

For Sale: John Henry's Pub

Offering Memorandum

98 CRICKET AVE, ARDMORE, PA 19003

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KW COMMERCIAL

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Each Office Independently Owned and Operated

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98 CRICKET AVENUE



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EXECUTIVE SUMMARY

98 CRICKET AVENUE



Executive Summary

KW Commercial is pleased to offer John Henry's Pub, an established and thriving bar and restaurant strategically located in the bustling center of Ardmore, Lower Merion Township, a rapidly developing area with significant new residential growth.

This turnkey investment opportunity offers an inviting atmosphere with over 100 indoor seats and an outdoor patio accommodating 24. The bar is fully equipped with 16 rotating taps, while the expansive kitchen is outfitted with top-tier facilities, including a 15-ft hood, ansul system, multiple fryers, ovens, and extensive refrigeration. The property also benefits from convenient access to public parking, with over 60 spaces available nearby.

Additionally, the second floor features two 2-bedroom residential apartments, each generating steady rental income. The sale includes a coveted PLCB "R" liquor license, as well as all fixtures, furniture, and equipment (FF&E), ensuring a seamless transition for the new owner.

Priced at \$1.7M, this outstanding opportunity encompasses the real estate, business, liquor license, and all associated assets.

Detailed financials are available for qualified buyers upon the execution of a Confidentiality Agreement.

Property Highlights

- Included in Sale: Real Estate, Business(s), "R" License
- Surrounded by new residential developments
- Turn-key operation with fixtures and equipment
- Rental Income: Two 2-bedroom apartments; fully rented
- Public parking for 60+ cars

BUSINESS SUMMARY - JOHN HENRY'S PUB

98 CRICKET AVENUE



About John Henry's Pub

John Henry's Pub offers a rare investment opportunity in the heart of Ardmore, PA, with a thriving bar and restaurant that has been a staple of the community since 2006. Known for its inviting atmosphere, this well-established business caters to both locals and visitors, blending a welcoming neighborhood feel with top-notch food and beverage offerings.

Turnkey Operation with Prime Features

John Henry's is fully equipped and ready for immediate operation. The property includes a state-of-the-art kitchen with a 15-ft hood, ansul system, multiple fryers, ovens, and refrigeration units. The fully stocked bar boasts 8 rotating taps, providing a versatile beverage program that can easily adapt to seasonal trends and customer preferences. Both the bar and kitchen have been designed for efficiency, allowing for smooth day-to-day operations.

Flexible Dining and Event Space

The restaurant offers multiple dining environments, accommodating over 100 guests indoors, with an additional outdoor area for 24. For private events, John Henry's also includes a dedicated party room, making it a versatile venue for celebrations, gatherings, and special occasions. The backyard patio, which is dog-

