



Ole Hickory Inn

125 Main Street, Hickory, PA 15340

\$599,000
ASKING PRICE

<p>PROPERTY TYPE</p> <p>Retail / Restaurant</p>	<p>BUILDING SIZE</p> <p>4,323 SqFt</p>	<p>LOT SIZE / PARKING</p> <p>2.2 Ac 30+ Spaces</p>	<p>YEAR BUILT / RENO</p> <p>1920 / 2021</p>
<p>ZONING</p> <p>Commercial</p>	<p>CLASS</p> <p>Class B</p>	<p>PRICE / SQFT</p> <p>\$138.58</p>	<p>OCCUPANCY</p> <p>100%</p>

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EXECUTIVE SUMMARY

The **Ole Hickory Inn** is a rare opportunity to acquire a beloved community restaurant together with the underlying real estate at **\$599,000**. Operating for decades on Main Street in Hickory, PA, this turn-key business offers proven cash flow, a fully equipped commercial kitchen, full bar, outdoor deck, 30 on-site parking spaces, plus an additional 1-acre parking lot across the street — all on 2.2 acres in a commercial zone.

PROPERTY DETAILS

Address	125 Main Street, Hickory, PA 15340
Asking Price	\$599,000 (\$138.58 / SqFt)
Property Type	Retail / Restaurant Class B
Building Size	4,323 SqFt
Lot Size	2.2 Acres Zoning: Commercial
Year Built / Reno	1920 / 2021
Parking	30 On-Site Spaces + 1-Acre Lot Across Street
Occupancy	100% — Occupied through 02/28/2026
APN	4600080301001700

WHY THIS IS A GREAT BUY

■ Legacy Brand + Instant Goodwill	Decades of community loyalty, repeat clientele, and name recognition — brand equity worth far more than the asking price.
■ ■ Real Estate + Business = Dual Asset	Own the building AND the business. At \$150/SqFt you get equity appreciation, rent protection, and multiple exit strategies.
■ Irreplaceable Main Street Location	Direct Route 50 frontage, 30+ parking spaces on-site, plus a full acre across the street. This corner doesn't come available twice.
■ 2021 Renovation — Move-In Ready	Major capex already done. Step in and operate without the cost or disruption of a full build-out.
■ Untapped Revenue Upside	Extended hours, delivery, catering, private events, deck activations — multiple growth levers not yet pulled.
■ Affluent, Stable Trade Area	\$94,900 median HH income rising to \$107,200 by 2028. 1:10 renter-to-owner ratio — deeply rooted, loyal diners.

INTERIOR PHOTOS



Dining Room



Bar / Service Area

DEMOGRAPHIC HIGHLIGHTS

	1 Mile	3 Miles	5 Miles
Population	3,317	~18,500	~52,000
Pop. Change (2022)	Stable 0%	Slight ↑	Slight ↑
Median HH Income	\$94,900	\$82,400	\$78,600
Income Est. 2028	\$107,200	\$93,100	\$88,900
Income Growth	↑ 13%	↑ 13%	↑ 13%
Median Age	56 yrs	46 yrs	44 yrs
Local Employees	2,880	12,400	38,000
Homeowner Ratio	10:1	4:1	3:1
Housing Occupancy	16:1	12:1	10:1

* 3-mile and 5-mile figures are estimates based on Crexi demographic data and regional census projections.



FOR MORE INFORMATION, PLEASE CONTACT

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