

**FOR SALE**

# RESTAURANT/BAR

**PENN'S GRANT REALTY**  
Corporation

**7673 Easton Road  
Ottsville, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:** Gary Funk — Penn's Grant Realty Corporation  
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**PROPERTY SPECIFICATIONS**

Total Building Square Feet: ..... 3,800± SF (One (1) Level)  
 Lot Size: ..... 0.8 Acres

**Restaurant /Bar:** ..... Estimated 2,080± SF

- Main Bar Area - 22' x 23'
- Gaming Area - 20' x 15'
- Dining/Seating Area - 28' x 16'
- Kitchen - 12' x 18'
- Office with bathroom
- Bathrooms - Two (2)
- Deck - 20' x 30' (off gaming area)

HVAC: ..... Two (2) mini splits (heat pumps)

**Apartment:** ..... 1,120± SF

- Two (2) Bedroom, Two (2) Full Bathrooms,
- Kitchen, Open Living Area with Fireplace

HVAC: ..... Oil hot water heat/ two (2) window A/C units

**Garage:** ..... 600± SF

Drive-In Doors: ..... Two (2) 8'H x 9'W

Exterior Walls: ..... Brick & Frame

Roof: ..... Asphalt

Parking Lot: ..... Paved & Lighted

Parking Spots: ..... 40+

Power: ..... 200+ Amp Service

Water: ..... Well

Sewer: ..... On-Site Septic

Daily Traffic Counts: ..... 16,920

Municipality: ..... Tincum Township

Zoning: ..... VR - Village Residential

Tax Parcel: ..... 44-001-030

Real Estate Tax Assessment: ..... \$48,800

Real Estate Taxes: ..... \$7,402

Sale Price: ..... Includes Liquor License - \$1,225,000



The property includes a well-established turn-key, fully operational restaurant/bar, a spacious 2-bedroom, 2-bath apartment, with attached 2-car garage. Currently operating as Tohickon Restaurant & Tavern (for over 35 years).

The sale includes a Pennsylvania liquor license, restaurant/bar equipment, current inventory, and a pool table. The property also features a lighted pylon sign for enhanced visibility and a lighted and paved parking lot.

Located on Route 611, the property boasts high visibility and traffic counts, making it an attractive location for your business. The current owner is willing to provide partial financing to facilitate the sale.

### **PROPERTY HIGHLIGHTS**

- **Well Established Turn-Key Business**
- **Pennsylvania Liquor License**
- **Lighted Pylon sign for enhanced visibility**
- **Lighted & Paved Parking Lot**
- **High visibility and traffic counts on a Route 611, making it attractive for your business**
- **Current Owner will take back partial financing**

#### **Included in the Sale**

- **Liquor License**
- **Restaurant/Bar Equipment**
- **Current Inventory**
- **Pool Table**
- **2 Bedroom Apartment**
- **2 Car Garage**









## COMMUNITY SUMMARY

7673 Easton Rd, Ottsville, Pennsylvania, 18942  
Ring of 5 miles

10,307	0.29%	2.48	22.8	52.7	\$117,775	\$737,237	\$758,039	15.0%	56.3%	28.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



