

115 Ludlow Street

Warren, PA 16356

±5,243 SF 2nd Gen Restaurant on ±1.58 AC Available For Sale



**Former 2nd Gen
Restaurant**

Questions? Contact Us.

Greg Jones

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c. 484-948-5217

Colin Hodgson

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c. 302-588-8179

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Highlights

- Former Second Gen Restaurant with great visibility to Ludlow St.
- Located adjacent from Route's 62 & 6 allowing for lots of possible travelers
- Being just a few minutes from the town of Ludlow, and holding ample parking, this would be a great place for a user-operator to thrive
- 81 Parking Spaces

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Demographic	1 Mile	3 Miles	5 Miles
Population	2,644	12,732	15,744
Households	1,118	5,732	7,039
Avg HH Income	\$89,245	\$81,553	\$81,563
Daytime Employees	3,030	7,493	9,828

Map data ©2024 Google



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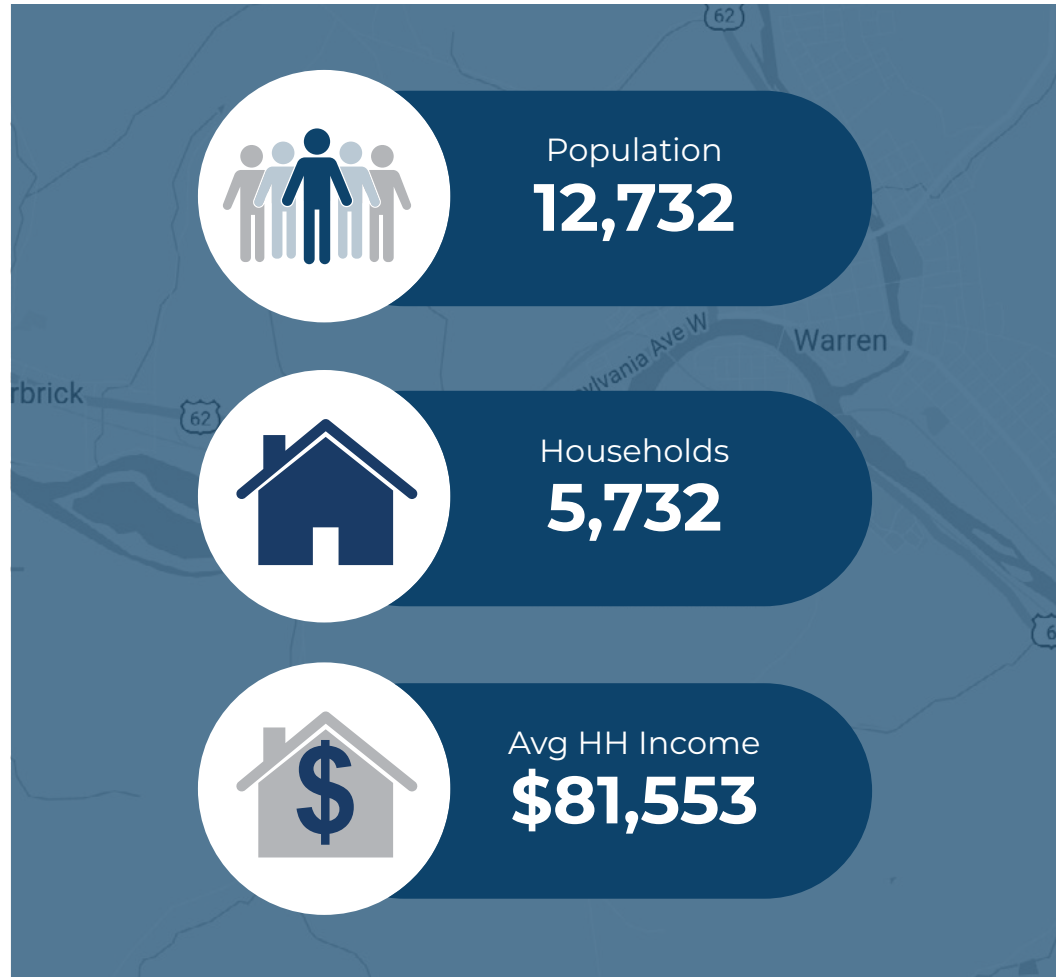
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About The Subject Property

The former Perkins restaurant is located along Ludlow Street which conveniently sits where travelers exit off of routes 6 and 62. Ludlow is heavily trafficked as a connecting street from the highway to Pennsylvania Ave., which is the main road of access in Warren. The property features a large parking lot with access to Ludlow Street while sitting on a 1.58 acre lot.

