



# Offering Memorandum



**117 Main Street**

**HALLSTEAD, PA 18822**



# The Team

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# MEET THE TEAM



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# Property Information

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## PROPERTY SUMMARY

**117 MAIN STREET**  
HALLSTEAD, PA 18822

### OFFERING SUMMARY

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

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## LOCATION DESCRIPTION

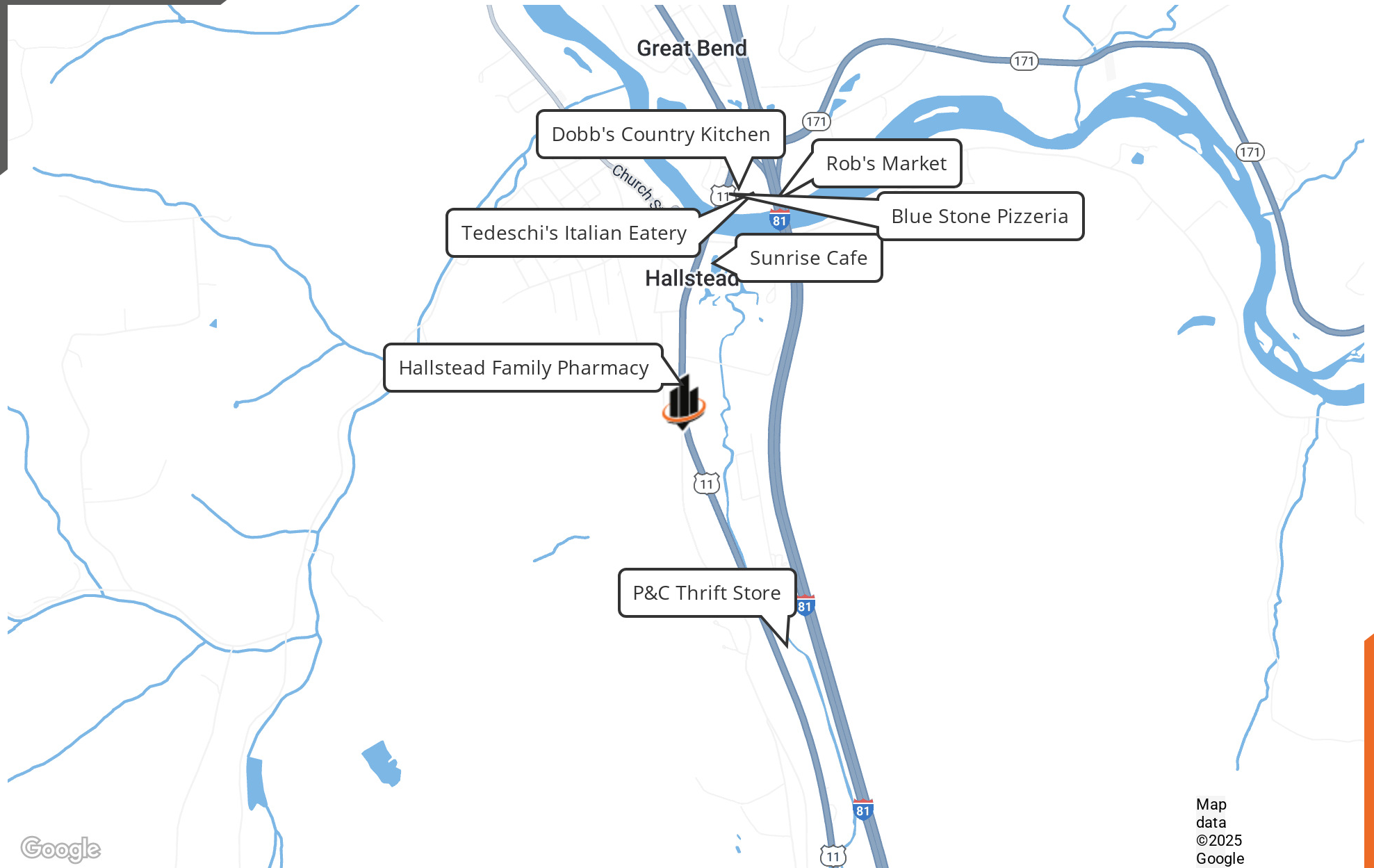
Located at 117 Main Street in Hallstead, this property benefits from strong visibility and accessibility along State Route 11, a key connector between Pennsylvania and New York. The site is within one mile of Interstate 81, the primary route between Binghamton and Scranton, and draws steady daily traffic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



