



3341 Pricetown Road

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Fleetwood, Pennsylvania 19522

Property Highlights

- 20,000 VPD
- Busy Lighted Intersection
- Great Opportunity for a Restaurateur or Real Estate Developer
- Zoned Hwy Commercial in Ruscombmanor Township

Property Overview

Turnkey Restaurant for Sale! The property is positioned at a very heavily traveled, lighted intersection of Route 12 and Route 73. Successful restaurant and real estate for sale, including all equipment and "R" Liquor License. If buyer is not a restaurateur, a re-development opportunity exists with plenty of acreage to add retail units, "QSR", or "FCR".

Offering Summary

Sale Price:	Contact Agent for Details
Building Size:	6,986 SF
Lot Size:	2.7 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	389	19,905	104,496
Total Population	945	50,030	262,953
Average HH Income	\$95,711	\$83,164	\$73,093

For More Information

Brian McCahon

Sales and Leasing Professional

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Sale Price	Contact Agent
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Location Information

Building Name	The Pourhouse Grille
Street Address	3341 Pricetown Rd
City, State, Zip	Fleetwood, PA 19522
Municipality	Ruscombmanor
County	Berks

Building Information

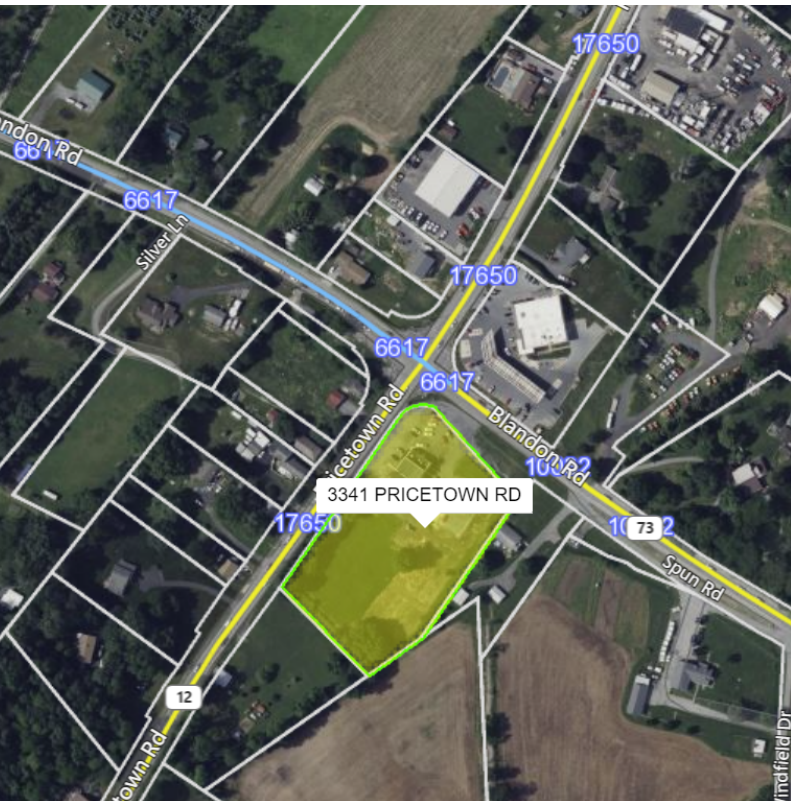
Building Size	6,986 SF
Building Class	B
Tenancy	Single
Number of Floors	2
Year Built	1954
Number of Buildings	1

Property Information

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	Hwy Commercial
Lot Size	2.7 Acres
APN #	5329-02-97-8973
2023 Taxes	\$11,894
Cross Roads	PA Route 12 & 73

Utilities & Amenities

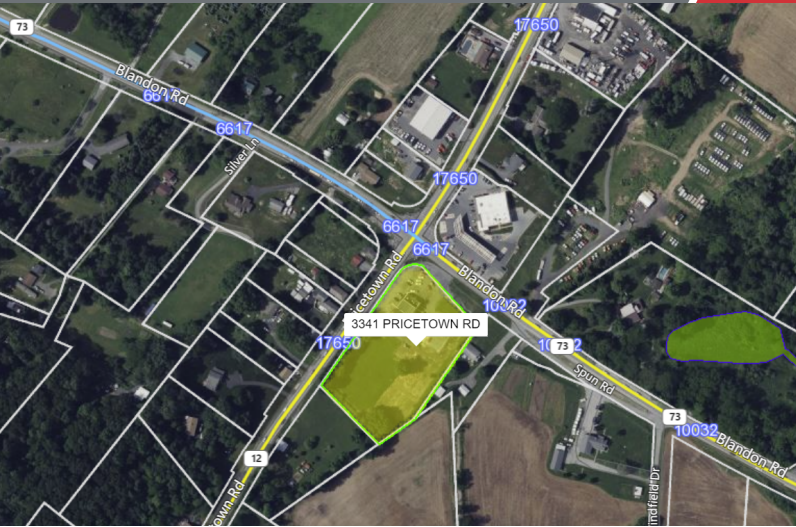
Water/Sewer	Public Sewer/Well Water
Gas	Propane
Parking	65 +/- parking spots