BUSINESS SUMMARY - JOHN HENRY'S PUB

98 CRICKET AVENUE



Established Reputation and Growth Potential

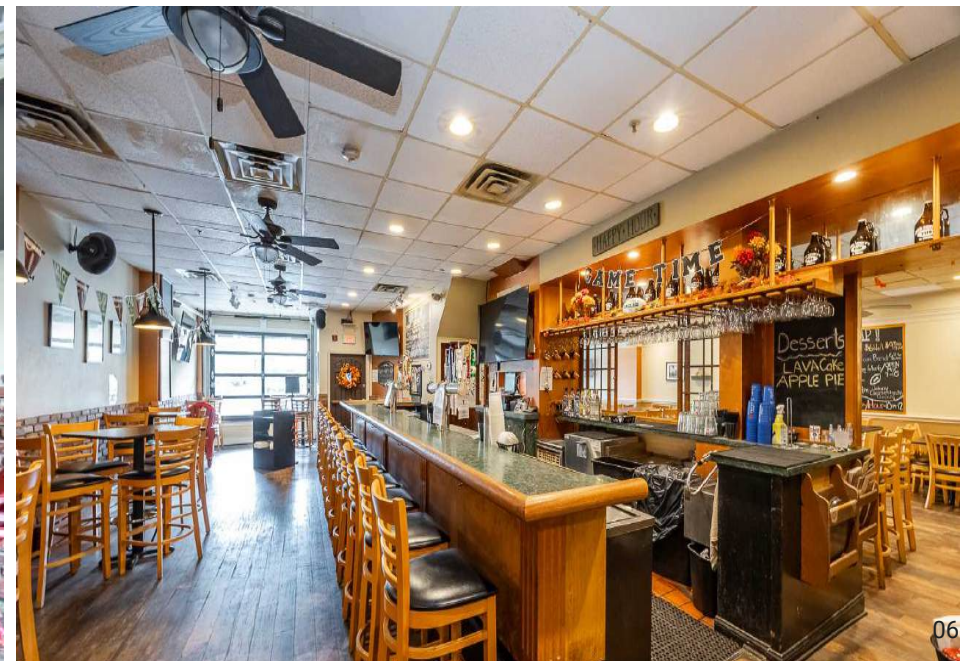
With nearly two decades of successful operation, John Henry's Pub has built a loyal customer base, evidenced by strong financials and consistent patronage. The business operates with a full Montgomery County PLCB (R) License, and the sale includes all fixtures, furniture, and equipment (FF&E). The pub is primed for continued success and offers significant potential for growth, either through expanded hours, new menu offerings, or enhanced marketing efforts.

Residential Income

Included with the property are two residential apartment units located above the restaurant, each generating steady rental income, adding an additional revenue stream to this comprehensive investment package.

Investment Highlights

- Location: Situated in a bustling area of Ardmore, surrounded by residential developments, this is a prime spot for attracting foot traffic and a diverse clientele.
- Operational Efficiency: The kitchen and bar are fully equipped, allowing for seamless transitions and immediate operation by the new owner.
- Versatility: Between its flexible indoor and outdoor spaces, private event room, and dog-friendly patio, John Henry's has something for every type of guest, maximizing revenue opportunities.
- Financial Performance: Strong, consistent financials supported by a loyal customer base.



OFFERING DETAILS

98 CRICKET AVENUE



Valuation Breakdown

PLCB "R" Liquor License:	\$450,000
Real Estate:	\$1,000,000
Business Goodwill + FF&E:	\$250,000

Total Asking Price: \$1,850,000

Income Summary

Apartment Revenue:	\$28,800
Apartment Pro Forma:	\$35,000
Business Revenue:	Details with NDA

Detailed Breakdown of P&L Available Upon Request (NDA)

Property Details

APN:	40-00-13640-009
Building SF:	4,632
Lot Size:	3,497 SF
Property Taxes:	\$13,133
Zoning:	VC - Village Commercial
County:	Montgomery County
Municipality:	Lower Merion Twp
Gas:	Public
Water:	Public
Sewer:	Public