About Warren County

Warren County, Pennsylvania has a population of around 38,000 and sits along the PA – NY border. Warren is the largest city in the county and is positioned at the intersection of Route's 6 and 62. The town's robust infrastructure, including accessible transportation links via major highways and a regional airport, supports diverse business opportunities. The local economy benefits from a mix of manufacturing, retail, and service sectors, providing a stable foundation for commercial ventures. Additionally, the town possesses charming small-town appeal and strong community ties which enhance its appeal as a place for businesses to thrive.



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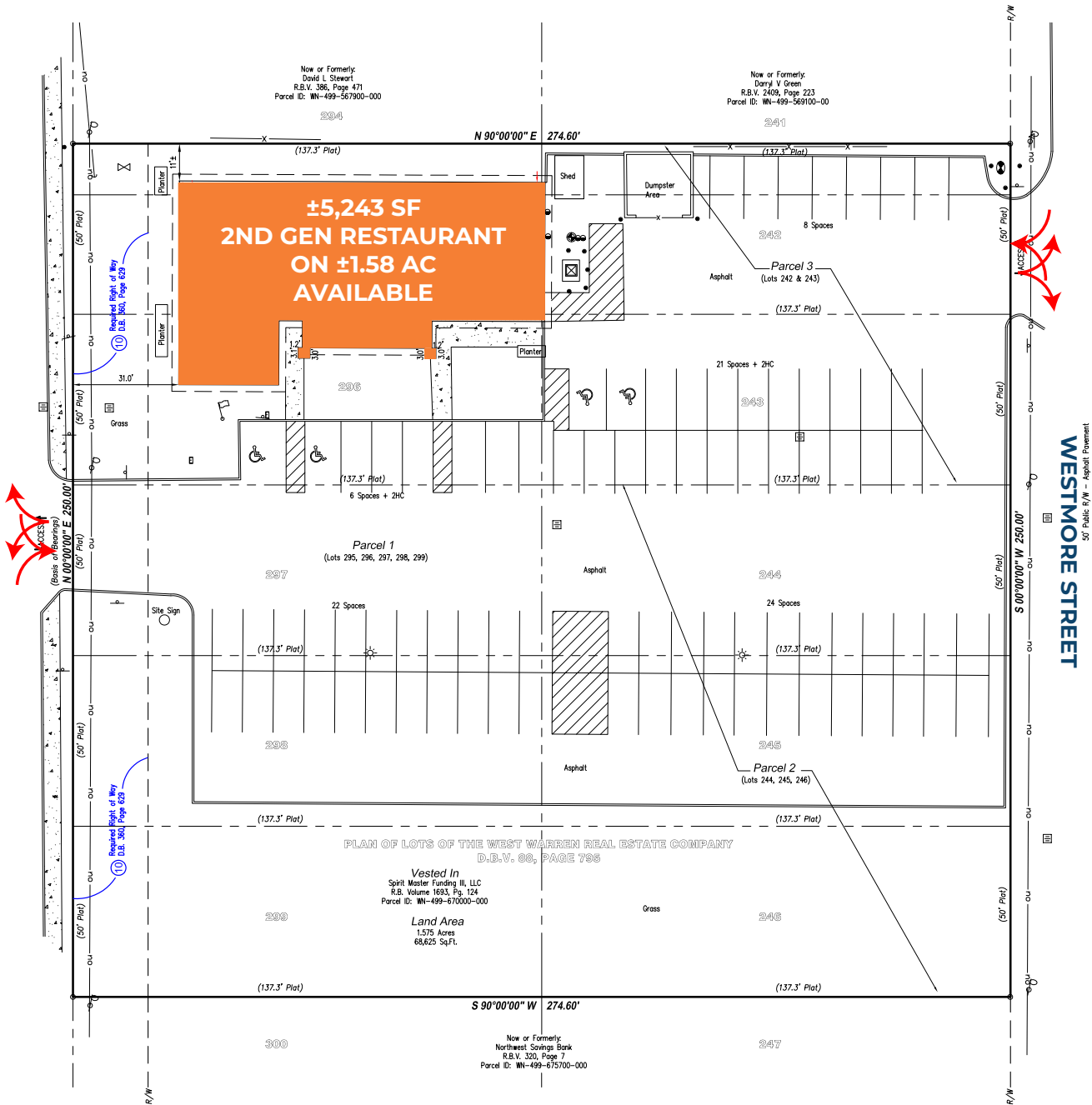
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LUDLOW STREET 6,237 AADT



Now or Formerly:
David L. Stewart
R.B.V. 186, Page 471
Parcel ID: WI-499-567900-000

Now or Formerly:
Darryl V. Green
R.B.V. 2409, Page 223
Parcel ID: WI-499-569100-00

PLAN OF LOTS OF THE WEST WARREN REAL ESTATE COMPANY
D.B.V. 88, PAGE 786

Vested In
Spirit Master Funding III, LLC
R.B. Volume 1693, Pg. 124
Parcel ID: WI-499-670000-000

Land Area
1.575 Acres
68,625 Sq.Ft.

