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COMMERCIAL

The Hofford Mill 500 Bridge St, Weissport, PA 18235

SERHANT. Lehigh Valley Team

Prepared for: Hofford Mill



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Executive Summary

A Prime Investment Opportunity in a High-Growth Market

Executive Summary

The Hofford Mill is a historic, income-producing commercial property offering 30,000+ square feet of mixed-use space on 10.3 acres in Weissport, PA. Built in 1910, the mill has been adapted for multiple tenants including The Gorge Restaurant, Hug A Mug Coffee Shop, Simply Home Retail, and Bronson E-Bikes.

Located minutes from Jim Thorpe and the Lehigh River trail network, the property is well-positioned to capture local and tourist traffic. With a projected NOI of \$155,491 and a 7.8% pro forma cap rate, this offering provides immediate cash flow with room for upside through two vacant industrial bays.

Offered at \$2,000,000, The Hofford Mill is ideal for investors seeking a stabilized asset with historic charm and long-term growth potential in a revitalizing Pennsylvania market.

[View Property Video](#)



Executive Summary

Location:

Located in the heart of Weissport, The Hofford Mill offers easy access to major highways and is minutes from Jim Thorpe, downtown Lehigh, and the D&L Trail. Its proximity to retail, dining, and recreation enhances tenant visibility and foot traffic.

Building Size:

The property features over 35,000 square feet of rentable space, accommodating a diverse range of tenants.

Cap Rate and NOI:

Offers a proforma cap rate of 7.8% with a NOI of \$155,491 providing for immediate cash flow with room for upside through additional vacancies.

Tenant Mix or Anchor Tenants:

Anchored by established regional tenants including The Gorge Restaurant, Hug A Mug Coffee Shop, Bronson E-Bikes, and Simply Home Retail, The Hofford Mill benefits from reliable income streams and consistent community-driven foot traffic.

Price or Pricing Guidance:

Asking price is \$2,000,000, with flexible terms available for qualified buyers.





Office Spaces



S.



Lobby





Event Space



An aerial photograph showing a property with a large, dark river flowing through it. The river is bordered by dense green trees on the left and a mix of green fields and industrial buildings on the right. A road runs along the bottom of the property, and a bridge crosses the river in the upper right. The property itself is a large, irregularly shaped lot with a mix of green space and industrial structures.

Property Overview

Modern Design and Strong Income Potential in a Desirable Location

Property Overview

Address	500 Bridge St, Weissport, PA 18235
Property Type	Mixed Use - Retail/Industrial
Year Built/Renovated	2019
Building Size	35,000
Lot Dimensions	844 x 550
Lot Area	10.3 Acres
Floor Count	3 Floors
Occupancy Rate	85%
Number of Units	9
Anchor Tenants	The Gorge Restaurant
Net Operating Income (NOI)	\$155,491
Cap Rate	7.8%
Asking Price	\$2,000,000
Property Taxes	\$13,312.60
Parking	50-60 Spaces
Zoning	C- Commercial District



Zoning and Entitlements

Category	Details
Zoning Classification	C - Commercial
Permitted Uses	Mixed Use, Retail, Service, Office
Entitlements	Mixed Used Operations
Restrictions	None



Property Condition Report

Category	Details
Structural Integrity	Good condition
Mechanical Systems	Good condition
Environmental Assessment	None
Inspection Date	N/A



Investment Highlights



Value Add Potential

The Hofford Mill generates stable cash flow from a diverse mix of retail, restaurant, residential, and industrial tenants—with immediate upside through leasing of two vacant bays and formalizing existing sublease income. With a projected NOI of \$155,491 and a pro forma cap rate of 7.8%, the asset is both income-producing and primed for further growth.



Prime Location

Situated in Weissport Borough near Jim Thorpe and Lehigh, the property benefits from high visibility, tourism, and access to outdoor recreation. The D&L Trail runs adjacent to the site, driving consistent foot and bike traffic year-round, while nearby highways (Routes 209, 443, and PA Turnpike) ensure excellent regional connectivity.



