



Offering Memorandum



117 Main Street

HALLSTEAD, PA 18822

The Team



MEET THE TEAM



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Property Information



PROPERTY SUMMARY

117 MAIN STREET

HALLSTEAD, PA 18822

OFFERING SUMMARY

SALE PRICE:	\$499,000
BUILDING SIZE:	7,000 SF
LOT SIZE:	30,056 SF
PRICE / SF:	\$71.29

PROPERTY SUMMARY

Offered for sale is Maloney's, a well-established restaurant and bar that has served the Hallstead and Great Bend communities for over two decades.

The property sits on a prominent corner parcel along State Route 11, offering excellent visibility and access just one mile from the I-81 Great Bend exit. The building was fully renovated in 1999 and features 3-phase, 400-amp electric service, a backup generator for the entire building, and separate dining and lounge areas.

This turnkey sale includes all equipment and a Pennsylvania liquor license, providing a rare opportunity to acquire a proven business location with consistent local and traveler traffic.



PROPERTY HIGHLIGHTS

- In business 26 consecutive years
- Prime corner location along State Route 11, one mile from I-81 Great Bend exit
- Fully renovated restaurant and bar with complete equipment package
- Includes Pennsylvania liquor license and full building generator
- High visibility, steady traffic flow, and proven area demand from visitors and locals



PROPERTY PHOTOS



Location Information



LOCATION DESCRIPTION

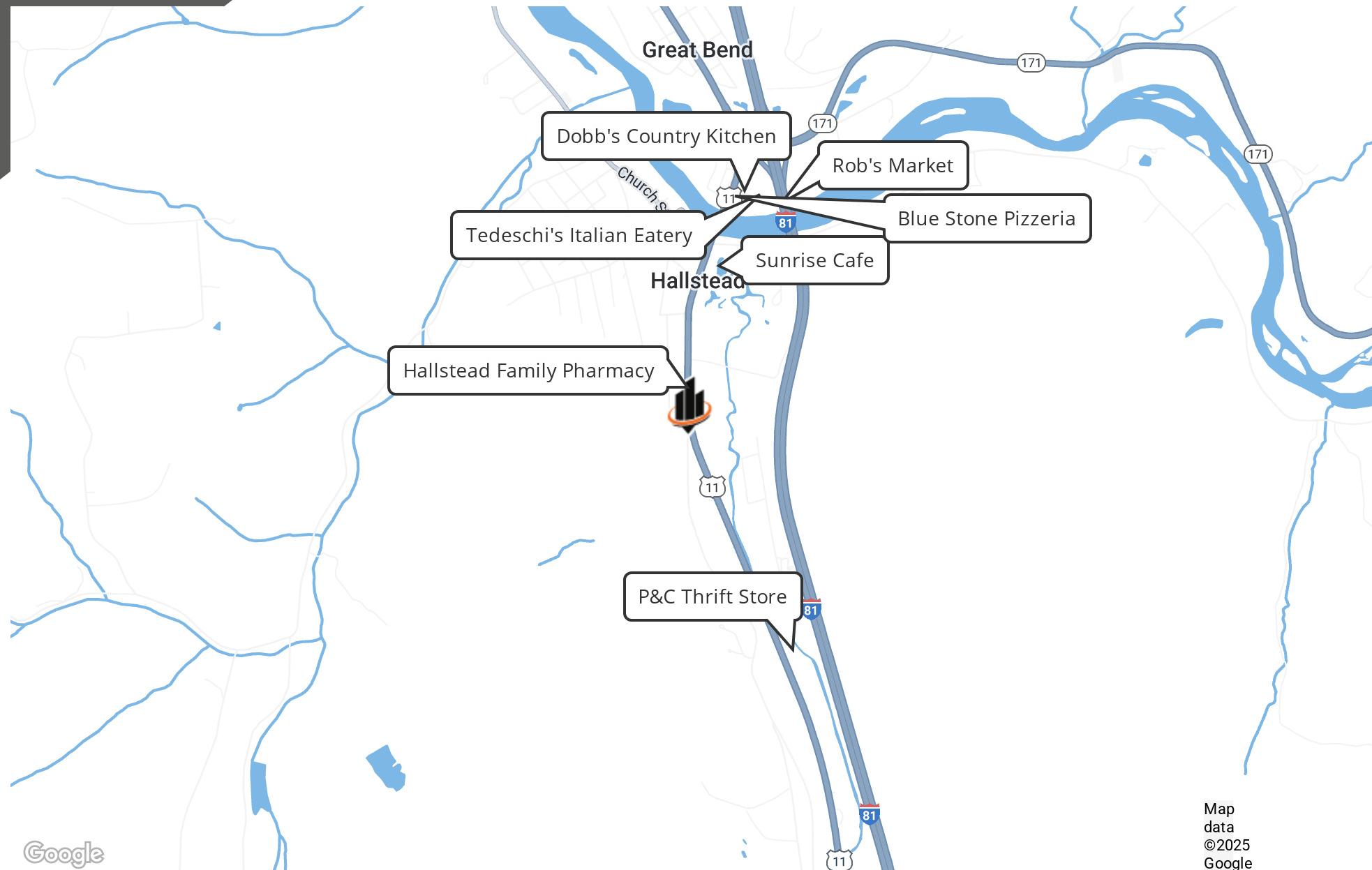
Located at 117 Main Street in Hallstead, this property benefits from strong visibility and accessibility along State Route 11, a key connector between Pennsylvania and New York. The site is within one mile of Interstate 81, the primary route between Binghamton and Scranton, and draws steady daily traffic from commuters, visitors, and locals.

