



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

THE ANUVA HOTEL HOSPITALITY OFFERING FOR SALE

271 RIDGE RD SPRING CITY, PA 19475

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Discover a countryside escape with endless potential. This 10-room hotel—8 currently rentable and 2 ready for renovation—sits alongside a classic farmhouse surrounded by open fields and quiet charm. The property's peaceful setting offers guests a true retreat, while its close proximity to Philadelphia makes it easily accessible. A one-of-a-kind opportunity to own a serene hospitality destination in Chester County.

PROPERTY HIGHLIGHTS

- 10-room Hotel with a classic Farmhouse
- Recently renovated in 2011
- Ample parking space
- Well-maintained grounds
- Modern amenities
- Prime location

OFFERING SUMMARY

Sale Price:	\$1,300,000
Number of Rooms:	10
Lot Size:	198,314 SF
Building Size:	2,546 SF

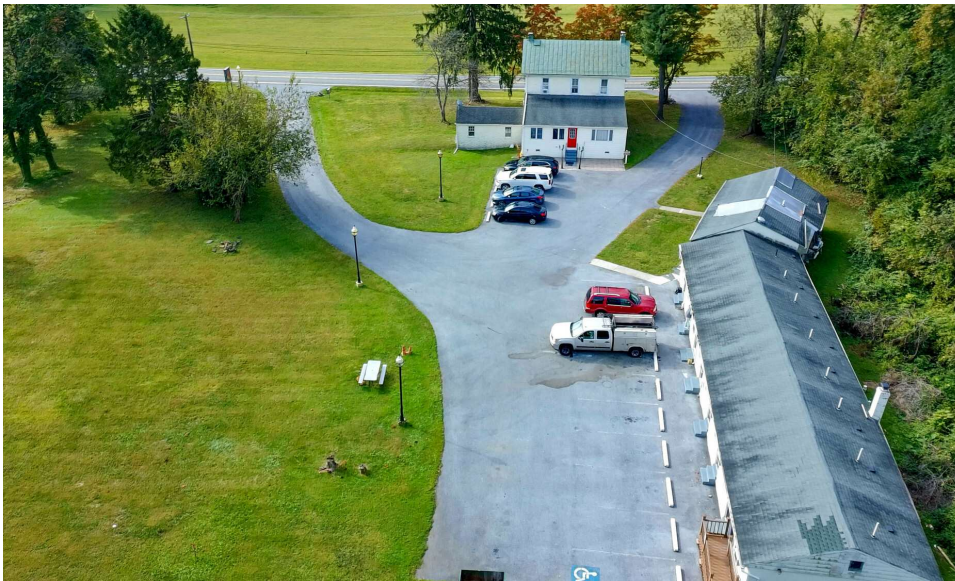
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	490	7,833	33,174
Total Population	1,638	20,354	82,554
Average HH Income	\$219,557	\$161,390	\$148,661

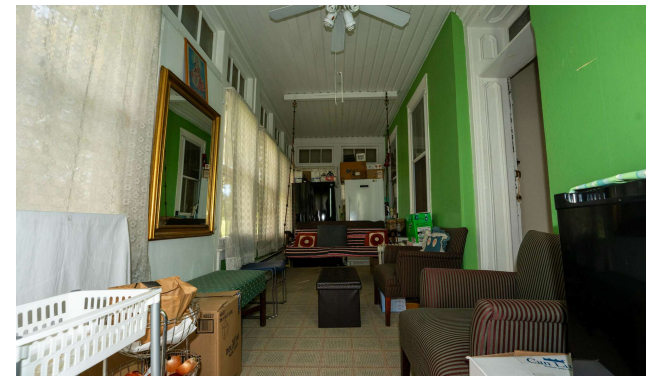
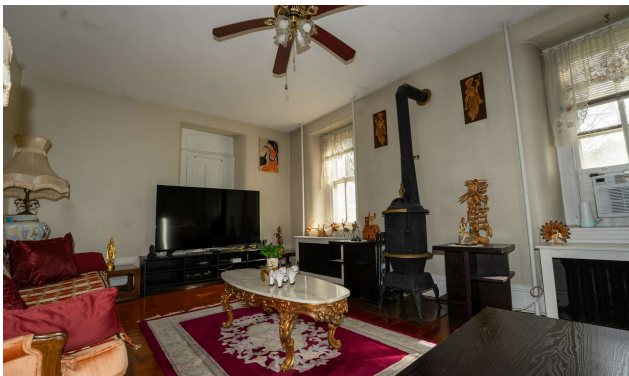


