

Lombardi's Brookside Inn

TOBYHANNA, PA



KW COMMERCIAL
800 Main Street
Stroudsburg, PA 18360

PRESENTED BY:

DANIEL PERICH GROUP
O: 570.213.4900
dperich@kwcommercial.com

Confidentiality & Disclaimer

TOBYHANNA, PA

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Stroudsburg, PA in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL

800 Main Street

Stroudsburg, PA 18360

PRESENTED BY:

DANIEL PERICH GROUP

O: 570.213.4900

dperich@kwcommercial.com

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.



Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$699,000
AVAILABLE SF:	
LOT SIZE:	2.7 Acres
BUILDING SIZE:	4,524 SF
ZONING:	C-3
MARKET:	East Stroudsburg, PA MSA
TRAFFIC COUNT:	2,120
PRICE / SF:	\$154.51

PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering this tavern for sale in Tobyhanna. Lombardi's Brookside Inn is a well-established, historic 1850's bar and restaurant with a built-in customer base. The fully renovated 4,524 square foot building boasts a custom bar with seating for 20, restaurant-style seating and a pool table. The outside patio area includes a covered bar and fire pit. Second floor apartment and 9 rental rooms provide additional income opportunities. Sale includes real estate, FF&E, and H liquor license. Also includes 0.39-acre parcel across Main Street. Easily accessible from both Main Street and Route 611 in Tobyhanna with current traffic counts of 2,120 and 7,187 ADT respectively. Property serviced by on-site well and public sewer.

LOCATION OVERVIEW

Tobyhanna is located in Coolbaugh Township, Monroe County in northeastern Pennsylvania. Tobyhanna Army Depot and Walmart Distribution Center, some of the largest employers in the county, are within a 2 mile drive. As of the 2010 census, Coolbaugh Township had a population of 20,564 people with a median household income of \$54,339. Major area developments include the proposed \$400 million Pocono Springs Entertainment Village and 130,000 square foot expansion of Kalahari Resort's convention center.

Property Details

SALE PRICE**\$699,000****LOCATION INFORMATION**

Building Name	Lombardi's Brookside Inn
Street Address	593 Main Street
City, State, Zip	Tobyhanna, PA 18466
County/Township	Monroe/Coolbaugh Township
Market	East Stroudsburg, PA MSA
Cross Streets	Route 611
Side Of Street	West
Road Type	Paved
Market Type	Small
Nearest Highway	I-380
Nearest Airport	Pocono Mountain Municipal
Retail Clientele	General

BUILDING INFORMATION

Building Size	4,524 SF
Price / SF	\$154.51
Number Of Floors	2
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant
Zoning	C-3
Lot Size	2.7 Acres
APN#	03634701252579, 03634701253832
Traffic Count	2,120
Traffic Count Street	Main St
Waterfront	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
--------------	---------