PROPERTY PHOTOS

98 CRICKET AVENUE



PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS - PATIO

98 CRICKET AVENUE



PHOTOS - APARTMENT A

98 CRICKET AVENUE



PHOTOS - APARTMENT A

98 CRICKET AVENUE



PHOTOS - APARTMENT B

98 CRICKET AVENUE



PHOTOS - APARTMENT B

98 CRICKET AVENUE

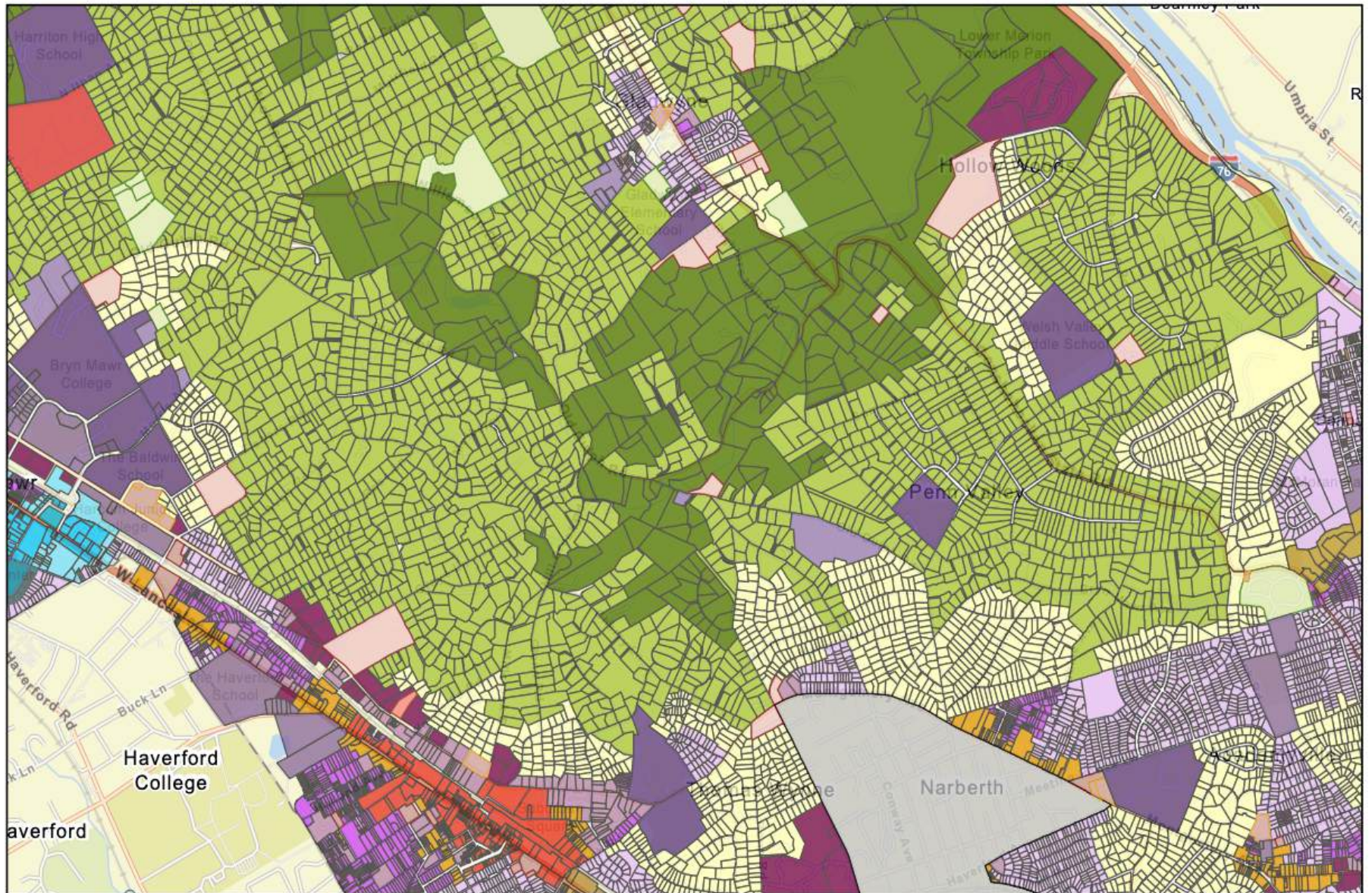


LOWER MERION ZONING MAP

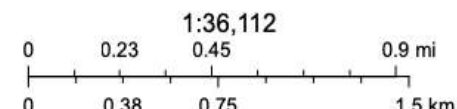
98 CRICKET AVENUE



Lower Merion Township Zoning Map



September 9, 2024



LOWER MERION ZONING CODE

98 CRICKET AVENUE



Village Center (VC) Zoning Overview

Village Center (VC) Zoning Overview

The Village Center (VC) zoning district is intended to preserve and enhance small commercial areas that serve as neighborhood or village centers. It is characterized by a mixture of commercial, residential, and retail uses, promoting walkability and compact development. The VC district is designed to support businesses that are accessible to surrounding residential neighborhoods, often with mixed-use buildings featuring ground-floor commercial space and upper-floor residential or office uses.

Permitted Uses:

Retail Businesses: Shops, boutiques, and stores offering goods to the public.

Restaurants and Cafes: Including bars, bistros, and other food establishments.

Offices: Business and professional offices, such as law firms, accounting, and other service providers.