The nearby Aaronic Priesthood Restoration Site attracts hundreds of thousands of annual visitors, supporting demand for local food and beverage establishments.

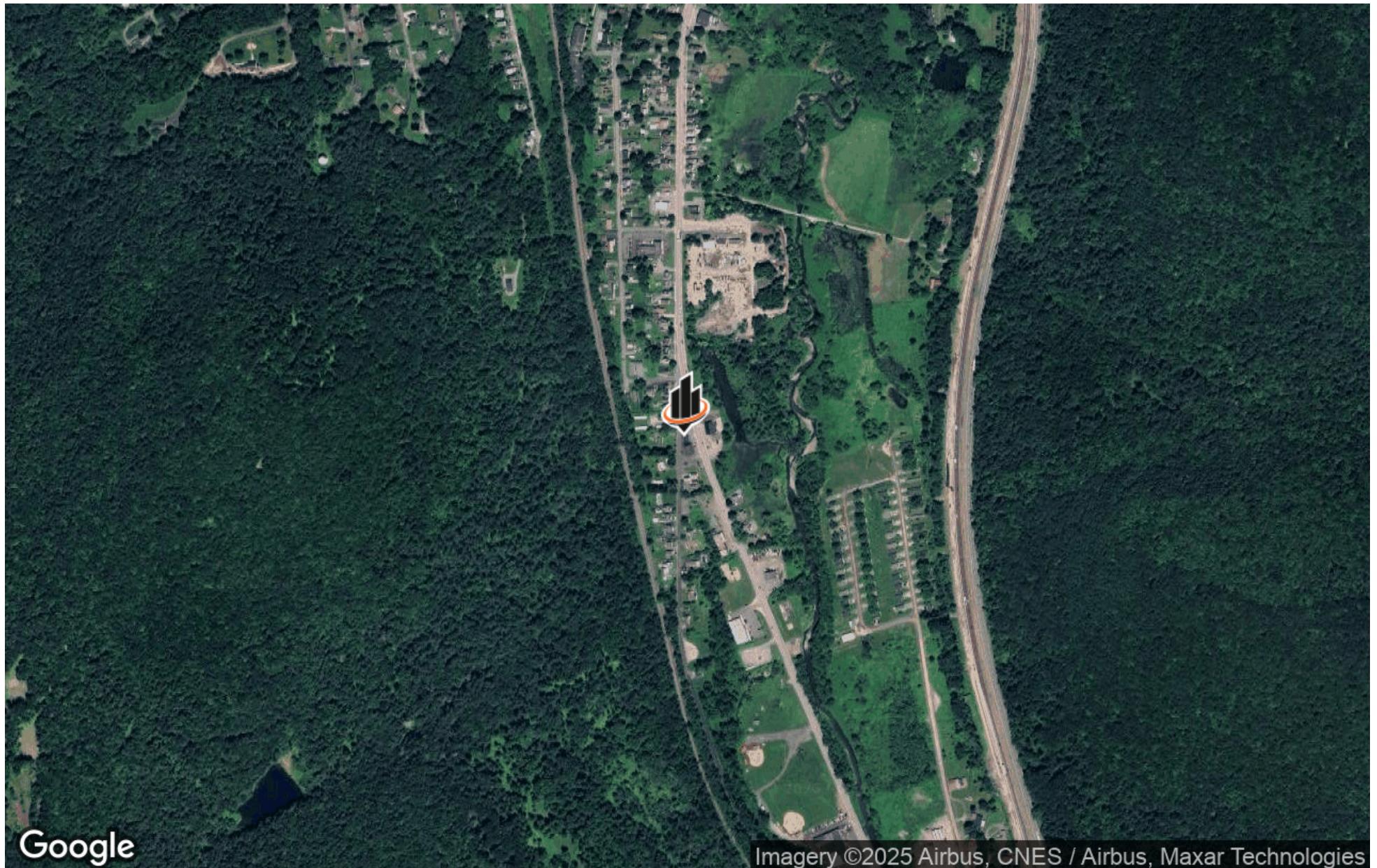
This property is also one of the few along Route 11 that has never experienced flooding, adding to its long-term stability and investment appeal.



