

# J & R's Smokehouse

1420 Jacobsburg Rd, Wind Gap, PA 18091



## OFFERING SUMMARY

Sale Price:	\$1,200,000
Available SF:	6,770 SF
Lot Size:	1.21 Acres
Year Built:	1990
Building Size:	6,770 SF
Zoning:	HI - Highway Interchange
Market:	Lehigh Valley
Submarket:	Wind Gap
Price / SF:	\$177.25

## PROPERTY OVERVIEW

Great Business Opportunity at the interchange of Routes 33 and 512 in booming Northampton County PA. Turn-Key restaurant with excellent visibility and easy access from Route 33. Includes Liquor License, plus all FF&E. Truly a turnkey opportunity.

Outstanding chance to own and operate a restaurant in the Lehigh Valley area. Former Restaurant was a local staple for 25 years. Fine craftsmanship throughout the beautiful dining areas and Bar. Can accommodate up to 160 guests. With a private events room, spacious dining room, bar area, and updated baths this building is a great facility. Parking for 60+ cars and easy access. Liquor license is included in sale, but can be sold separately. The kitchen area is impeccable and fit to suit any chef, equipped with well-maintained equipment, ovens, fridges, freezers, etc.. Also included in the sale is the seller's personal 4,354 s/f custom home. Be sure to check out the virtual tour of the home. Don't miss out on this great opportunity, make your appointment today.

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Property Name:	J & R's Smokehouse
Property Address:	1420 Jacobsburg Rd, Wind Gap, PA 18091
Property Type:	Retail
Lot Size:	1.21 AC
Building Size:	6,770 SF
Gross Leasable Area:	6,770 SF
Building Class:	B
Zoning:	HI - Highway Interchange
Taxes:	\$11,389.27
Rail Access:	N/A
Cross Streets:	Rt 512 and Rt 33
Year Built:	1990
Number of Stories:	1
Number of Units:	1



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## SALE HIGHLIGHTS

- Public Water/Sewer
- Natural Gas
- Lighted Intersection
- Visibility from Route 33
- Pad Site or Redevelopment
- R- Liquor License

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Google

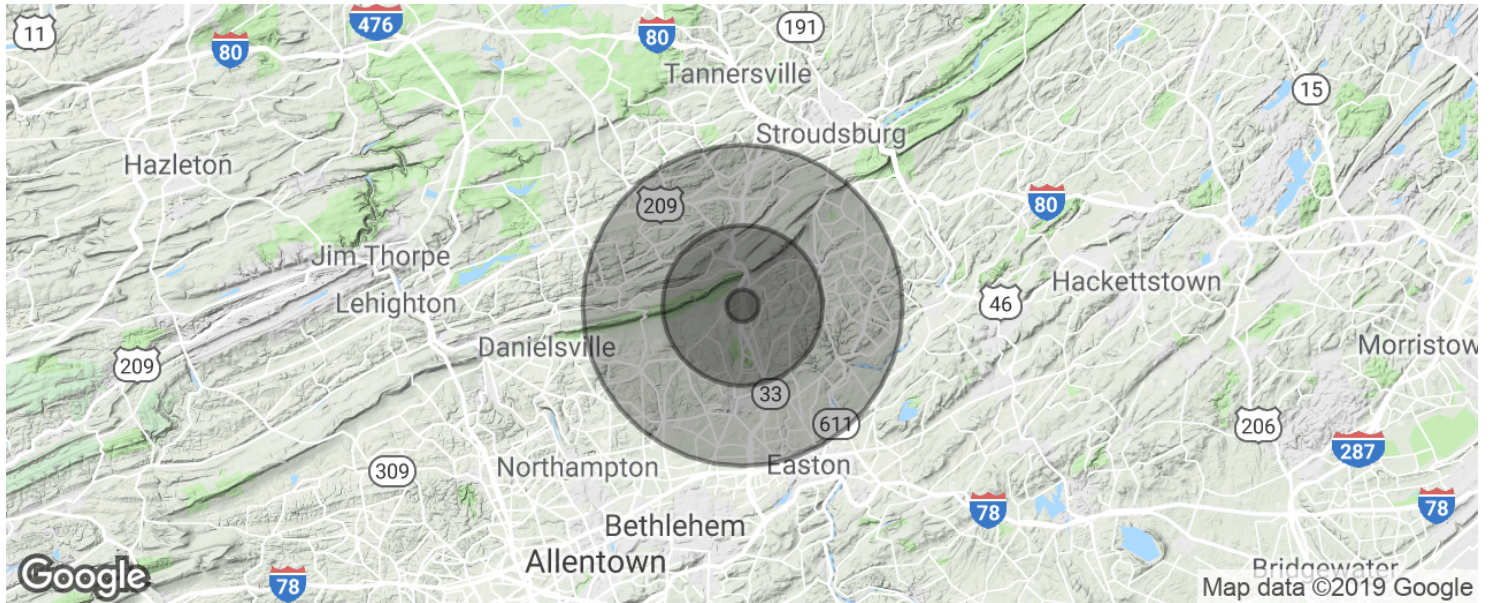
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,669	27,755	135,276
Median age	42.7	41.7	42.5
Median age (Male)	38.4	40.7	41.9
Median age (Female)	45.2	42.6	43.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	696	10,438	50,836
# of persons per HH	2.4	2.7	2.7
Average HH income	\$60,550	\$71,967	\$76,948
Average house value	\$207,842	\$269,324	\$266,237

\* Demographic data derived from 2010 US Census

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