

# 2-story 11,371 SF Restaurant/ Banquet Facility

823 Route 940, Pocono Lake, PA 18347



## OFFERING SUMMARY

Sale Price:	\$595,000
Available SF:	11,424 SF
Lot Size:	2.24 Acres
Year Built:	1958
Building Size:	11,371 SF
Zoning:	Commercial
Market:	Monroe County
Submarket:	Tobyhanna Township
Price / SF:	\$52.33

## PROPERTY OVERVIEW

11,371 +/- SF 2-story Restaurant/Banquet Facility for Sale. Equipped with full kitchen including separate baking room, 5-walk-ins, sports bar area, formal dining and private dining rooms. Complete with kitchen equipment and furniture. Upgraded restrooms, 2-fireplaces and a potential for outdoor dining. Well appointed. Seating for 200+ with parking for 80+ vehicles. Does not include liquor license.

## LOCATION OVERVIEW

Located on busy Route 940 just before Route 314. Close to Routes 940 and 611.

## PROPERTY HIGHLIGHTS

- ADT-21,000-28,000
- 11,424 SF Building
- Zoned Commercial
- On site well/septic
- 625' Road frontage

## Terri Mickens, CCIM

Broker/Owner  
570.801.6170  
570.242.3962  
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TACM Commercial Realty Inc  
2331 Route 209/Suite 5  
Sciota, PA 18354



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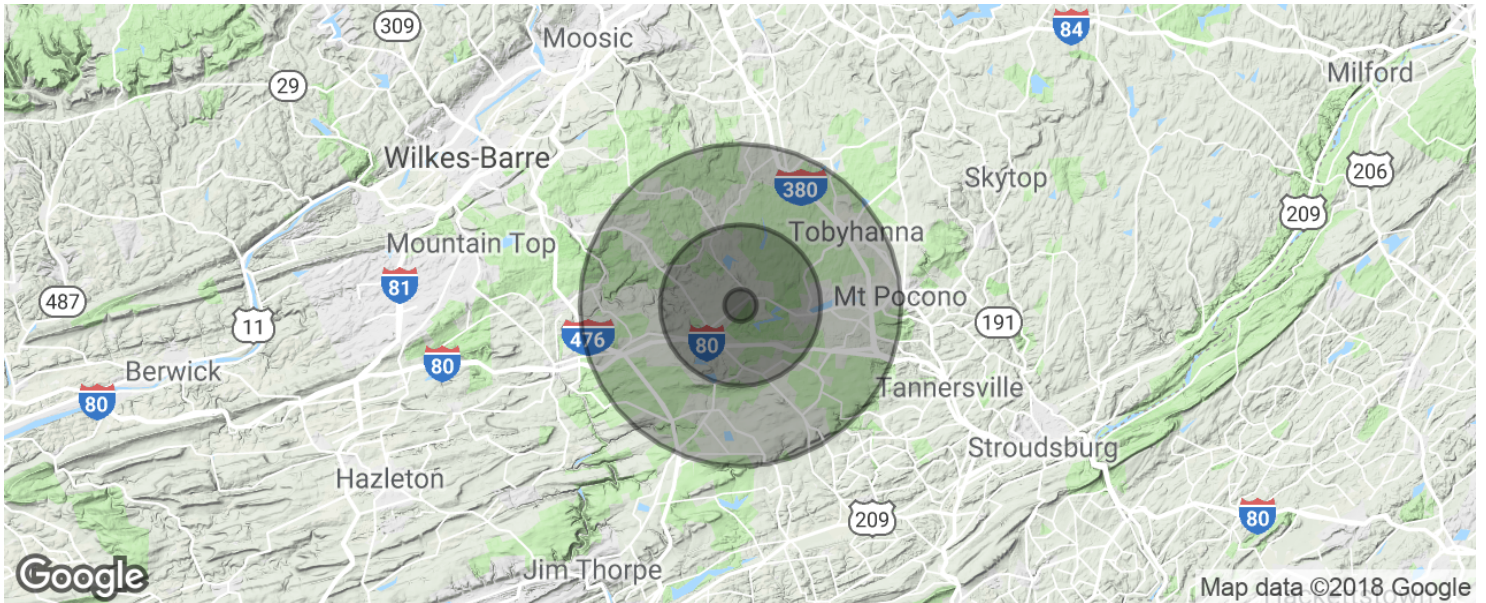


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	455	9,455	30,179
Median age	37.9	39.3	40.4
Median age (Male)	37.8	38.2	38.7
Median age (Female)	39.0	40.6	42.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	167	3,496	11,130
# of persons per HH	2.7	2.7	2.7
Average HH income	\$62,958	\$60,962	\$61,011
Average house value	\$201,693	\$200,724	\$194,610

\* Demographic data derived from 2010 US Census

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