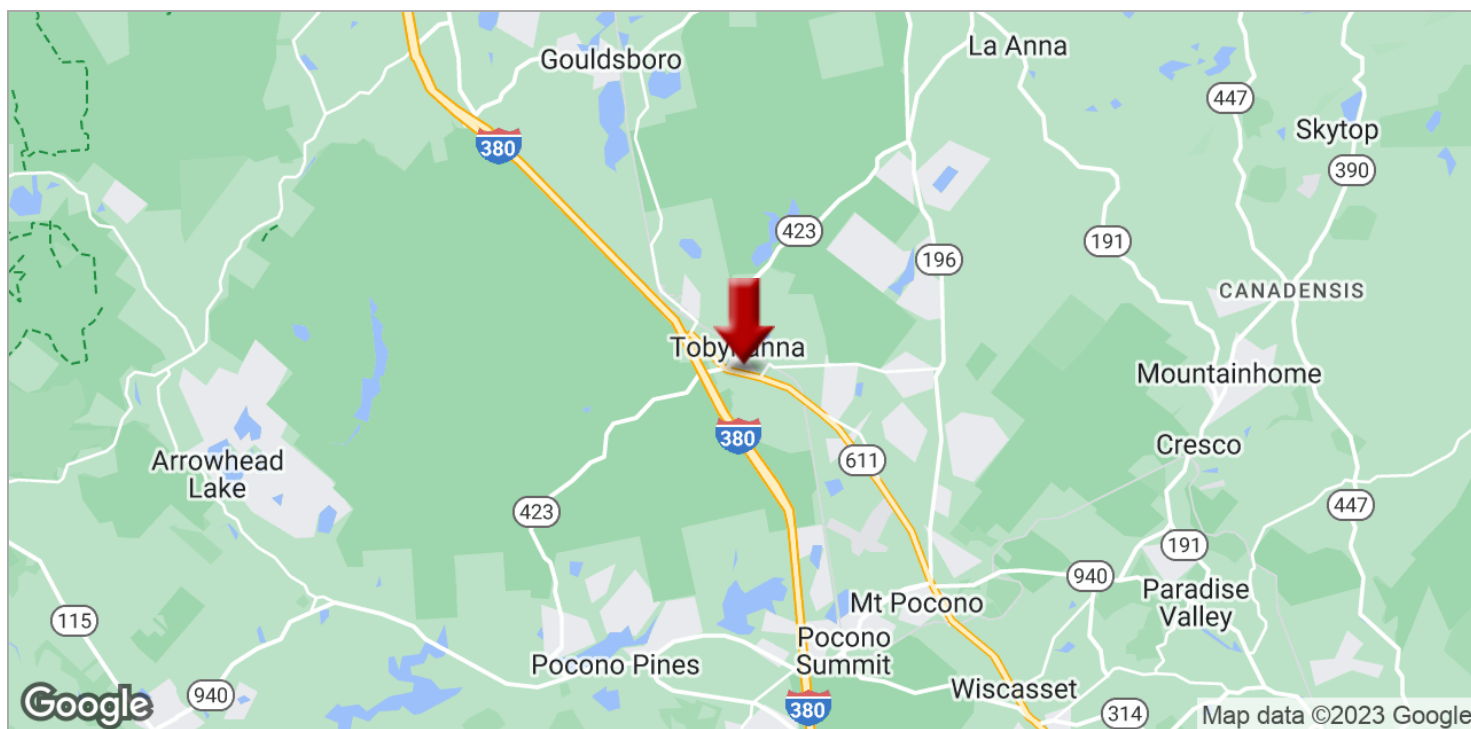
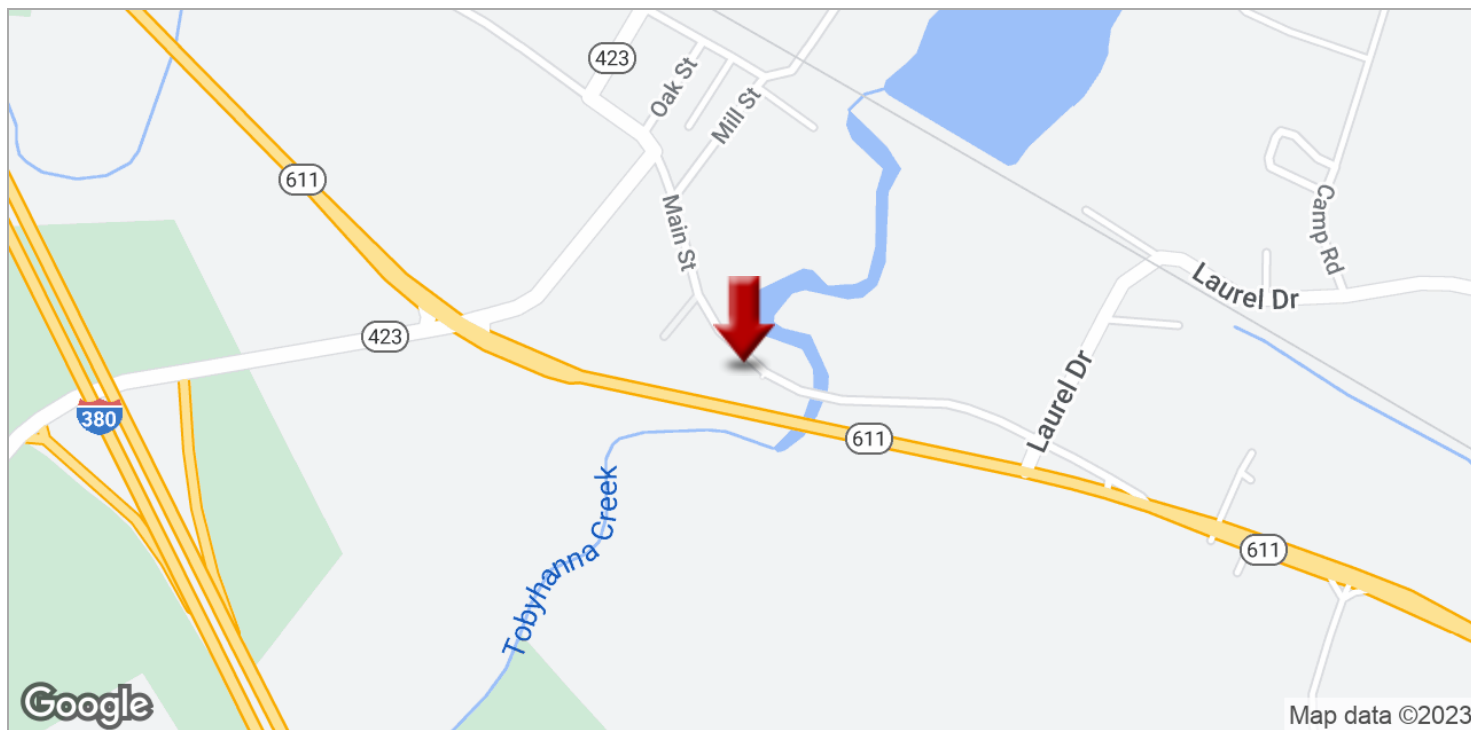
UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Utilities Description	On-site well, public sewer

