



PRIME RESTAURANT AVAILABLE

1558 WEST MAPLE AVE
LANGHORNE, PA 19047

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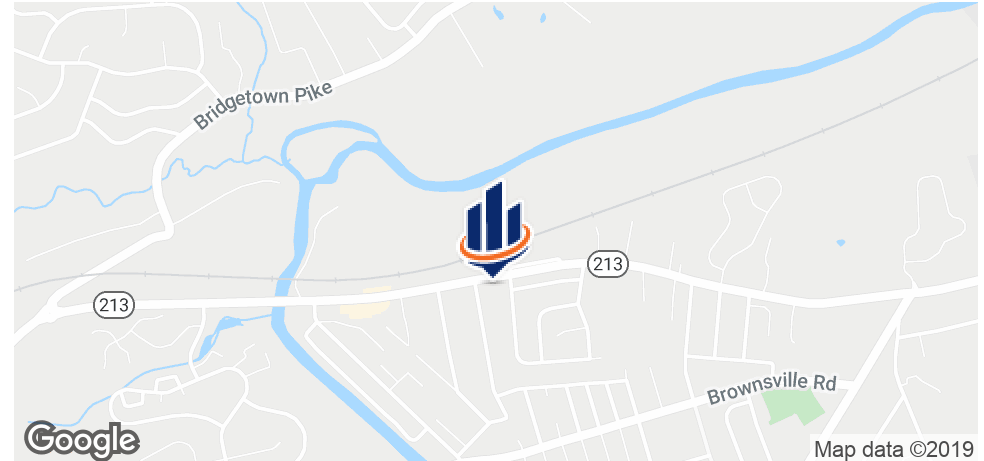
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PROPERTY INFORMATION

1558 West Maple Ave
Langhorne, PA 19047

Property Summary



OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	0.74 Acres
Year Built:	2000
Building Size:	3,000 SF
Zoning:	R-2
Market:	Philadelphai
Submarket:	Lower Bucks County
Traffic Count:	9,904

PROPERTY OVERVIEW

Great opportunity to take over an existing successful restaurant and microbrewery. Well-built brick building sits on almost 3/4 of an acre in scenic Langhorne, Lower Bucks County. License allows for selling microbrew, PA wines and PA purchased spirits. Open main room with additional large room allows for additional seating and private parties. Outdoor patio seating and ample parking in this quiet location is a major advantage in the marketplace.

LOCATION OVERVIEW

Well located restaurant in Langhorne, Lower Bucks County PA. Serving customers from nearby neighborhoods as well as busy Feasterville, Oxford Valley and Bensalem markets. Five minutes from Route 1, and Route 413; under 10 minutes to Interstate 295 and PA Turnpike 476.

Complete Highlights

SALE HIGHLIGHTS

- Fully operating restaurant and microbrewery
- Freestanding brick building, purpose built in 2000
- Brewery and Brewery Pub licenses included
- Brewery recipes included
- All equipment included
- Outdoor patio seating
- Ample parking
- Well known neighborhood location
- Almost 10k ADT
- Pylon



