



# SHERWOOD LANES BOWLING ALLEY | 24 LANES

11-13 LYN-MAR PLZ  
BUTLER, PA 16045

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,375,000
Lot Size:	7.5 Acres
Year Built:	1971
Building Size:	19,600
Zoning:	C-2
Market:	Butler
Submarket:	Lyndora
Price / SF:	\$70.15

## PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for sale this active and profitable 24 lane bowling center. Sherwood Lanes is equipped with state of the art Qubica Scoring installed in January 2014, you can order food and drinks at the Crossbow Lounge within the lanes, and park in a newly resurfaced parking lot on site.

The new state of the art Qubica Scoring was installed across the entire center! This includes new touchscreens that are as easy as your phone, as well new LED screens to see your scores on from above! Now you can see how fast you throw your bowling ball! You can also choose your own environment, completely customizing everything from the look of the game screen to the animations.

Within Sherwood Lanes is the Crossbow Lounge where you can get food and drinks! Here we have 4 50+ inch LCD and Plasma TVs where you can watch the big game. Also, you can watch the bowlers through the windows behind the bar and play pool, darts, as well as the PA Lottery here.

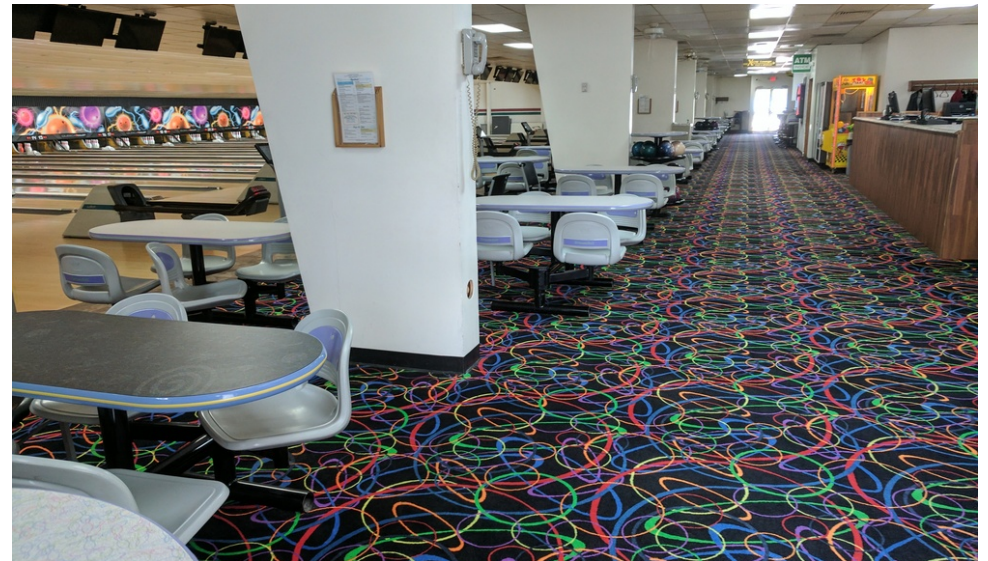
Local ownership willing to stay on to ensure a smooth transition.

## PROPERTY HIGHLIGHTS

- 24 Lane Bowling Alley
- Well Maintained
- State of the art Scoring system
- All FF&E and Liquor License to convey
- Seller financing available

