

RESTAURANT ASSETS WITH  
LIQUOR LICENSE FOR SALE  
RETAIL SPACE FOR LEASE

# 95 WILMINGTON WEST CHESTER PIKE

Chadds Ford, PA 19317

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## PROPERTY DESCRIPTION

Are you ready to embark on an exciting culinary journey? Here's your opportunity to own a highly acclaimed restaurant and tap house, celebrated for its lively atmosphere and outstanding dining experience. This establishment, with its loyal customer base and prime location, has become a local favorite, offering a diverse menu that satisfies food lovers and craft beer aficionados alike. Guests can relax and savor their meals in a charming outdoor setting, thanks to a spacious patio designed for al fresco dining.

Restaurant Business Asking Price: \$250,000 — includes Pennsylvania Liquor License.

## PROPERTY HIGHLIGHTS

- Furniture, fixtures, state-of-the-art kitchen equipment and liquor license are included in the sale price!
- Located in the Chadds Ford area, this establishment is surrounded by a variety of dining options, including fast food, takeout, and specialty restaurants. Despite the abundance of eateries, this restaurant's name stands out with instant recognition for its popular menu and craft beers.
- Expand your business potential by extending the hours of operation and incorporating catered events at the venue. This prime location can host private birthday parties, baby showers, bachelor and bridal showers, and weddings, providing a versatile space for unforgettable celebrations.

## OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	3,500 SF
Lease Building Size:	3,500 +/- SF

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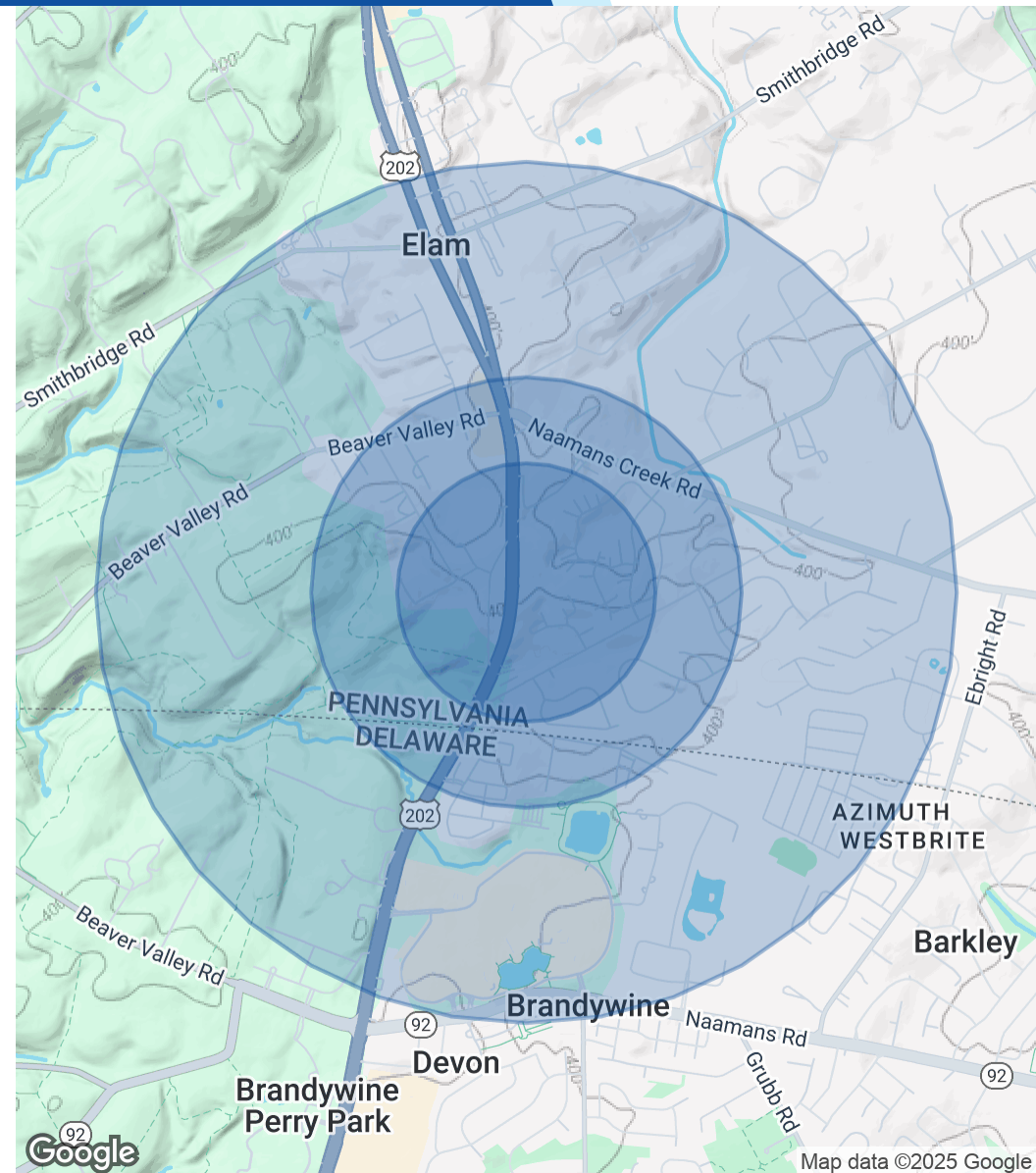
Chadds Ford, PA 19317

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	615	2,411	5,834
Average Age	41	43	44
Average Age (Male)	40	42	43
Average Age (Female)	42	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	229	934	2,264
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$230,654	\$196,573	\$195,992
Average House Value	\$729,819	\$680,192	\$636,126

Demographics data derived from AlphaMap

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