Now or Formerly:
Northwest Savings Bank
R.B.V. 320, Page 7
Parcel ID: WI-499-675700-000

WESTMORE STREET
50' Public R/W - Asphalt Pavement

Site Plan



Allegheny Avenue



Falconer Street

**±5,243 SF
2ND GEN
RESTAURANT
ON ±1.58 AC
AVAILABLE**

Wetmore Street

Ludlow Street 6,237 AADT

Northwest

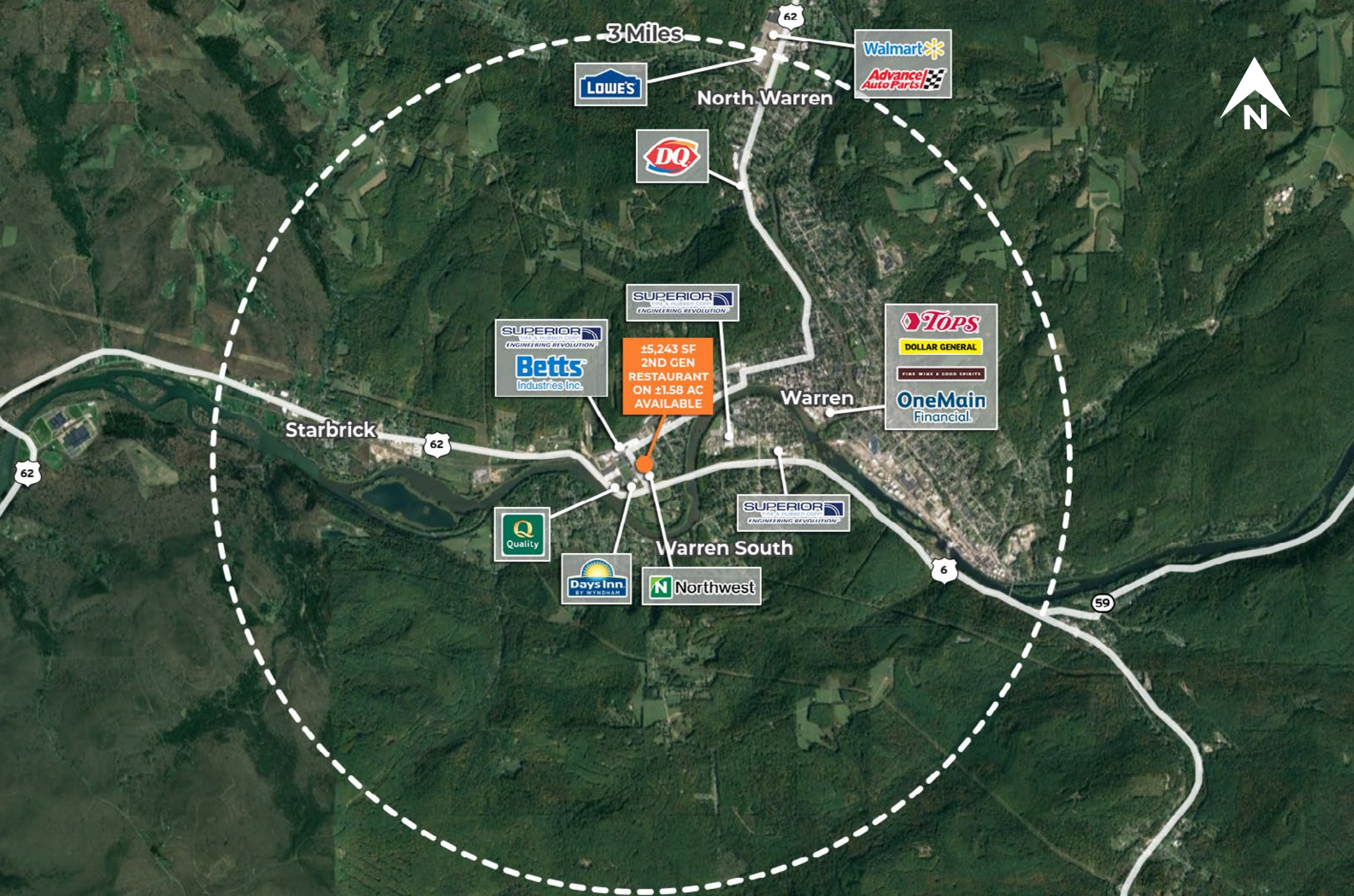
Sill Street

Zoom Aerial

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Local Aerial



Market Aerial