Personal Services: Such as hair salons, spas, and fitness centers.

Residential Units: Typically allowed on upper floors in mixed-use buildings, with commercial uses on the ground floor.

Mixed-Use Development:

The VC district encourages mixed-use buildings, meaning properties can combine residential, commercial, and retail uses.

Common configurations include retail or restaurant space on the first floor with apartments or office spaces above.

Building Height:

Maximum Building Height: 2-3 stories or up to 40 feet.

Some variations allow for an increase in height to 4 stories, depending on specific conditions such as providing affordable housing or public gathering spaces.

Lot Occupation:

Minimum Lot Width: Typically 16 feet.

Maximum Impervious Coverage: 70% to 80% of the lot can be covered by impervious surfaces (like buildings, walkways, and parking areas).

Setbacks and Frontage:

Front Setback: Usually between 12 to 15 feet from the property line.

Side Setback: Generally 0 feet if sharing a party wall with an adjacent building or 5 feet if not.

Rear Setback: Typically no setback required.

SALES COMPS

98 CRICKET AVENUE



400 Bridge St - Sips Bistro & Bar

- Sale Date: Sep 6, 2023
- Sale Price: \$3,824,000 / \$289.70psf



175 E Lancaster Ave - China Buddha Restaurant

- Sale Date: Apr 3, 2024
- Sale Price: \$2,950,000 / \$271.56psf



201 W 7th Ave - Pizza Time Saloon

- Sale Date: Mar 11, 2024
- Sale Price: \$2,900,000 / \$375.02
- PLBB "R" License Allocation: \$450,000
- Inquire for more details (Brokered by Beau McGettigan, KW Commercial)



693 E Lincoln Hwy - Ship Inn Restaurant

- Sale Date: Aug 29, 2022
- Sale Price: \$2,250,000 / \$151.01psf

SALES COMPS

98 CRICKET AVENUE



201 W 6th Ave - Carols Place (Off-Market Sale)

- Sale Date: January, 2024
- Sale Price: \$1,125,000 / \$271.80psf
- PLCB "R" License Allocation: \$350,000
- Inquire for more details (Brokered by Beau McGettigan, KW Commercial)



37-41 Ashland Ave - La Collina Ristorante

- Sale Date: Jun 3, 2022
- Sale Price: \$2,000,000 / \$217.18psf



1339 Pottstown Pike - The Brickette Lounge

- Sale Date: Jul 18, 2022
- Sale Price: \$1,900,000 / \$237.50psf
- PLBB "R" License Allocation: \$450,000
- Inquire for more details (Brokered by Beau McGettigan, KW Commercial)

