

FARMERS INN & TAVERN

1597 Hillside Road, Shavertown, PA 18708

 FOR SALE

 RETAIL

 2,600±SF



PROPERTY DESCRIPTION

Landmark restaurant/tavern in the Back Mountain area. Has been in operation for decades. Recently remodeled. Set on 1.6 acres with parking for over 50 vehicles, the building offers seating for approximately 100 patrons. Key features include an outdoor pavilion, ADA-compliant access, and a liquor license with equipment and furnishings included. Located less than one mile from regional destination Hillside Farms.

SALE PRICE:

\$475,000

FOR MORE INFORMATION

Chris Matus, CCIM, SIOR, PMP

 570.760.6411

 chris.matus@naimertz.com

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NAI Mertz

 **NAI Mertz** | 21 Roland Avenue
Mount Laurel, NJ 08054
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PROPERTY HIGHLIGHTS

- 2,600 SF
- Plus 1,800 SF basement
- 1.6 acres
- Capacity: 100 patrons +/-
- 2nd floor office with bathroom and shower.
- Private well
- Public sewer
- Natural gas
- 200-amp electric service
- ADA compliant access ramp
- ADA compliant restrooms
- Parking for over 50 vehicles
- New split-system HVAC units
- Outdoor pavilion
- Less than 1 mile from regional destination Hillside Farms
- Equipment and furnishings included
- Liquor license included
- Traffic count: 5,352 vehicles per day