Adaptive Reuse Appeal

Built in the 1800's and carefully adapted for modern use, The Hofford Mill offers an authentic industrial aesthetic that enhances tenant appeal and supports long-term appreciation. Its flexible layout, legacy charm, and branding opportunities make it ideal for hospitality, creative workspace, retail collectives, or boutique development.



Location Analysis

Unparalleled Accessibility in a Thriving Economic Hub

© Andy Roth

Weissport Borough, Carbon County, PA

The Hofford Mill is located in Weissport Borough, Carbon County—positioned at the intersection of the Lehigh Valley's economic reach and the Pocono Mountains' tourism corridor. This unique location provides a dual-market advantage: it captures local residents, outdoor recreation enthusiasts, and destination tourists alike.



Economic Drivers

- **Tourism:** Historic Jim Thorpe, Lehigh Gorge State Park, D&L Trail
- **Residential Growth:** New housing developments in Lehigh Valley & Mahoning Valley
- **Commercial Expansion:** Nearby breweries, boutique shops, and expanding restaurant scene.
- **Remote Workforce Migration:** Influx of urban buyers seeking lifestyle-oriented properties post-COVID
- **Healthcare & Aging Demographics:** Lehigh Valley Health Network (LVHN) and St. Luke's University Health Network have expanded outpatient clinics and services into Carbon County, creating demand for wellness, pharmacy, and senior-focused retail.

Neighborhood Guide

Located just minutes from downtown Lehighton and under 15 minutes from historic Jim Thorpe, walkable convenience, outdoor recreation, and a growing mix of local businesses.

Shopping and Dining

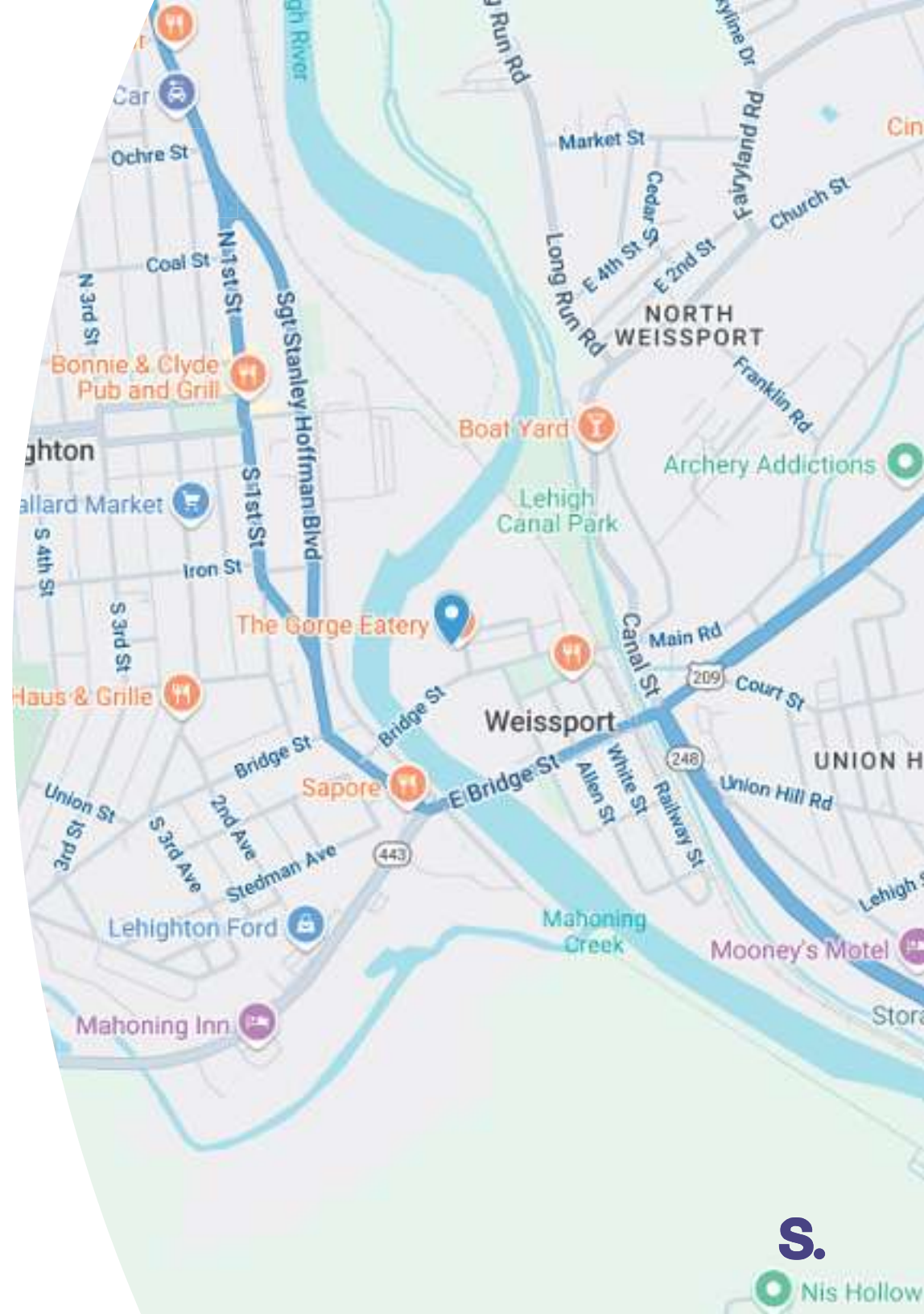
The Gorge Eatery
Hug A Mug Coffee Shop
Pizza Como USA
Weissport Tavern
Bonnie & Clyde Pub and Grill
Barrio Kitchen
Dinkey's Ice Cream Parlor
Uncommon Grounds
Coffee House
Asian Bistro
Moya
Stone Row Pub & Eatery
Broadway Grille & Pub
Molly Maguire's Pub & Steakhouse
Cafe Arielle at The Stabin Museum
Simply Home
Bronson E-Bikes
Country Junction
Emporium of Curious Goods
Mall on First
Lehighton Outdoor Center