For Sale

Restaurant or Redevelopment Site

Contact Agent for Details



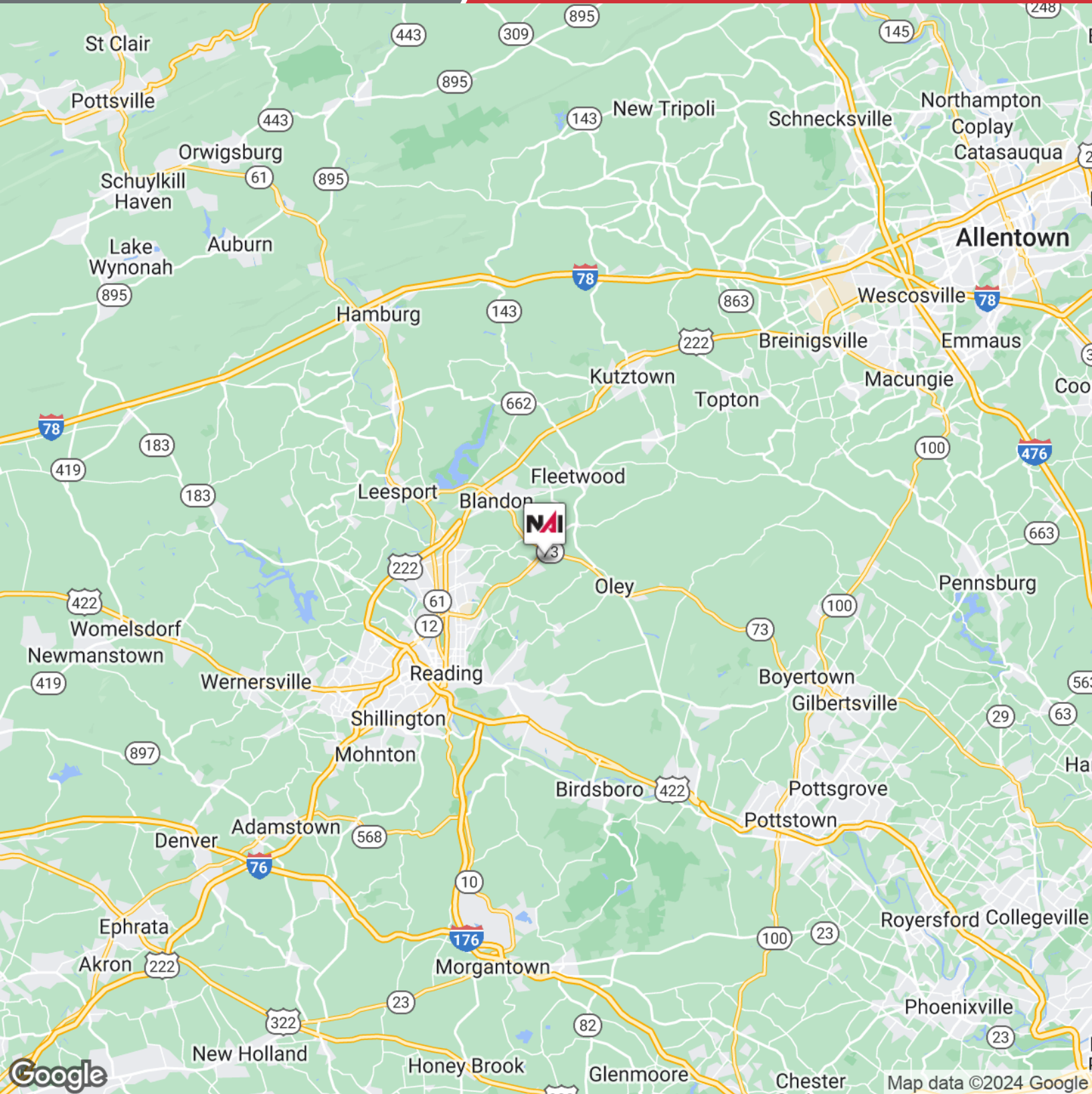
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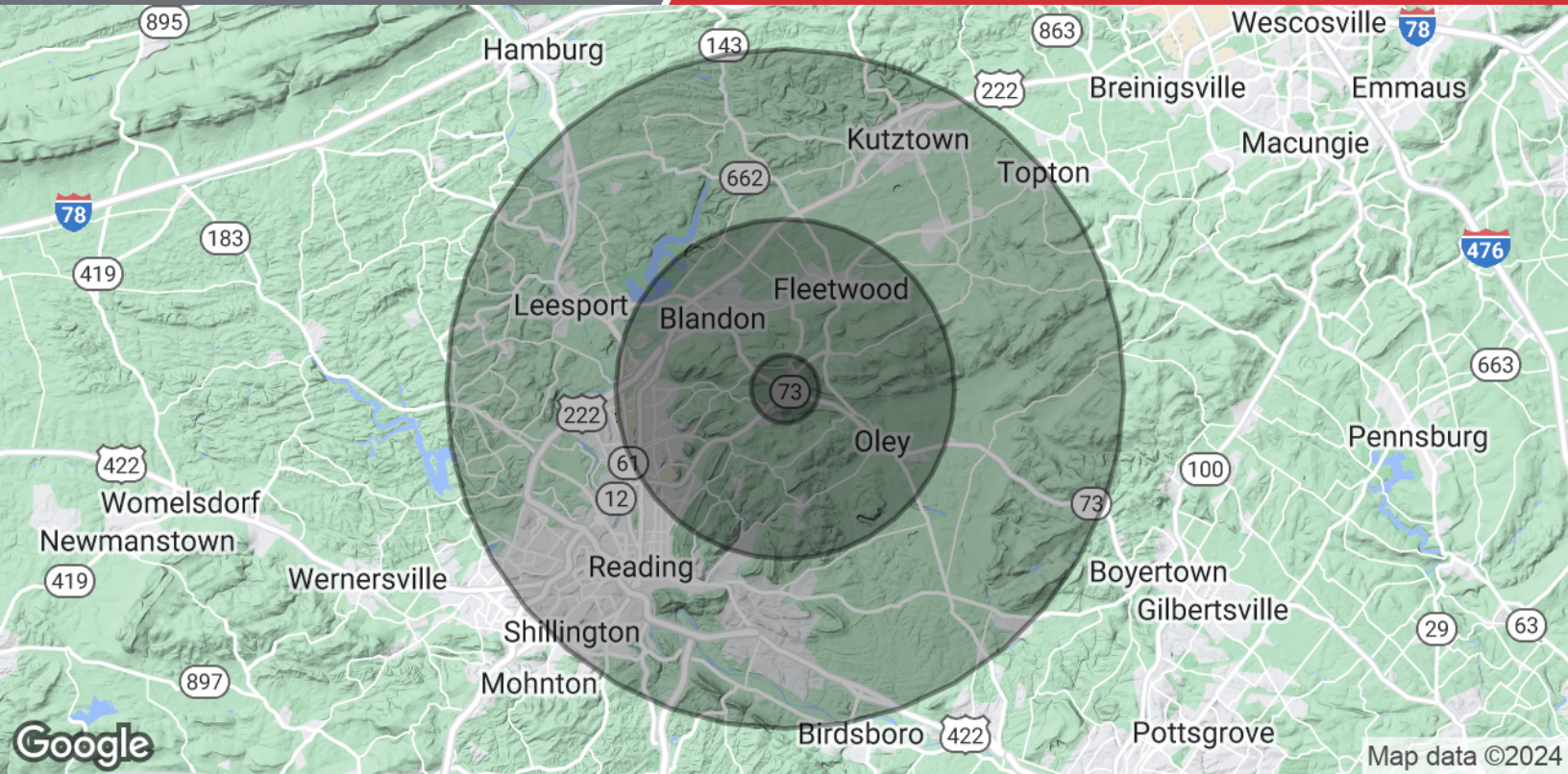
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Population

	1 Mile	5 Miles	10 Miles
Total Population	945	50,030	262,953
Average Age	51.2	41.8	38.7
Average Age (Male)	48.3	41.4	37.7
Average Age (Female)	52.3	41.9	40.3

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	389	19,905	104,496
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$95,711	\$83,164	\$73,093
Average House Value	\$237,171	\$183,462	\$162,159

2020 American Community Survey (ACS)