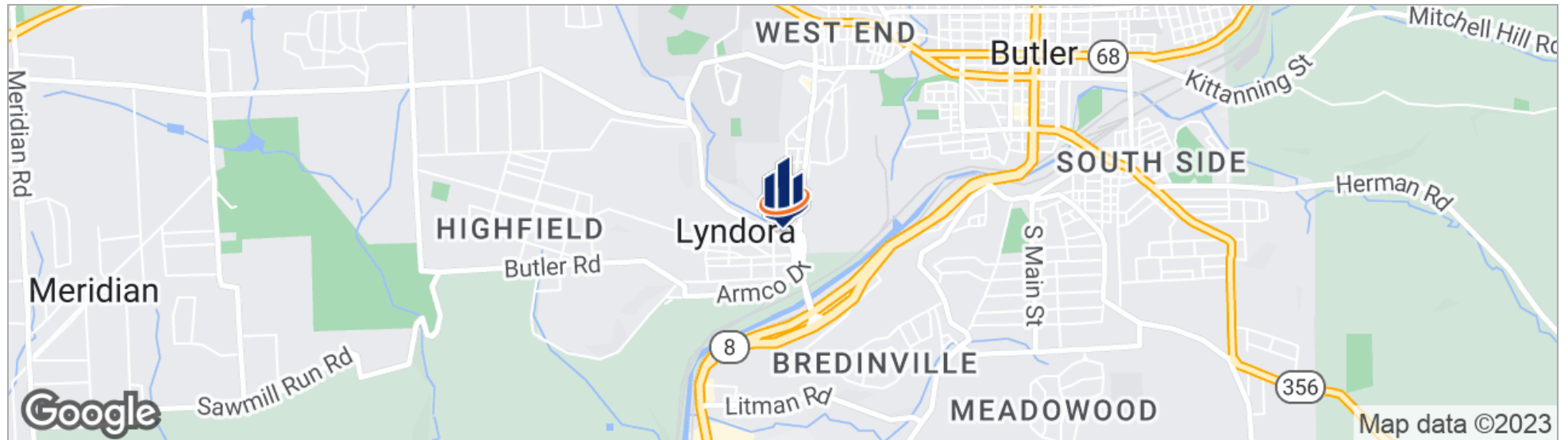


# Additional Photos



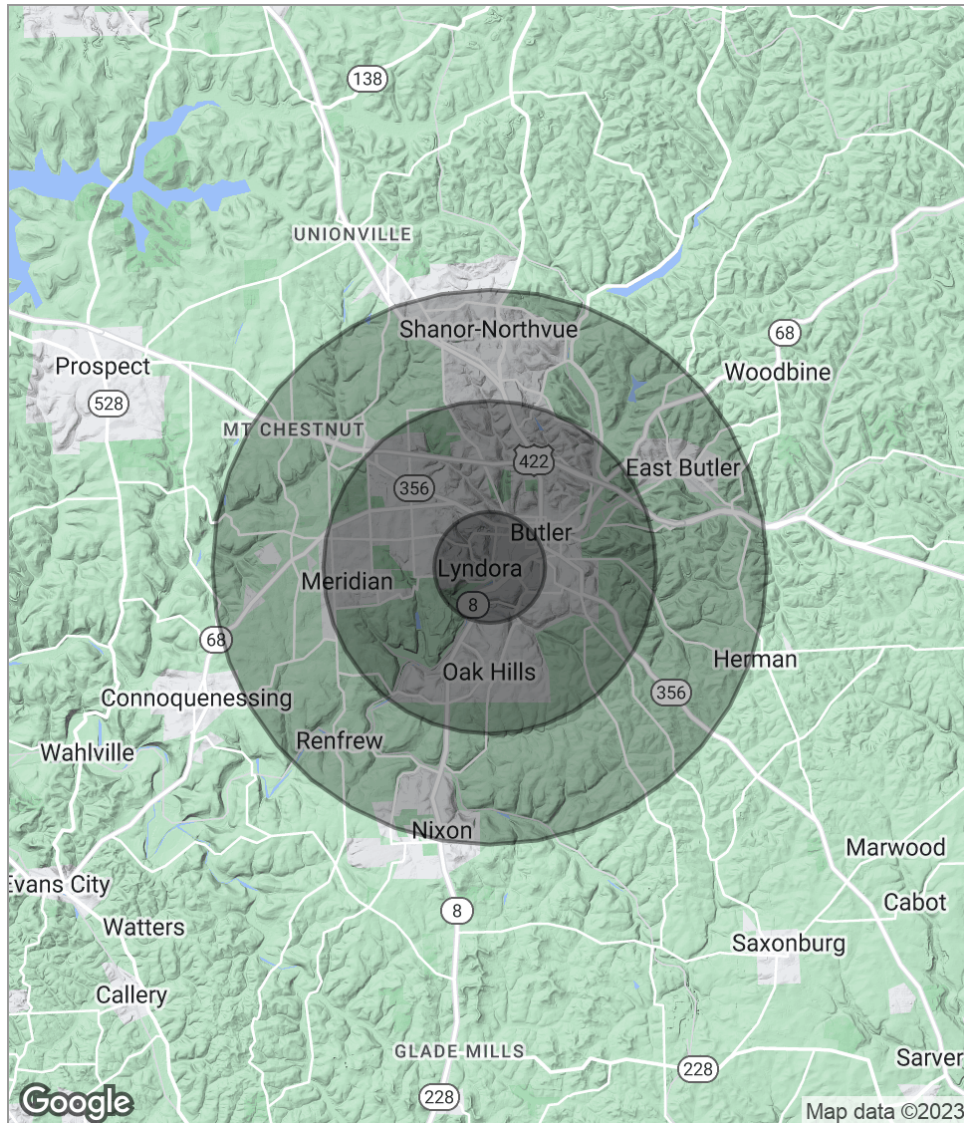


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,148	38,382	54,439
Median age	39.4	40.7	41.8
Median age (male)	38.3	39.4	40.3
Median age (Female)	40.2	42.2	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,956	16,268	22,836
# of persons per HH	2.4	2.4	2.4
Average HH income	\$49,058	\$54,491	\$59,471
Average house value	\$105,962	\$149,926	\$173,382

*\* Demographic data derived from 2020 ACS - US Census*