

\$100,000 PRICE REDUCTION---A STAND-ALONE, TURNKEY SPORTS BAR WITH A RECENT REMODEL

SPORTS BAR AND GRILL

64 E Lincoln Ave, Hatfield, PA 19440



SALE PRICE:	\$650,000
PRICE PER UNIT:	-
CAP RATE:	20.0%
NOI:	\$130,000
LOT SIZE:	1.2 Acres
BUILDING SIZE:	
YEAR BUILT:	1930
RENOVATED:	2014
ZONING:	Commercial-C
MARKET:	Retail
SUB MARKET:	Tavern/Bars

PROPERTY OVERVIEW

A stand alone turnkey Sports Bar with a recent remodel. Great opportunity for a new owner operator to increase sales. Rent is 4500/mt includes taxes and insurance

Shed on property is excluded, may have use of some space in it?? Used as an auction house 1x/mt until 10 am. Sale includes a Montgomery county liquor license, 18 taps for a great craft beer program

PROPERTY FEATURES

- Plenty of off street parking
- Huge outdoor deck and extended licensed serving area

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Suite 100
Blue Bell, PA 19422

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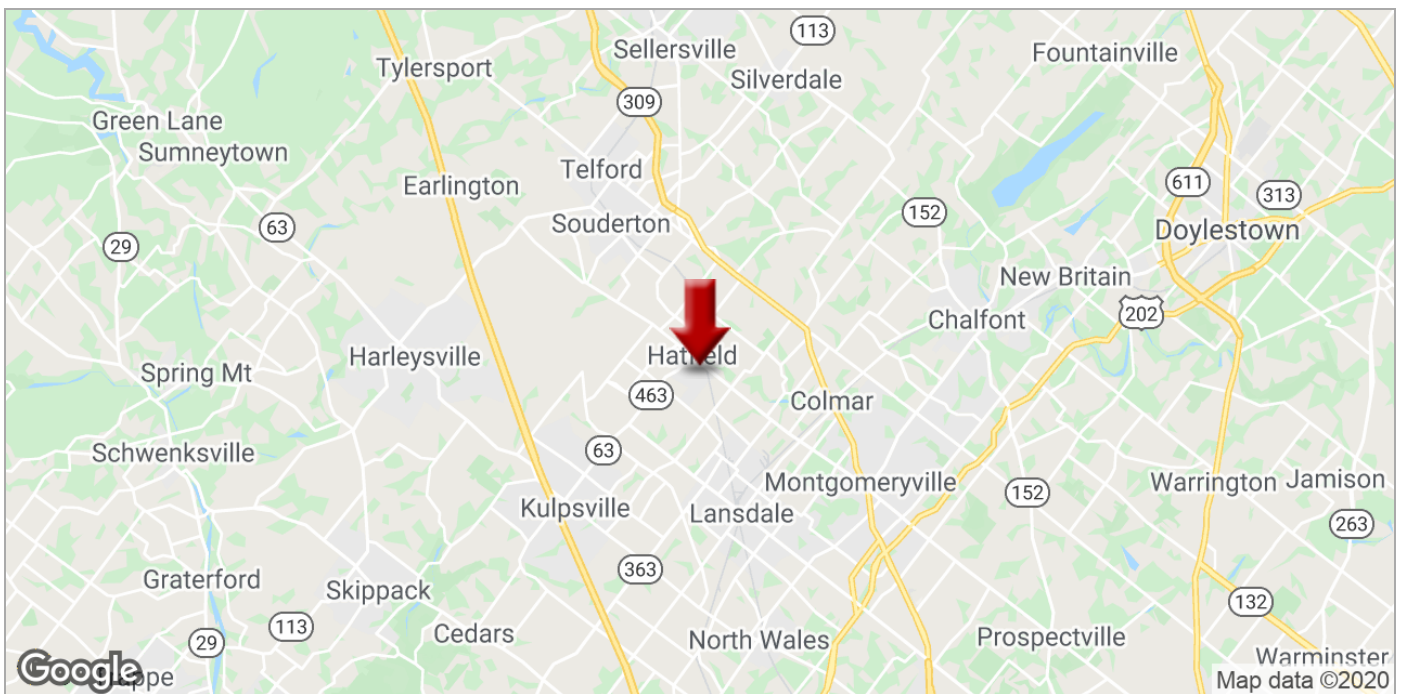
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,937	59,447	138,467
MEDIAN AGE	37.3	40.3	40.9
MEDIAN AGE (MALE)	36.7	38.2	39.1
MEDIAN AGE (FEMALE)	38.3	42.1	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,260	23,999	54,823
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$69,373	\$75,064	\$85,496
AVERAGE HOUSE VALUE	\$266,799	\$268,277	\$298,007

RACE	1 MILE	3 MILES	5 MILES
% WHITE	74.3%	81.7%	83.7%
% BLACK	1.8%	3.2%	3.3%
% ASIAN	21.3%	12.2%	10.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	1.5%	1.6%	1.2%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.3%	4.7%	3.7%

* Demographic data derived from 2010 US Census

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