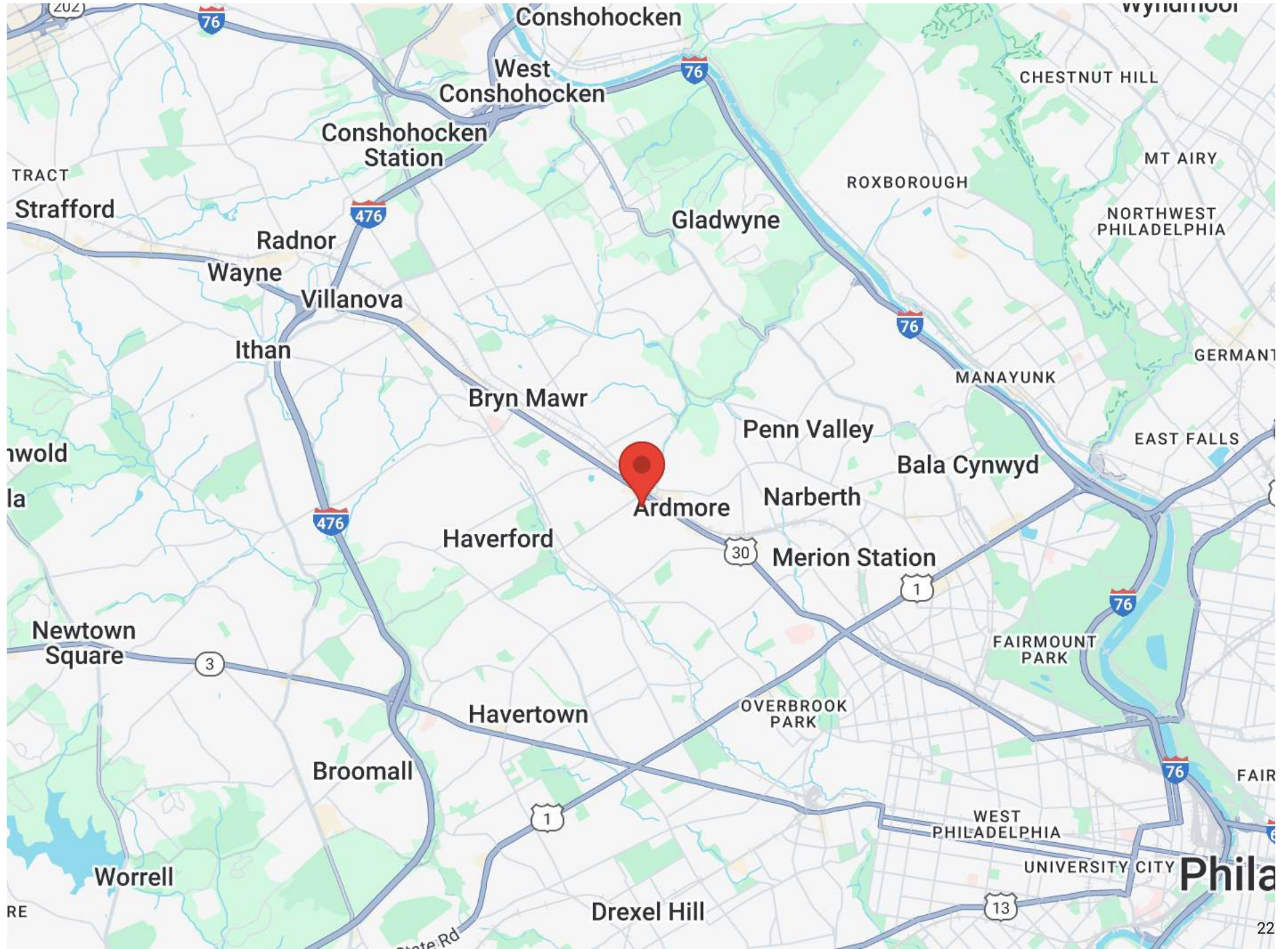


516 King Rd - Caseys

- Sale Date: Oct 31, 2023
- Sale Price: \$1,255,000 / \$221.57psf
- PLBB "R" License Allocation: \$405,000