Recreation and Green Spaces

D&L Trail (Delaware & Lehigh Trail)
Lehigh Canal Park
Lehigh Gorge State Park
Grist Mill Trailhead
Jim Thorpe Memorial & Recreation Area
Beltzville State Park
Flagstaff Mountain Park
Weissport Playground & Ballfields
Mahoning Valley Farmers Market & Fairgrounds

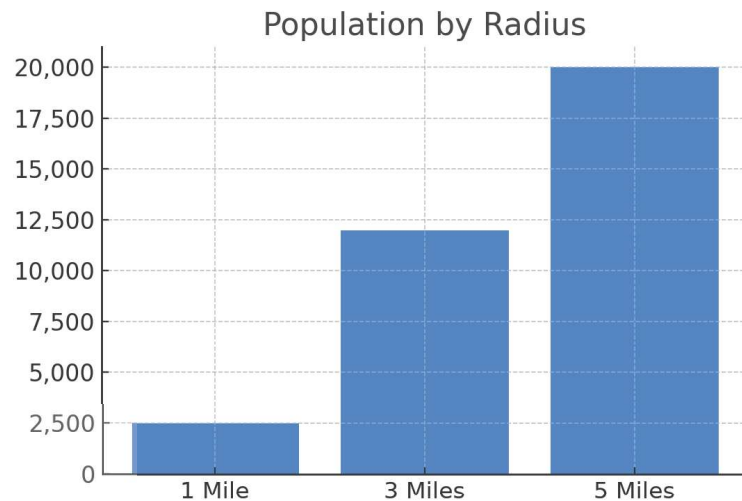
Schools and Education

Lehighton Area School District
Carbon Career & Technical Institute (CCTI)
St. John Neumann Regional School (Private/Catholic)