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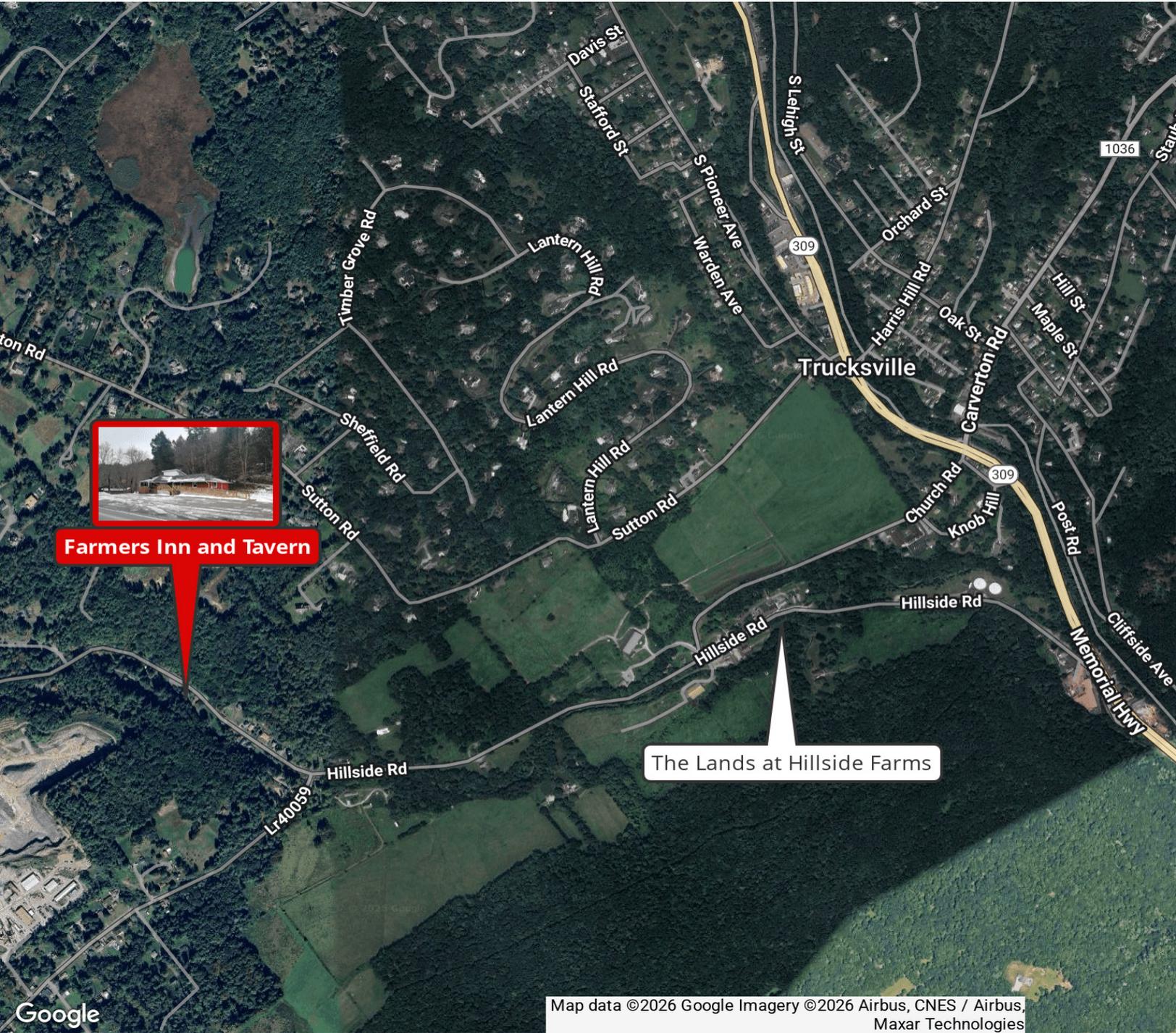
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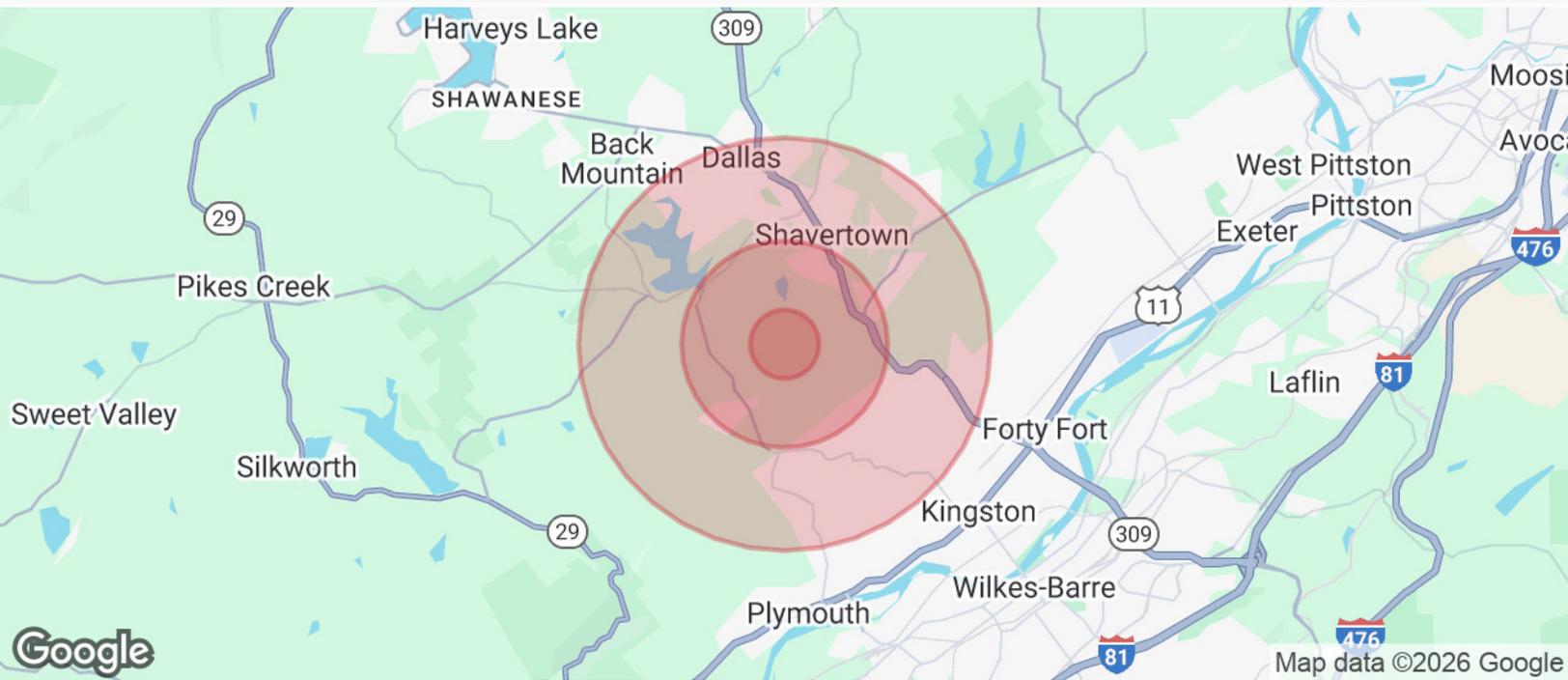
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POPULATION

	0.5 MILES	1.5 MILES	3 MILES
Total Population	237	3,391	18,549
Average Age	45	46	45
Average Age (Male)	46	46	44
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME

	0.5 MILES	1.5 MILES	3 MILES
Total Households	93	1,405	7,851
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$172,594	\$125,835	\$109,804
Average House Value	\$430,714	\$337,299	\$259,492

TRAFFIC COUNTS

Hillside Road	5,352/day
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Demographics data derived from AlphaMap

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