

# Turn-key Restaurant w/ FF & E

3160 Route 115, Effort, PA 18330



## OFFERING SUMMARY

Sale Price:	\$15,000
Lot Size:	15.38 Acres
Year Built:	1980
Building Size:	1,000 SF
Zoning:	Commercial
Market:	Monroe County
Submarket:	Chestnuthill Township
Price / SF:	\$15.00

## PROPERTY OVERVIEW

Turn-key restaurant for sale in Mt. Effort Plaza. Mt. Effort Plaza houses Martz Park and Ride, Subway, Daycare & Title & Tag as well as other businesses. It is also part of a development plan for new Gerrity's Food Market. Restaurant is fully equipped and can be a good income generator with minor tweaks to menu and a solid marketing plan. Current lease is \$2,000/mo can be negotiated with landlord. Sale includes FF&E.

## LOCATION OVERVIEW

Located in busy Mt Effort shopping center located at Routes 115 & State Road at signalized light. Entrances on both Route 115 as well as State Street.

## PROPERTY HIGHLIGHTS

- Located in Mt Effort Shopping Plaza
- Turn-key restaurant
- Good population density
- ADT 15,000-18,000
- Good signage
- Corner property at signalized light

## Terri Mickens, CCIM

Broker/Owner  
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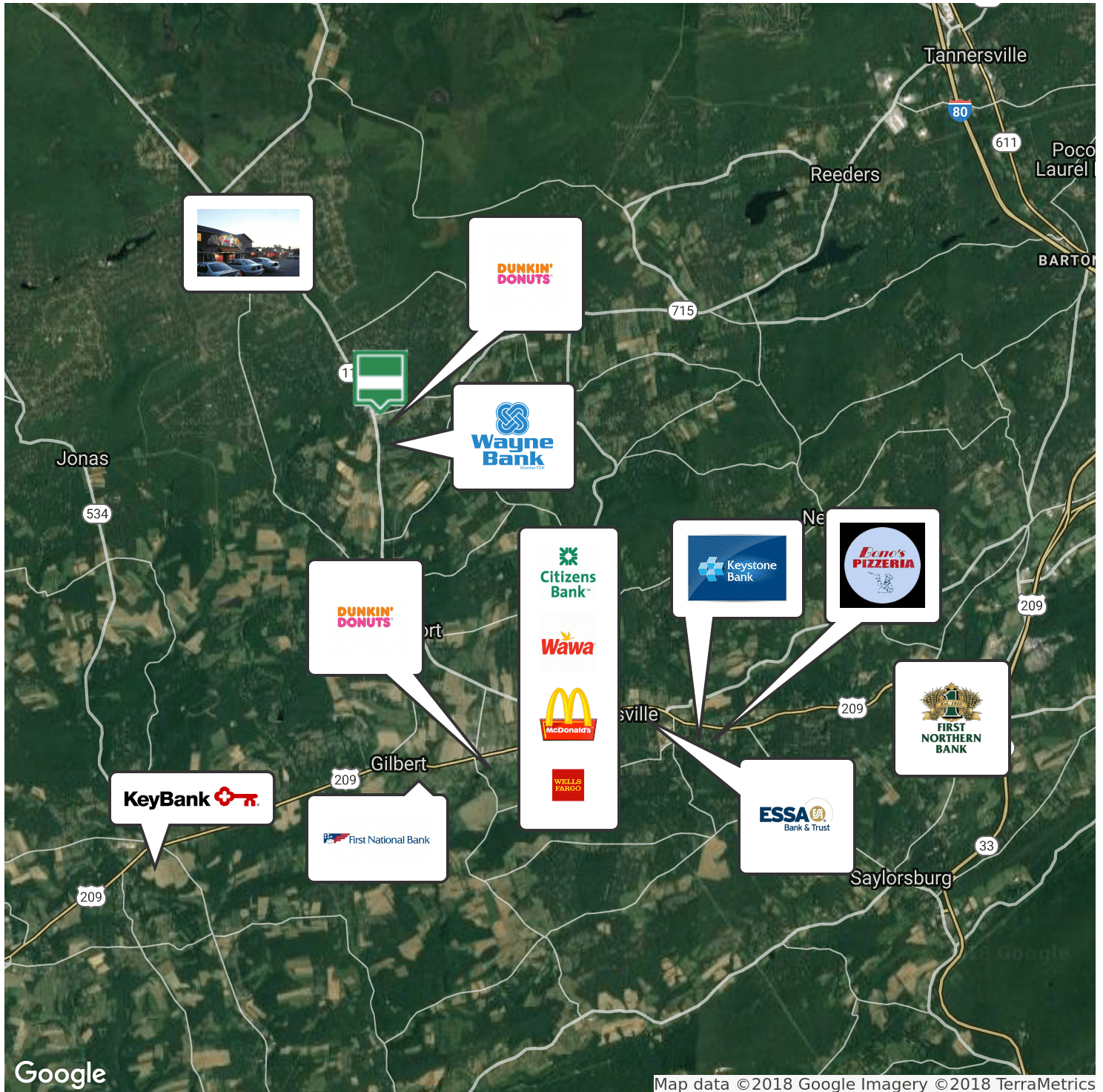
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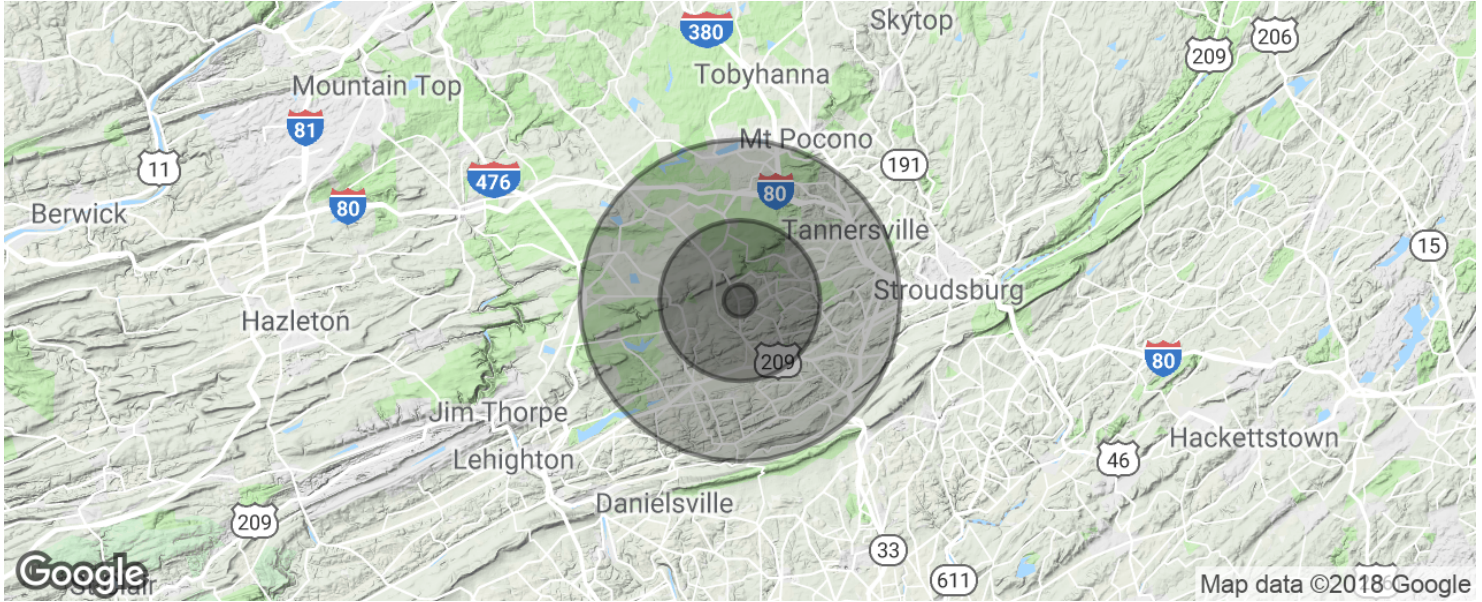


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,686	27,496	76,454
Median age	37.7	39.2	40.7
Median age (Male)	35.4	36.8	39.4
Median age (Female)	40.0	41.5	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	576	9,590	27,571
# of persons per HH	2.9	2.9	2.8
Average HH income	\$66,617	\$67,450	\$68,910
Average house value	\$238,807	\$223,811	\$219,501

\* Demographic data derived from 2010 US Census

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