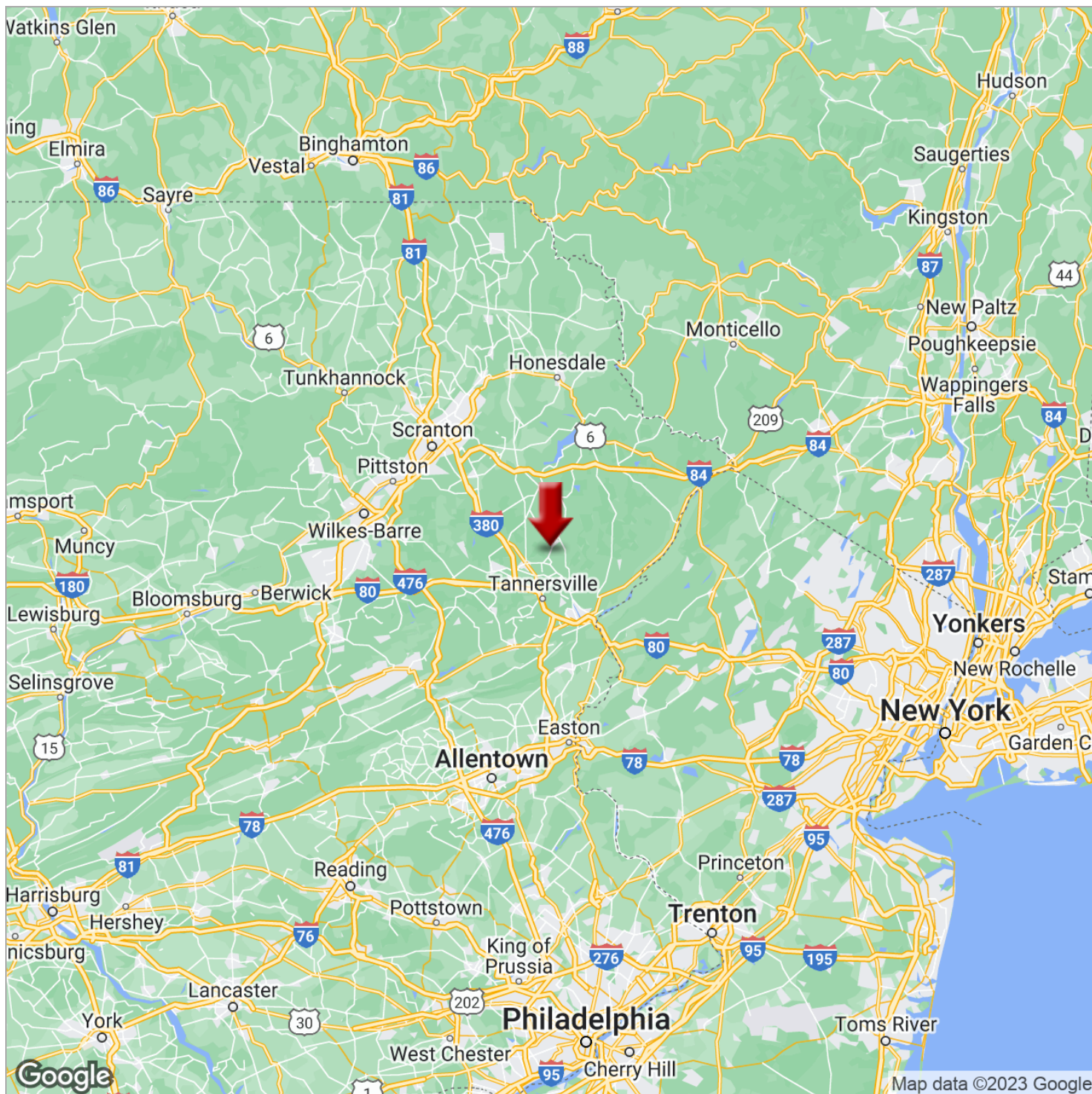
UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