Map  
data  
©2025  
Google

# AERIAL MAP





# Demographics

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# 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

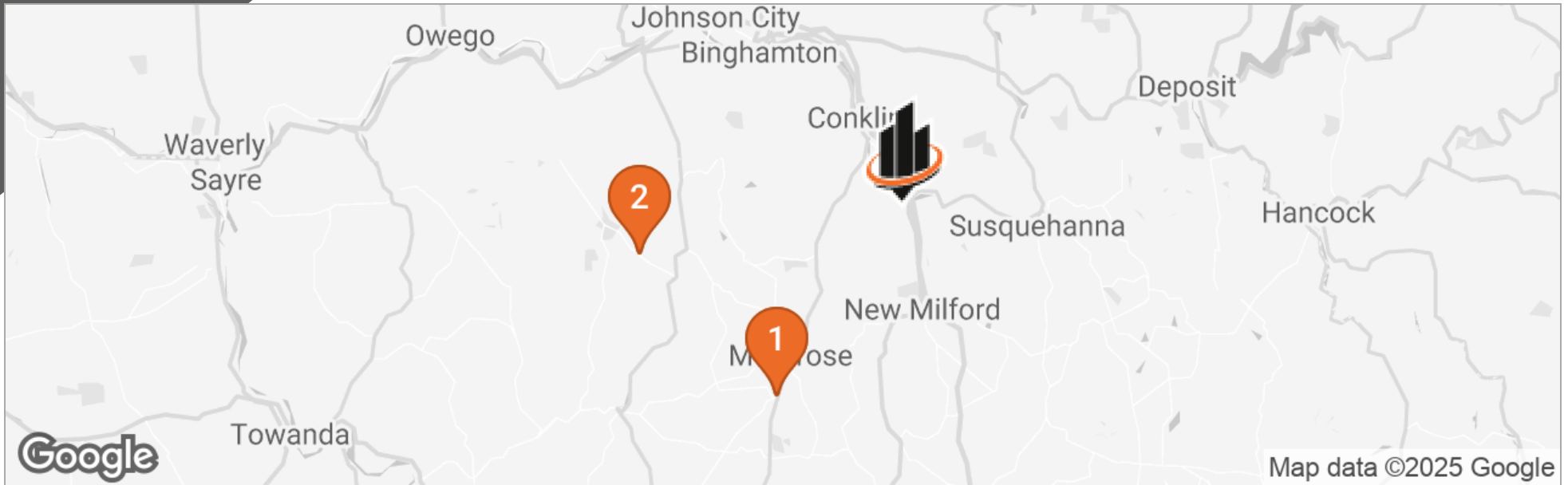




# Sale Comparables

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# SALE COMPS MAP & SUMMARY



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

# SALE COMPS



★ **MALONEY'S**

117 Main St  
Hallstead, PA 18822

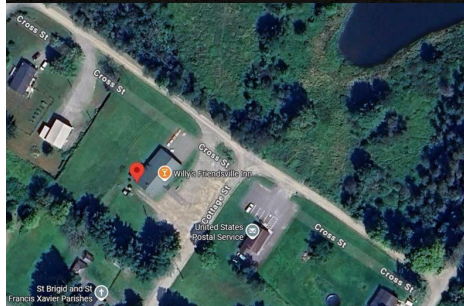
**PRICE:** \$499,000      **BLDG SIZE:** 7,000 SF  
**LOT SIZE:** 30,056 SF      **PRICE/SF:** \$71.29



**1. 11143 SR29**

Montrose, PA 18801

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



**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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- ✓ WEEKLY FEATURED PROPERTIES



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