THE ANUVA HOTEL
271 Ridge Rd
Spring City, PA 19475

KAITIE O'GRADY
kaitie@swopelees.com
610.429.0200

NICOLE LYDDANE
nicole@swopelees.com
610.429.0200





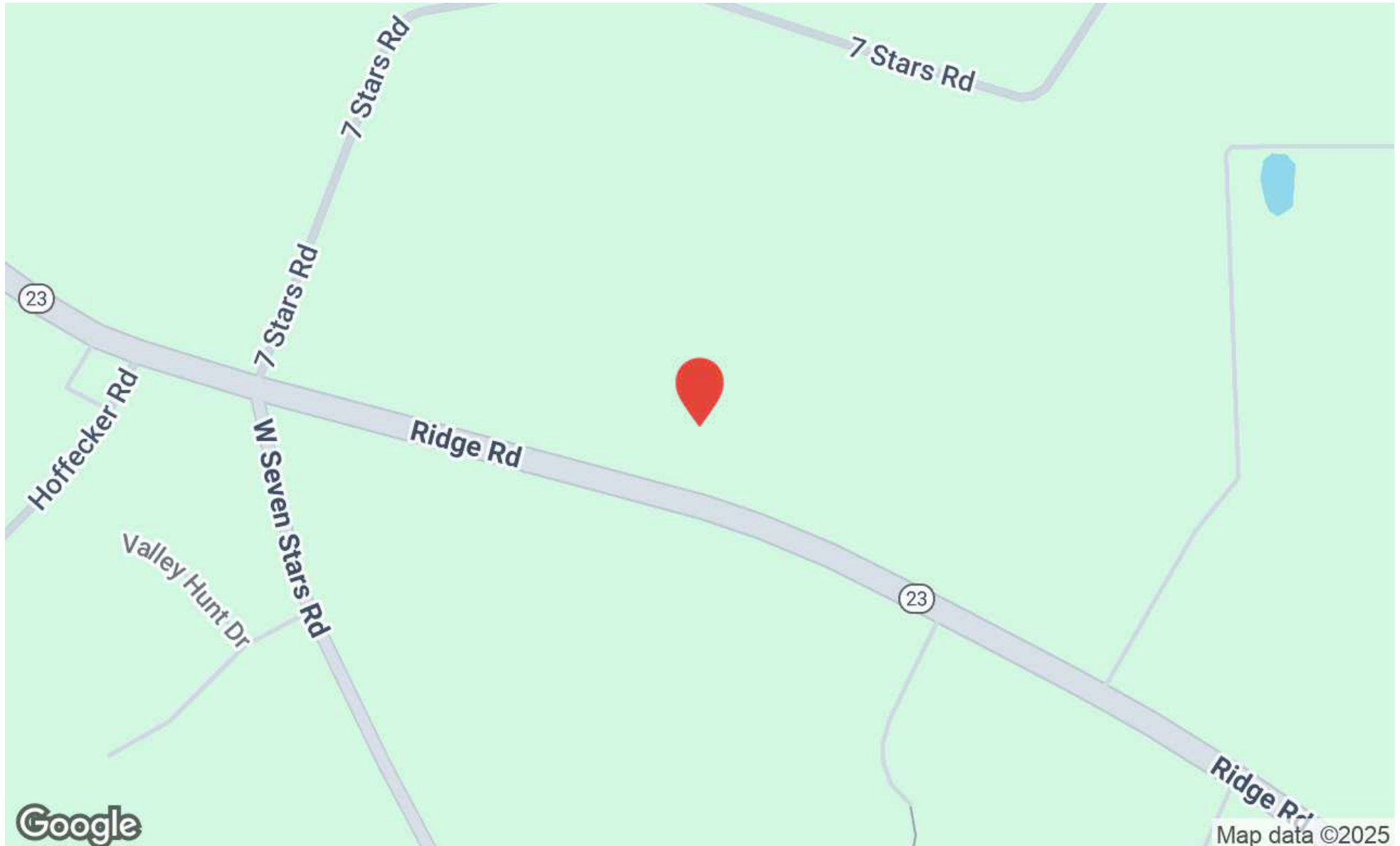




THE ANUVA HOTEL
271 Ridge Rd
Spring City, PA 19475

KAITIE O'GRADY
kaitie@swopelees.com
610.429.0200

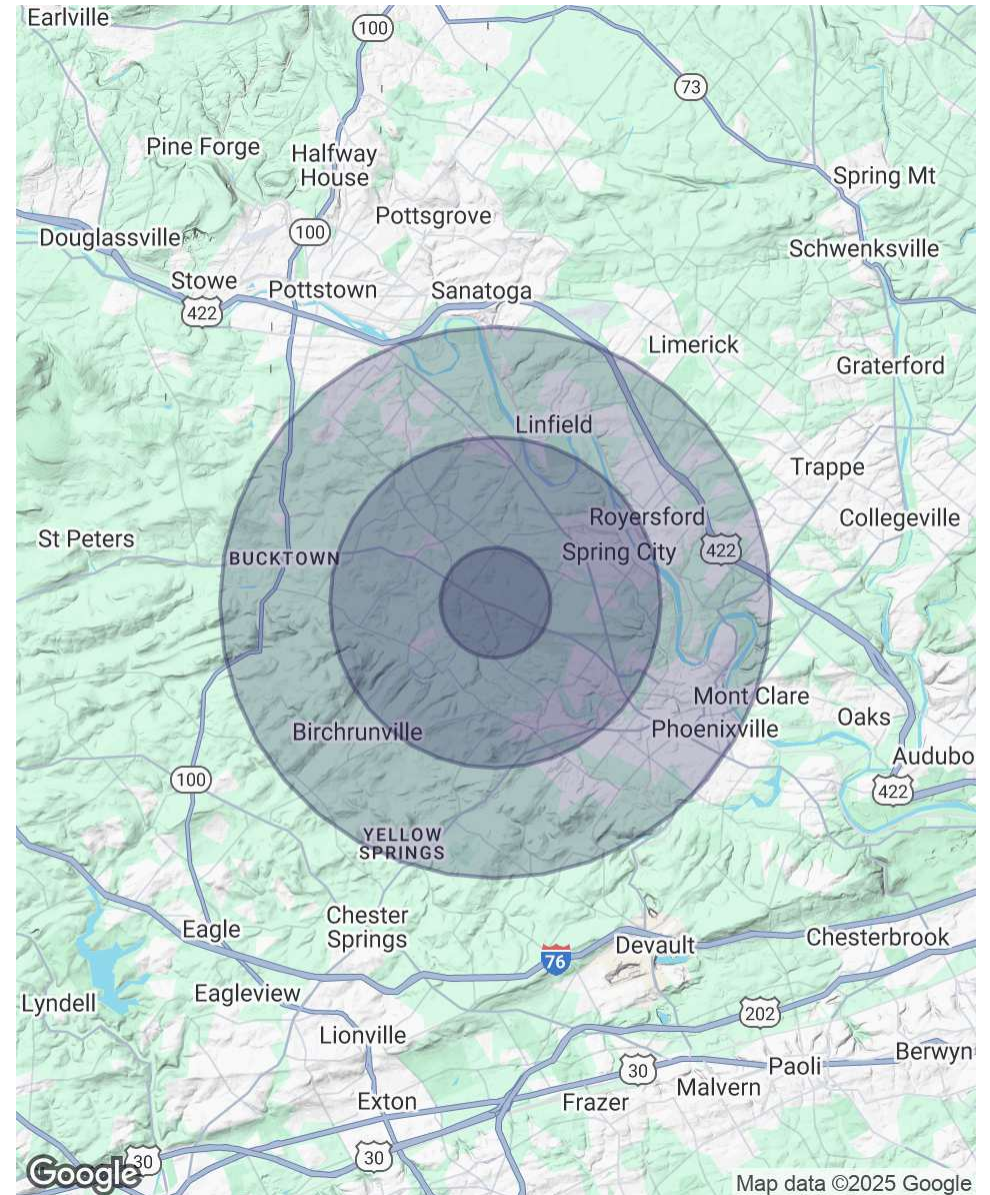
NICOLE LYDDANE
nicole@swopelees.com
610.429.0200



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,638	20,354	82,554
Average Age	38	42	41
Average Age (Male)	37	41	40
Average Age (Female)	39	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	490	7,833	33,174
# of Persons per HH	3.3	2.6	2.5
Average HH Income	\$219,557	\$161,390	\$148,661
Average House Value	\$565,788	\$439,809	\$434,152

Demographics data derived from AlphaMap





THE ANUVA HOTEL
271 Ridge Rd
Spring City, PA 19475

KAITIE O'GRADY
kaitie@swopelees.com
610.429.0200

NICOLE LYDDANE
nicole@swopelees.com
610.429.0200



KAITIE O'GRADY

Sales Associate

kaitie@swopelees.com
Direct: 610.429.0200 | Cell: 484.630.5017

PA #RS376804

PROFESSIONAL BACKGROUND

I am dedicated to helping businesses find the perfect location to thrive. Serving Chester County and the surrounding areas, I bring a fresh perspective, strong market knowledge, and a commitment to client success. Whether you're looking to lease, buy, or invest, I'm here to guide you every step of the way. Let's build your business together!

EDUCATION

Colibri Real Estate

Swope Lees Commercial Real Estate
208 East Market Street
West Chester, PA 19382
610.429.0200



THE ANUVA HOTEL
271 Ridge Rd
Spring City, PA 19475

KAITIE O'GRADY
kaitie@swopelees.com
610.429.0200

NICOLE LYDDANE
nicole@swopelees.com
610.429.0200



NICOLE LYDDANE

VP, Sales and Leasing

nicole@swopelees.com

Direct: 610.429.0200 | Cell: 610.457.3561

PA #RS329276

PROFESSIONAL BACKGROUND

Nicky lives in Phoenixville with her two Labs, Remy and Pierce. She enjoys hiking, traveling, camping, spending time with family and friends, sits on several non-profit committees and volunteers weekly at a therapeutic horse farm in Malvern. Nicole has been with Swope Lees since 2015 and prides herself on providing unparalleled customer service, fabulous communication, and looks out for the needs of her clients.

EDUCATION

PA Real Estate License
Licensed 2015 – Present

University of Delaware
Bachelor of Applied Science (B.A.Sc.), Hotel, Motel, and Restaurant Management
2001 – 2005

Swope Lees Commercial Real Estate
208 East Market Street
West Chester, PA 19382
610.429.0200