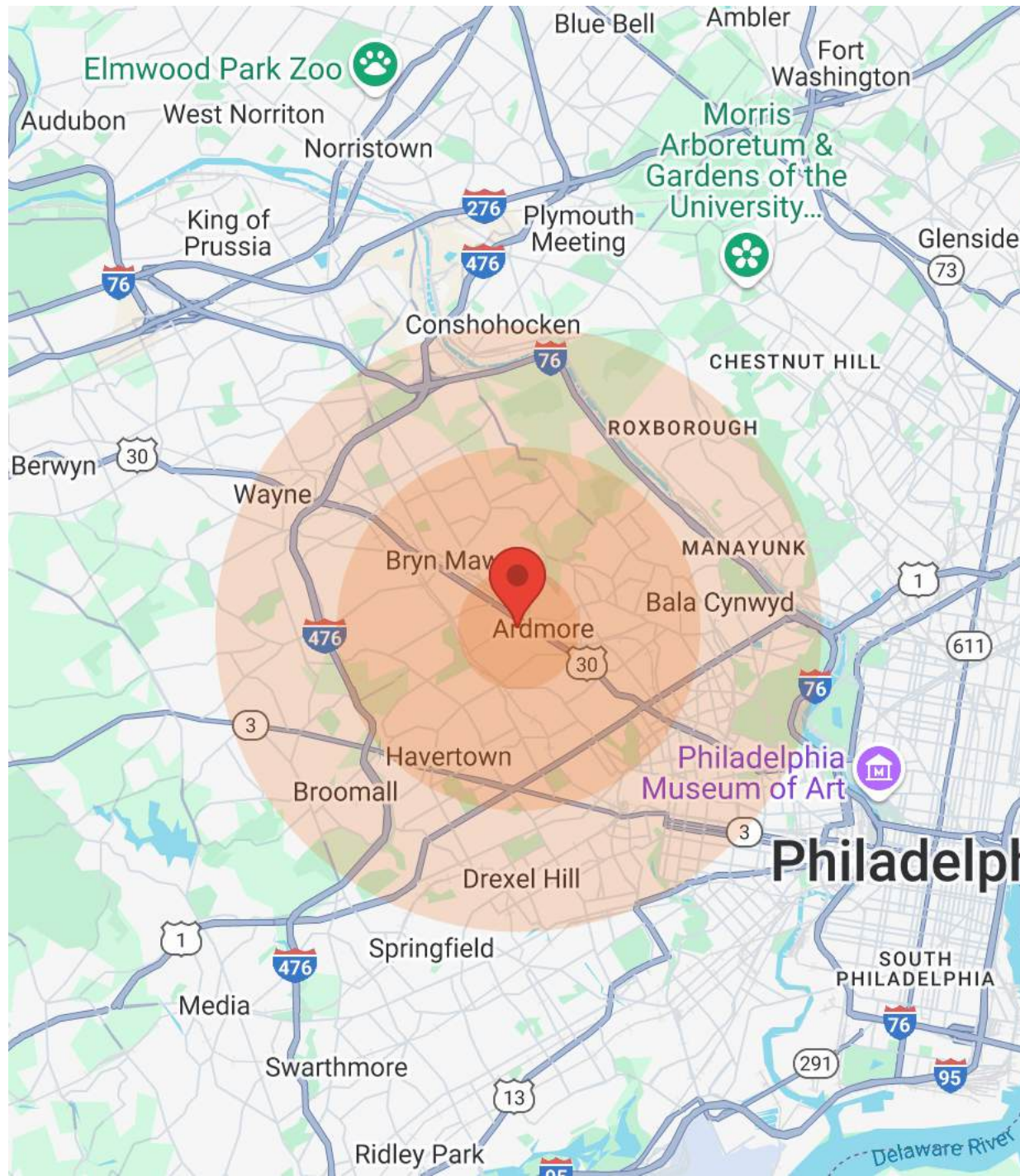
REGIONAL MAP

98 CRICKET AVENUE



DEMOGRAPHICS

98 CRICKET AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	7,413	59,153	197,076
Female	8,479	66,048	221,320
Total Population	15,892	125,201	418,396

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,490	21,388	75,842
Ages 15-24	1,691	16,627	54,384
Ages 25-54	6,516	47,547	165,208
Ages 55-64	2,080	16,456	51,633
Ages 65+	3,115	23,183	71,329

Race	1 Mile	3 Miles	5 Miles
White	13,312	102,531	243,896
Black	1,560	15,709	147,972
Am In/AK Nat	N/A	8	107
Hawaiian	3	3	23
Hispanic	541	2,597	11,479
Multi-Racial	910	3,892	16,718

Income	1 Mile	3 Miles	5 Miles
Median	\$77,184	\$83,930	\$57,005
< \$15,000	420	3,340	23,977
\$15,000-\$24,999	530	2,616	15,964
\$25,000-\$34,999	497	2,888	15,347
\$35,000-\$49,999	775	5,396	21,009
\$50,000-\$74,999	1,215	7,580	28,672
\$75,000-\$99,999	694	5,955	17,887
\$100,000-\$149,999	1,137	8,479	21,177
\$150,000-\$199,999	445	4,135	9,024
> \$200,000	750	7,027	11,947

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,143	51,424	185,077
Occupied	6,629	48,690	168,282
Owner Occupied	4,264	36,375	109,135
Renter Occupied	2,365	12,315	59,147
Vacant	514	2,734	16,795

CONTACT

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