REGIONAL MAP



AERIAL MAP



Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

Demographics



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	255	433	1,421
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	43	43	43
HOUSEHOLDS & INCOME			
	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	107	182	604
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$74,828	\$74,313	\$71,575
AVERAGE HOUSE VALUE	\$183,949	\$182,012	\$171,260

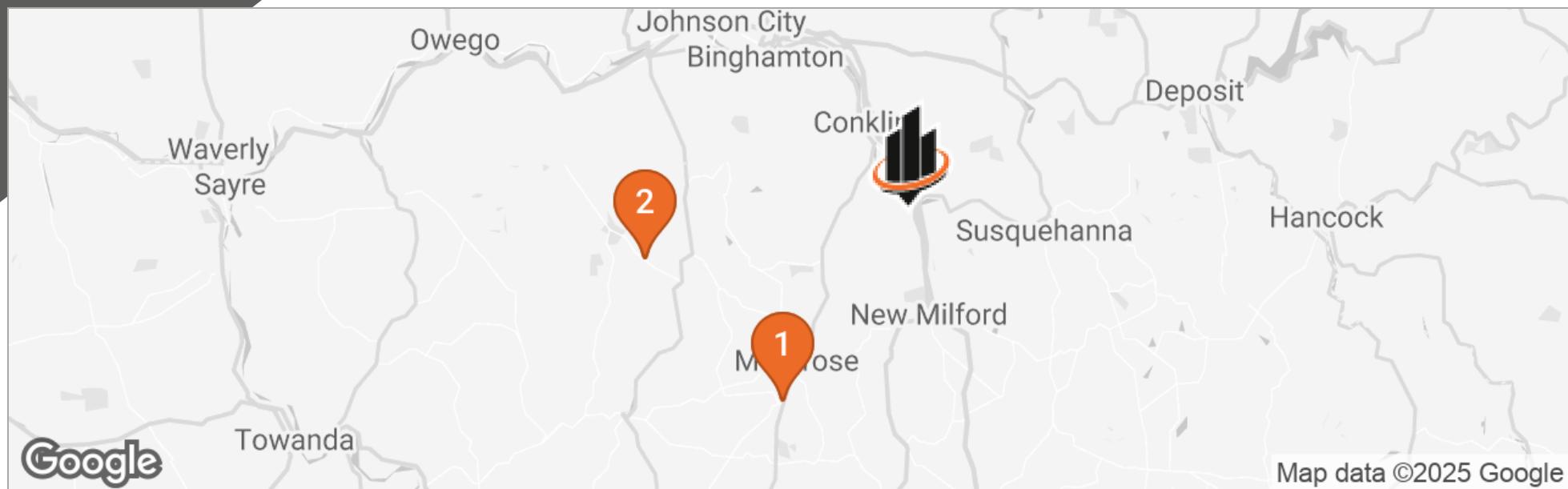
Demographics data derived from AlphaMap



Sale Comparables



SALE COMPS MAP & SUMMARY



NAME/ADDRESS		PRICE	BLDG SIZE	LOT SIZE	PRICE/SF
★	Maloney's 117 Main St Hallstead, PA	\$499,000	7,000 SF	30,056 SF	\$71.29
1	11143 SR29 Montrose, PA	\$450,000	3,600 SF	84,071 SF	\$125.00
2	65 Cottage Street Montrose, PA	\$300,000	2,848 SF	87,120 SF	\$105.34
AVERAGES		\$375,000	3,224 SF	85,596 SF	\$115.17