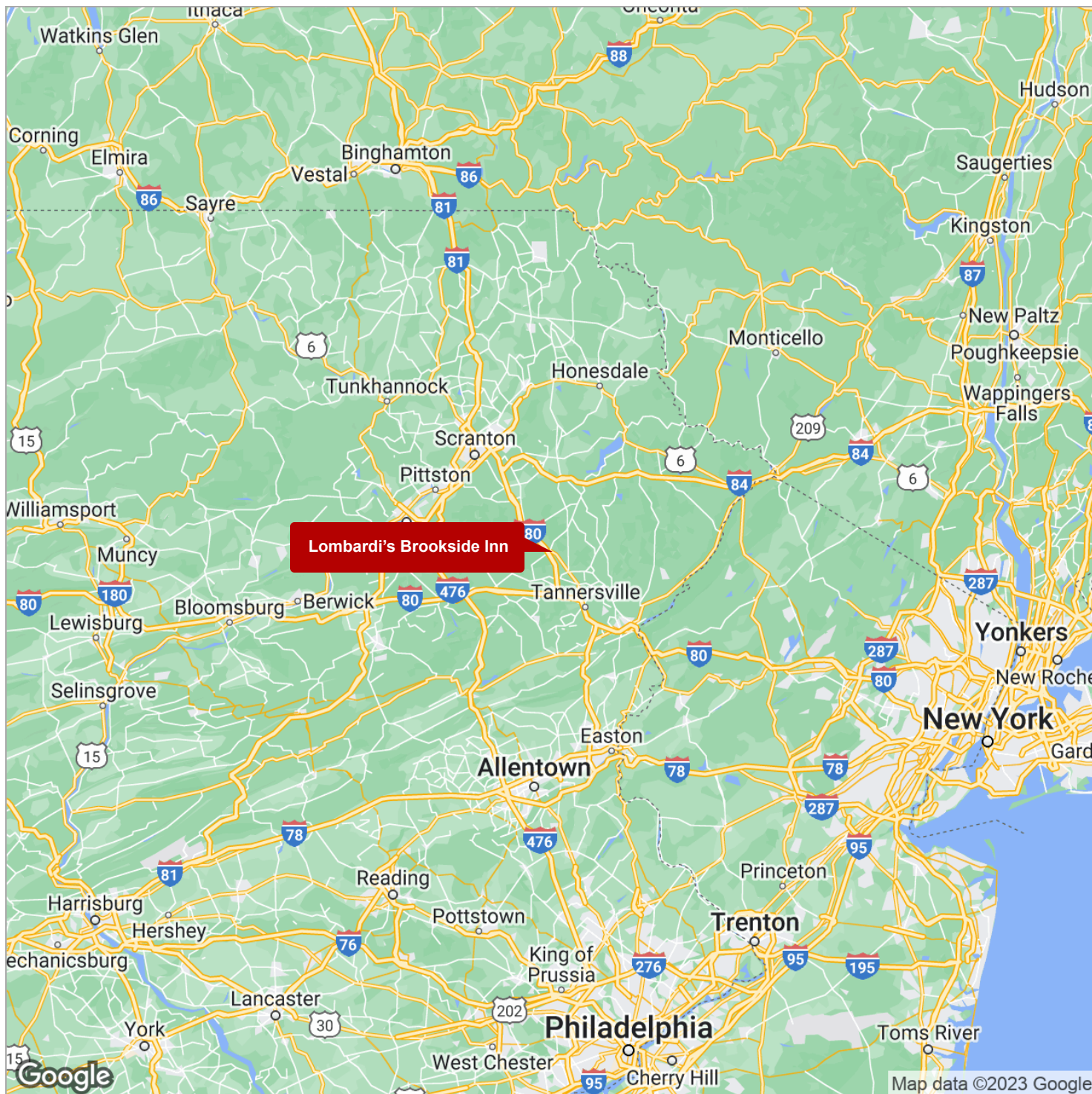
Aerial Map



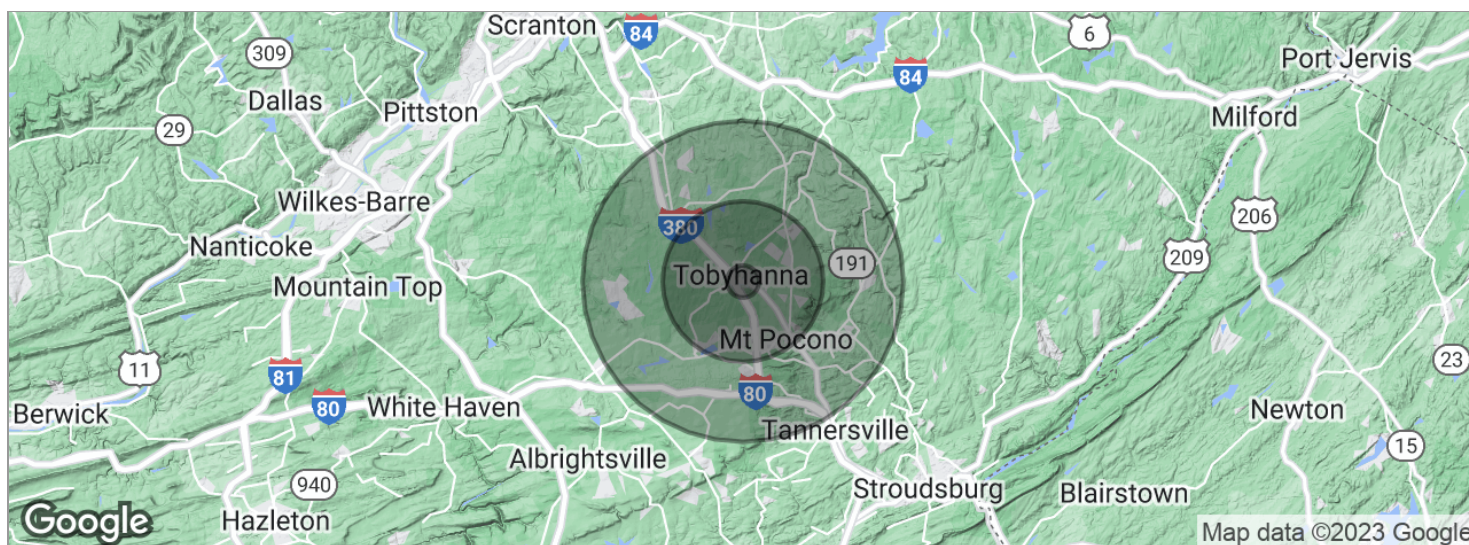
Location Maps



Regional Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	265	20,102	56,429
Median age	42.5	39.4	40.1
Median age (male)	43.0	38.8	39.0
Median age (Female)	40.7	38.5	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	96	6,756	20,184
# of persons per HH	2.8	3.0	2.8
Average HH income	\$54,831	\$58,782	\$63,484
Average house value	\$198,005	\$206,289	\$205,435
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	16.2%	22.5%	15.4%
RACE (%)	1 MILE	5 MILES	10 MILES
White	75.1%	63.4%	74.2%
Black	15.5%	28.5%	18.7%
Asian	1.9%	1.0%	1.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.3%
Other	2.3%	3.0%	2.3%

* Demographic data derived from 2020 ACS - US Census