9.9%  
Services

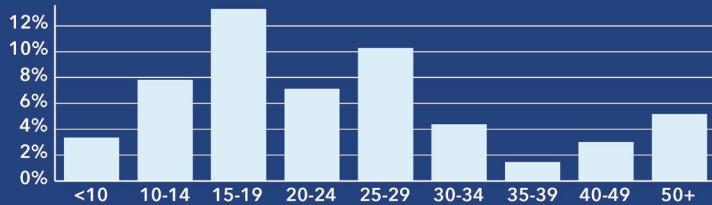


19.6%  
Blue Collar

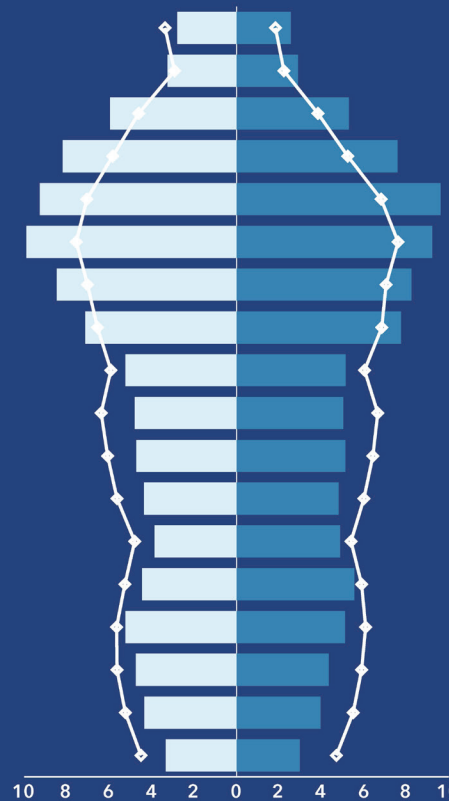


70.5%  
White Collar

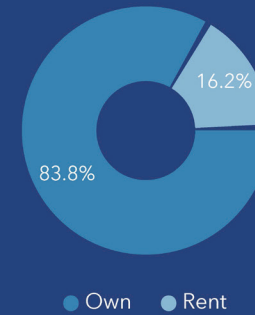
Mortgage as Percent of Salary



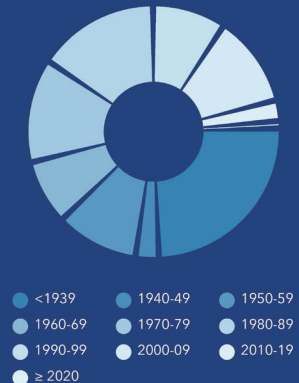
Age Profile: 5 Year Increments



Home Ownership



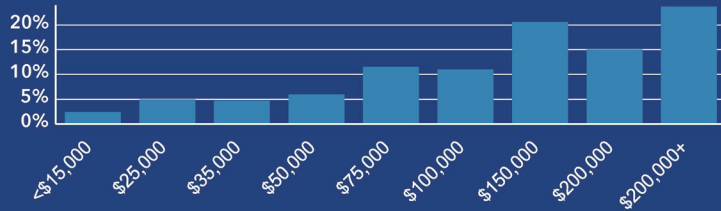
Housing: Year Built



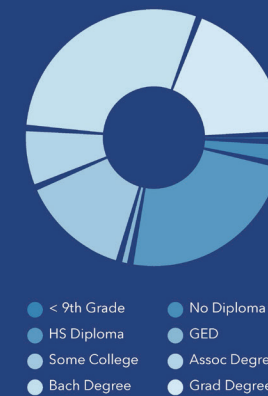
Home Value



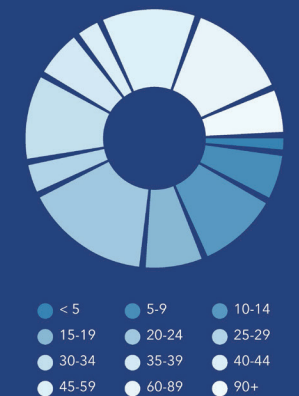
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).



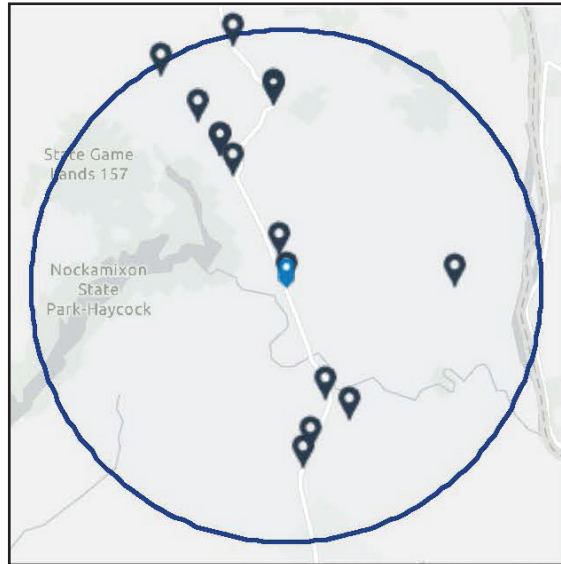
7673 Easton Rd, Ottsville, Pennsylvania, 18942

Ring of 5 miles



## Eating Places

### Closest Eating Places Locations



3

Bakers (Retail)



1

Bars and Pubs



1

Coffee Shops



0

Juice Bars



0

Doughnut Shops



4

Ice Cream Parlors



2

Pizza Restaurants



11

Other Restaurants

10,307

Population

4,127

Households

2.48

Avg Size Household

52.7

Median Age

\$117,775

Median Household Income

\$737,237

Median Home Value

### Average Annual Spend per Household on Eating Out



\$5,362

Food Away from Home



\$6,041

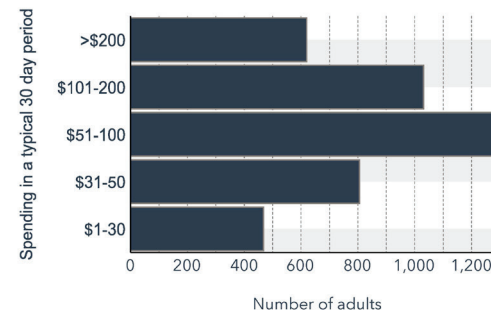
Food Services & Drinking Places (NAICS 722)



\$321

Alcoholic Beverages Away from Home

### Family Restaurants Market Potential



### Annual Household Spending

\$5,105

Meals at Restaurants

\$1,083

Food & Drink on Trips

### Local Business Summary

627

Total Businesses

4,931

Total Employees