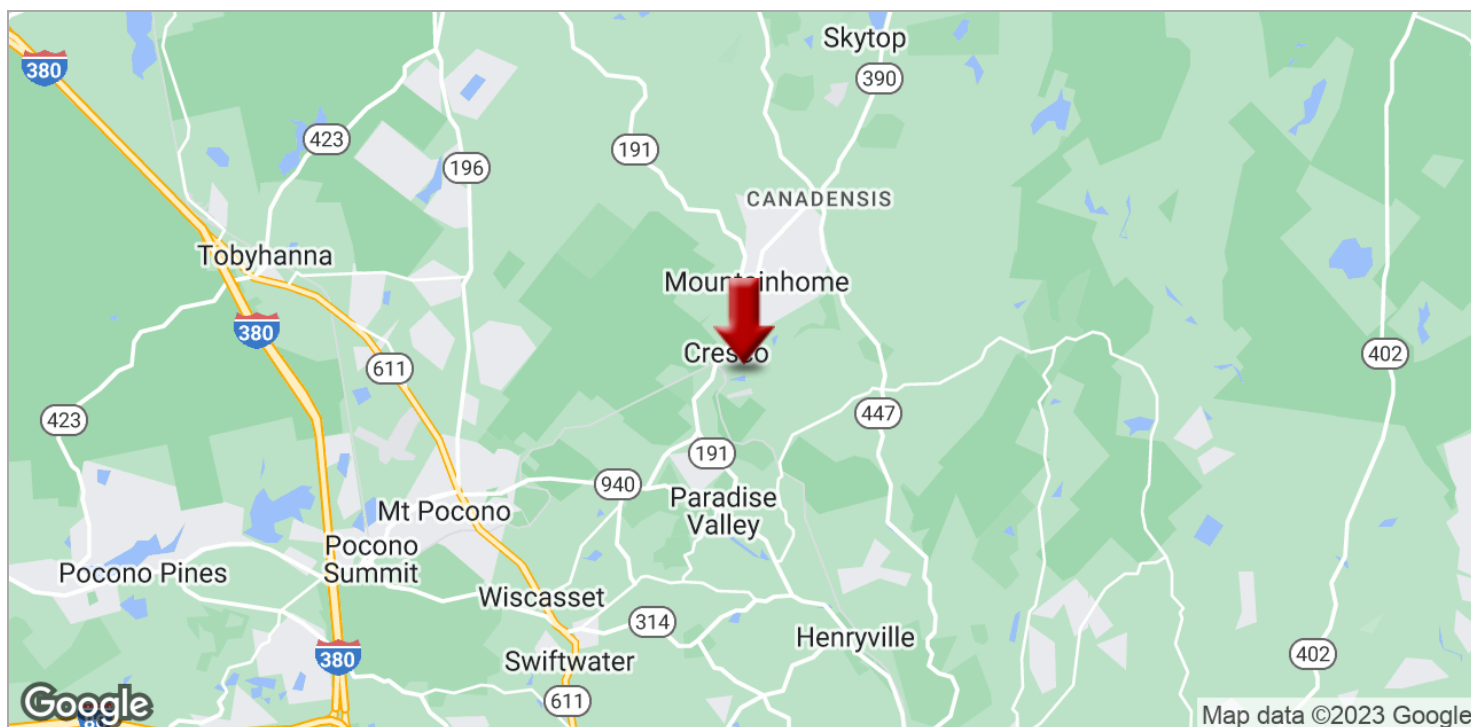
Additional Photos



Regional Map



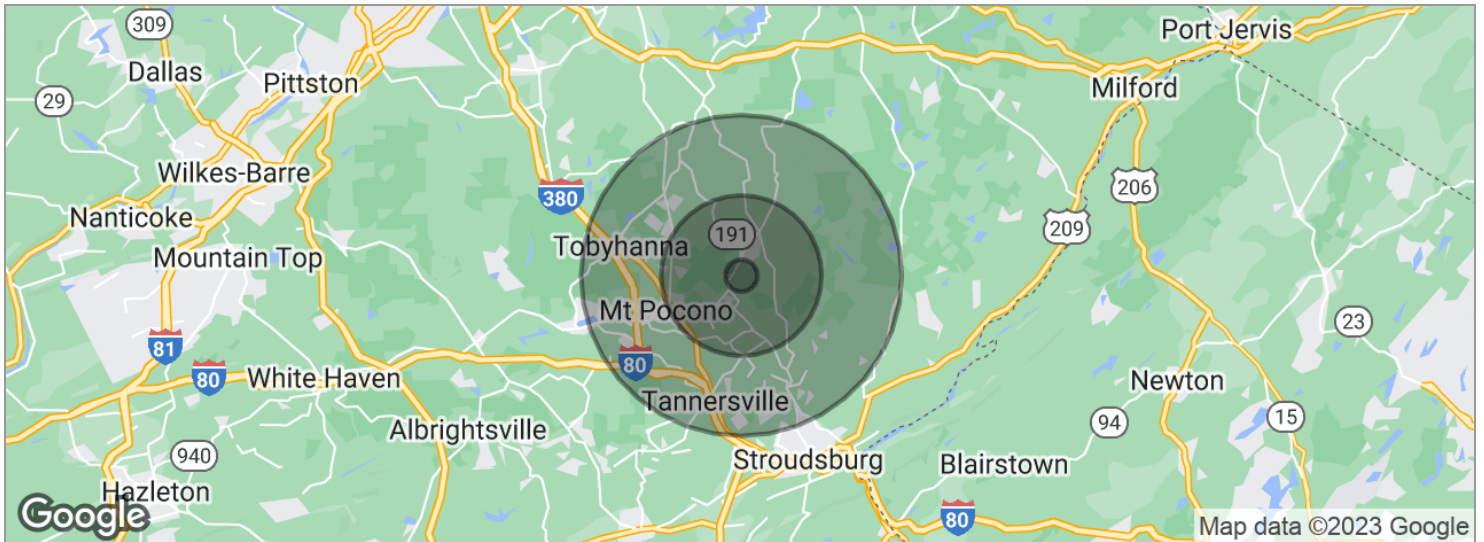
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	340	13,071	74,307
Median age	41.3	39.5	40.0
Median age (male)	40.7	38.7	39.0
Median age (Female)	42.1	40.3	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	136	5,024	26,926
# of persons per HH	2.5	2.6	2.8
Average HH income	\$61,512	\$65,282	\$70,043
Average house value		\$236,581	\$238,570
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	5.6%	9.5%	14.4%
RACE (%)	1 MILE	5 MILES	10 MILES
White	89.1%	80.6%	74.4%
Black	6.5%	14.9%	18.9%
Asian	0.0%	0.9%	1.2%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.9%	0.6%	0.4%
Other	0.3%	1.2%	2.4%

* Demographic data derived from 2020 ACS - US Census