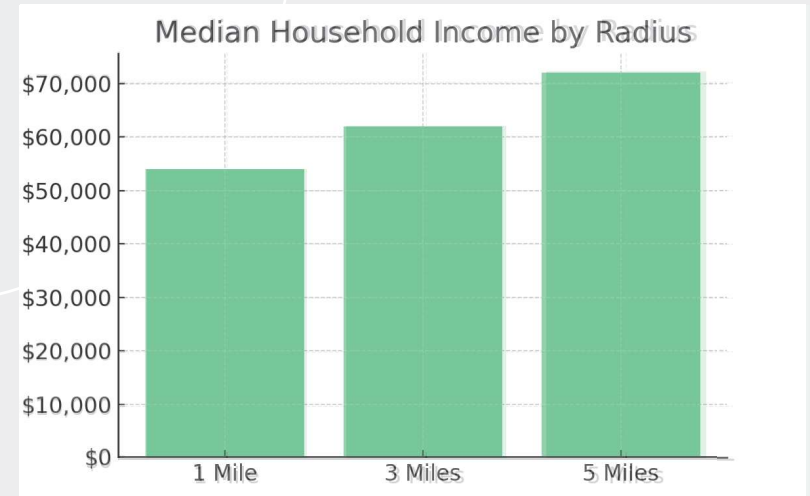


Demographics

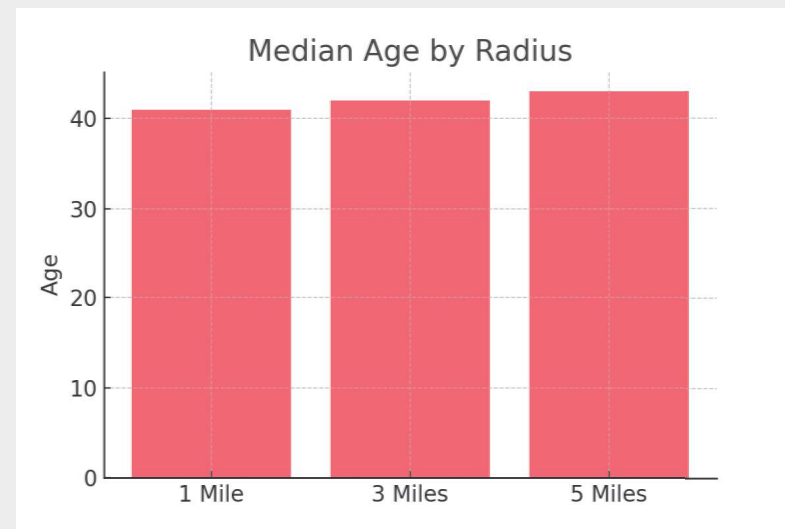
The area surrounding The Hofford Mill reflects a growing and economically stable community. Within a 1-, 3-, and 5-mile radius, demographic indicators such as steady population growth, rising household incomes, and a balanced median age point to a strong and diverse consumer base. These trends support continued demand from both commercial tenants and residential users, reinforcing the property's long-term value and positioning it as a standout investment in a vibrant and evolving market.



Steady growth within 1, 3, and 5 miles highlights a diverse and dense consumer base.



Median household income increases with distance, highlighting expanding affluence in the surrounding submarket.



Median age remains consistent across all radii, reflecting a stable and mature residential base in the surrounding community



Tenant Overview

Diverse Tenant Mix Anchored by Nationally Recognized Brands

Current Tenants

Tenant Name	Industry Type	Lease Expiration	Options	Vacant	Gross Rent/Mo
Barber Shop	Service	Dec 2028	None	No	\$500
Simply Home	Retail	Dec 2026	None	No	\$1500
Hug a Mug Coffee	Restaurant	Jun 2026	None	No	\$1800
Bronson E Bike	Retail	Mar 2026	None	No	\$2000
The Gorge Eatery	Food & Beverage	Jan 2026	None	No	\$5700



Current Tenants

Tenant Name	Industry Type	Lease Expiration	Options	Vacant	Gross Rent/Mo
Tom's Equipment	Retail	N/A	None	Yes	\$3500
Residential Unit	Residential Property	N/A - Owner	None	No	\$1500
Vacant Space #1	industrial	N/A	None	Yes	\$2000
Vacant Space #2	Industrial	N/A	None	Yes	\$1200