★ MALONEY'S
117 Main St
Hallstead, PA 18822

PRICE: \$499,000 **BLDG SIZE:** 7,000 SF
LOT SIZE: 30,056 SF **PRICE/SF:** \$71.29

1



1. 11143 SR29
Montrose, PA 18801

PRICE: \$450,000 **BLDG SIZE:** 3,600 SF
LOT SIZE: 84,071 SF **PRICE/SF:** \$125.00

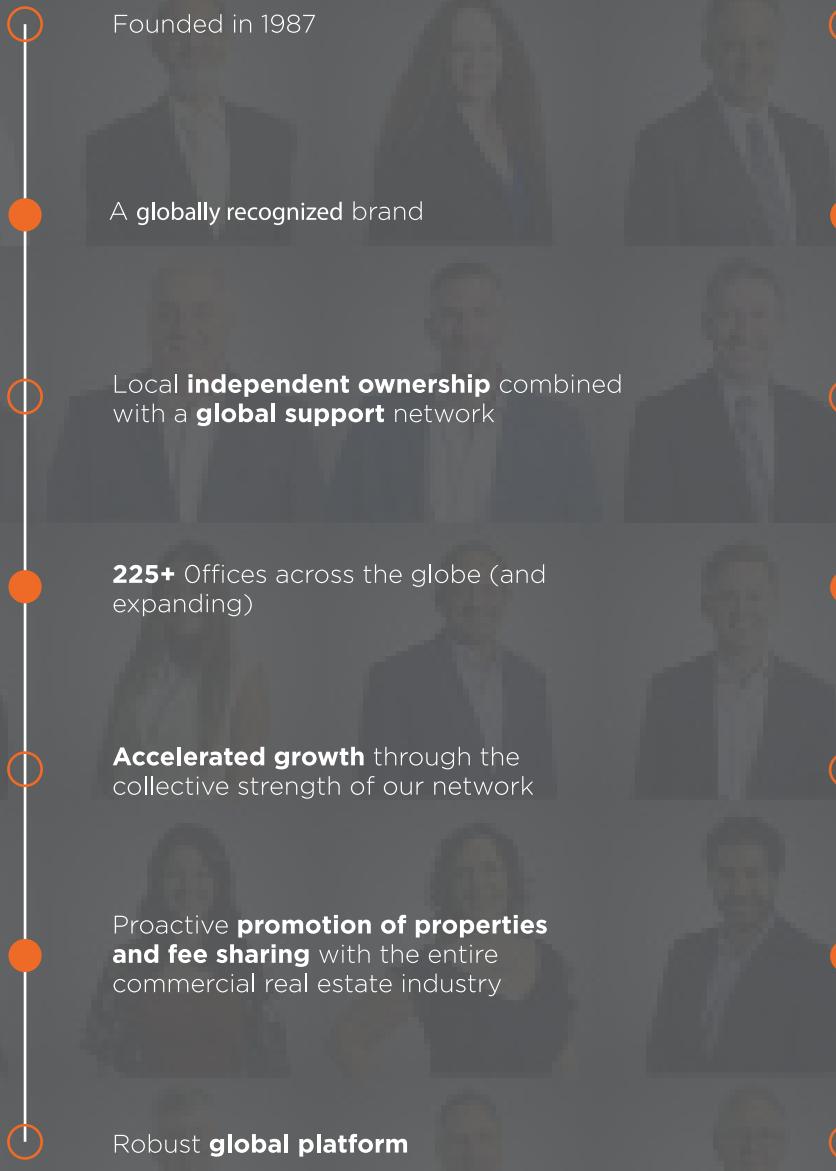
2



2. 65 COTTAGE STREET
Montrose, PA 18818

PRICE: \$300,000 **BLDG SIZE:** 2,848 SF
LOT SIZE: 87,120 SF **PRICE/SF:** \$105.34

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- Founded in 1987
- A globally recognized brand
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- 225+** Offices across the globe (and expanding)
- Accelerated growth** through the collective strength of our network
- Proactive **promotion of properties and fee sharing** with the entire commercial real estate industry
- Robust **global platform**
- Advancing commercial real estate through **cooperation, collaboration, and organized competition**
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- More offices in the US** than any other CRE company.
- Comprehensive **training & support**
- Commitment to **working together to create amazing value** with our clients, colleagues, and our communities.

MARKETING PLATFORM



- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES



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