

# SERHANT.



**500 Bridge Street**  
Weisport, PA 18235





## 500 Bridge Street

Weissport, PA 18235

**\$2,000,000**

10.3 Acres

35,000+ SF

Mixed Use  
Proforma Cap Rate 7.8%  
NOI \$155,491

Established Tenants  
Flexible Terms  
Income Potential

The Hofford Mill is a historic, income-producing commercial property offering 30,000+ square feet of mixed-use space on 10.3 acres in Weissport, PA. Built in 1910, the mill has been adapted for multiple tenants including The Gorge Restaurant, Hug A Mug Coffee Shop, Simply Home Retail, and Bronson E-Bikes.

Located minutes from Jim Thorpe and the Lehigh River trail network, the property is well-positioned to capture local and tourist traffic. With a projected NOI of \$155,491 and a 7.8% pro forma cap rate, this offering provides immediate cash flow with room for upside through two vacant industrial bays.

Offered at \$2,000,000, The Hofford Mill is ideal for investors seeking a stabilized asset with historic charm and long-term growth potential in a

revitalizing Pennsylvania market.

### Financial Highlights

Pro Forma Cap Rate: 7.8% with a Net Operating Income (NOI) of \$155,491, offering immediate cash flow and upside potential through lease-up of two vacant suites

Projected NOI Growth: Expected to reach \$249,000 by Year 10, with estimated income rising to \$310,000

### Tenant Mix & Income

Diverse Tenants: Includes retail, restaurant, service, and industrial users like Hug A Mug Coffee Shop, Bronson E-Bikes, Simply Home, and The Gorge Eatery.

Rent Ranges: From \$50/SF to \$120/SF with flexible lease terms; total tenant income currently stands at \$259,500 annually

### Operational Stats

Parking Capacity: 50–60 spaces onsite.

Vacancy Rate: 14.3% currently, with upside through active leasing opportunities.

Annual Expenses: \$49,643, including taxes, maintenance, utilities, and insurance

### Prime Location Advantages

Located in Weissport Borough, Carbon County, near the Lehigh River, Jim Thorpe, and D&L Trail, enabling strong tourist and local foot traffic.

Minutes from Lehigh Valley and well-connected to highways, offering access to both Lehigh Valley and Pocono economic hubs



### Sam Del Rosario

Associate Broker, Team Leader  
samuel@serhant.com  
(610) 762-6631



### Dianne Altieri

Associate Broker  
dianne@serhant.com  
(610) 256-4269

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