Lease Summary

Metric	Details
Net Operating Income (NOI) Projections	\$226,800 – \$252,000
Weighted Average Lease Term (WALT)	3.3 Years
Total Occupied Square Footage	35,000
Vacancy Rate	14.3%
Renewal Options Available	None





Financial Analysis

Unlocking the Investment Potential Through Financial Insights

Income and Expense Statement

Annual Rent Roll

All Tenants	Annual Rent (\$)	Lease Term Remaining (Years)
Total Tenant Income	\$259,500	Variable

Operating Expenses

Expense Type	Annual Cost (\$)
Property Taxes	\$13,313
Maintenance and Repairs	\$4926
Utilities	\$22,844
Insurance	\$8560
Total Expenses	\$49,643

Net Operating Income (NOI)

Metric	Amount (\$)
Total Annual Income	\$259,500
Total Operating Expenses	\$49,642
Net Operating Income	\$209,857

Pro-Forma Financials

Year	Projected Income (\$)	Projected Expenses (\$)	Projected NOI (\$)
Year 1	\$259,500	\$49,643	\$209,857
Year 5	\$284,000	\$55,000	\$229,000
Year 10	\$310,000	\$61,000	\$249,000



Capitalization Rates and Valuation Metrics

Asking Price in Relation to Market Comps

Metric	Value (\$)
Asking Price	\$2,000,000
Cap Rate	7.8%
Price per Square Foot	\$7-\$15 PPSF

Comparable Sales or Rent Analysis

Property Name/Address	Sale Price (\$)	Rent (\$/SF)	Cap Rate (%)
401 Bridge St, Lehighton, PA	\$2,450,000	\$15/SF	6.8%
250 Interchange Rd, Lehighton, PA	\$1,900,000	\$13/SF	7.2%
560 Delaware Ave, Palmerton, PA	\$2,200,000	\$14/SF	6.5%





Market Overview

Understanding Trends and Opportunities in the Market

Economic Drivers

Industries Supporting the Economy



Tourism & Outdoor Recreation

Fueled by proximity to Jim Thorpe, Lehigh Gorge, and Beltzville State Park, the area draws thousands of visitors annually—supporting restaurants, bike shops, event venues, and boutique retail.



Healthcare & Social Assistance

Anchored by major regional providers like St. Luke's and Lehigh Valley Health Network, this sector drives demand for medical office, wellness services, and supporting commercial uses.



Light Manufacturing & Logistics

With access to I-476 and PA Route 209, Carbon County supports regional distribution and production facilities, providing employment stability and supporting mixed-use growth in nearby communities.

Economic Drivers

Key Employers or Institutions

Healthcare Providers

Healthcare providers like St Luke's and LVHN with facilities throughout Carbon County, driving demand for medical office space and supporting overall economic stability.

Recreation & Sports

A major year-round tourism and recreation destination that boosts hospitality, retail, and service industry employment in the region.

Logistics & Warehousing

Carbon County benefits from its proximity to major highways, making it a strategic hub for regional distribution centers and logistics operations, which support consistent employment and demand for supporting commercial services.



Future Developments



Lehigh Gorge Expansion

June 2025

Extension of trail networks through Weissport and Lehighton to connect with Jim Thorpe, enhancing pedestrian access, tourism appeal, and local business traffic.



Route 209/I-476 Improvements

Dec 2025

Targeted upgrades to highway access points and regional freight corridors will improve logistics efficiency, attract new industrial tenants, and reduce travel times for visitors and residents.



Jim Thorpe Revitalization

May 2026

Increased private investment in boutique lodging, dining, and event venues to accommodate growing tourism—boosting rental demand and commercial property values region-wide.



For more information, please contact:



Sam Del Rosario

Associate Broker

610.762.6631

610.635.9977

samuel@Serhant.com



Dianne R. Altieri

Associate Broker

610.256.4269

610.635.9977

dianne@serhant.com



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