

BUSINESS FOR SALE

7-ELEVEN BUSINESS OPPORTUNITY

1146 Chestnut Street, Emmaus, PA 18049



OFFERING SUMMARY

SALE PRICE:	\$99,000
BUILDING SIZE:	2,640 SF
ZONING:	B-L

PROPERTY OVERVIEW

PRICE REDUCED!!!

Great investment opportunity to own a 7-Eleven and Mobil Gas Station business.

REAL ESTATE NOT INCLUDED!!!

Business is situated at high visibility signalized intersection of Cedar Crest Boulevard and Chestnut Street in Emmaus.

All inventory is included in sale price.

Buyer must be a current or prospective Franchisee of 7-Eleven.

24/7 365 support from 7-Eleven.

All RENT, UTILITIES and TAXES are paid for by 7-Eleven.

Please call for financial information.

ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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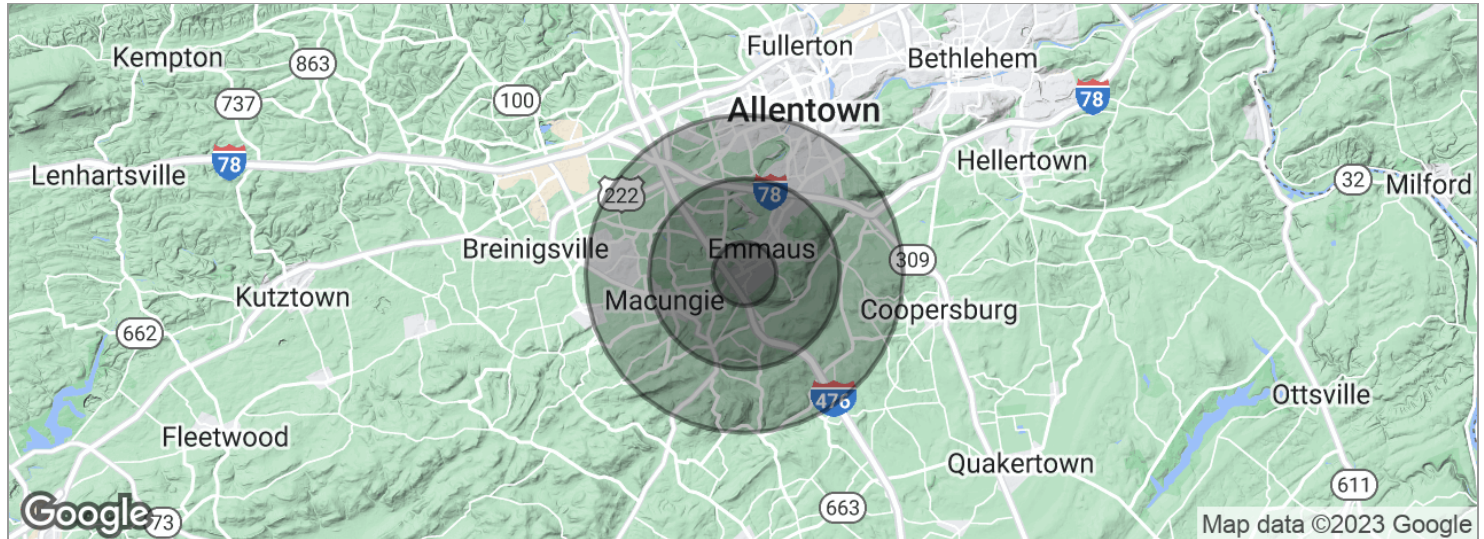
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,117	39,731	116,301
Median age	38.6	42.2	40.7
Median age (male)	37.9	40.7	39.0
Median age (Female)	38.6	42.8	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,313	15,911	45,979
# of persons per HH	2.5	2.5	2.5
Average HH income	\$66,716	\$84,644	\$76,151
Average house value	\$320,629	\$288,319	\$268,660

* Demographic data derived from 2020 ACS - US Census

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