Additional Photos



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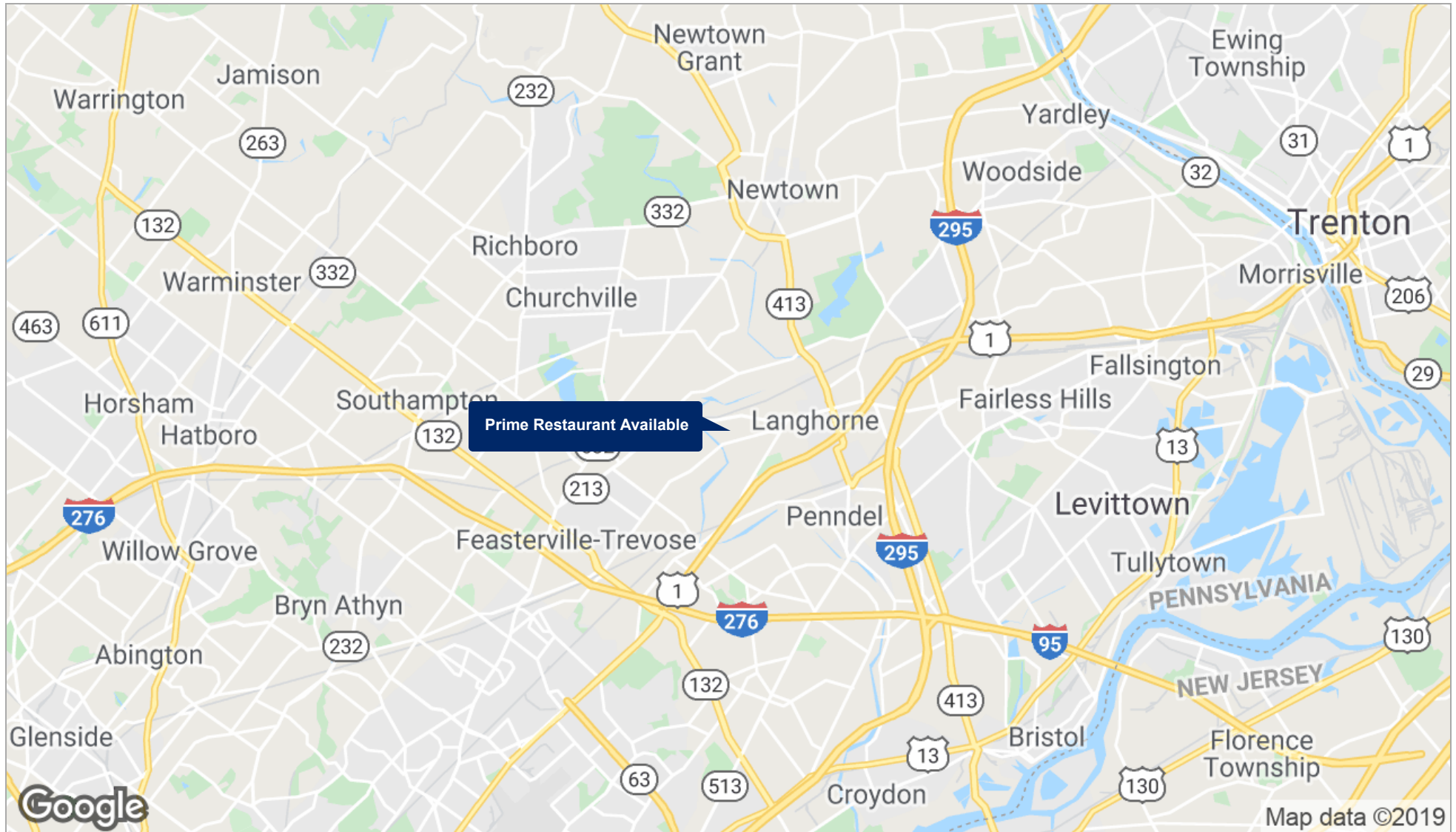
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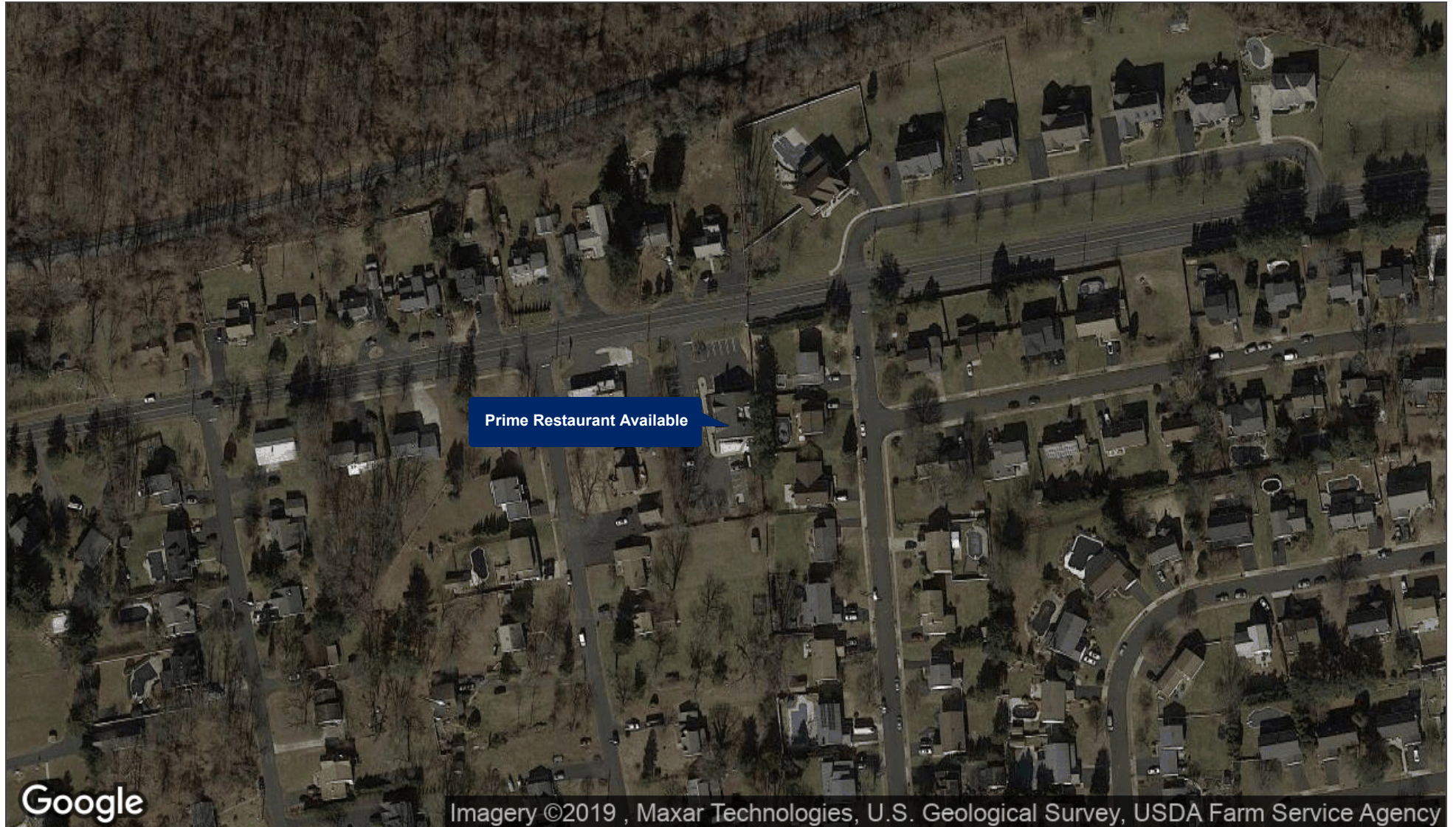
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Regional Map



Aerial Map



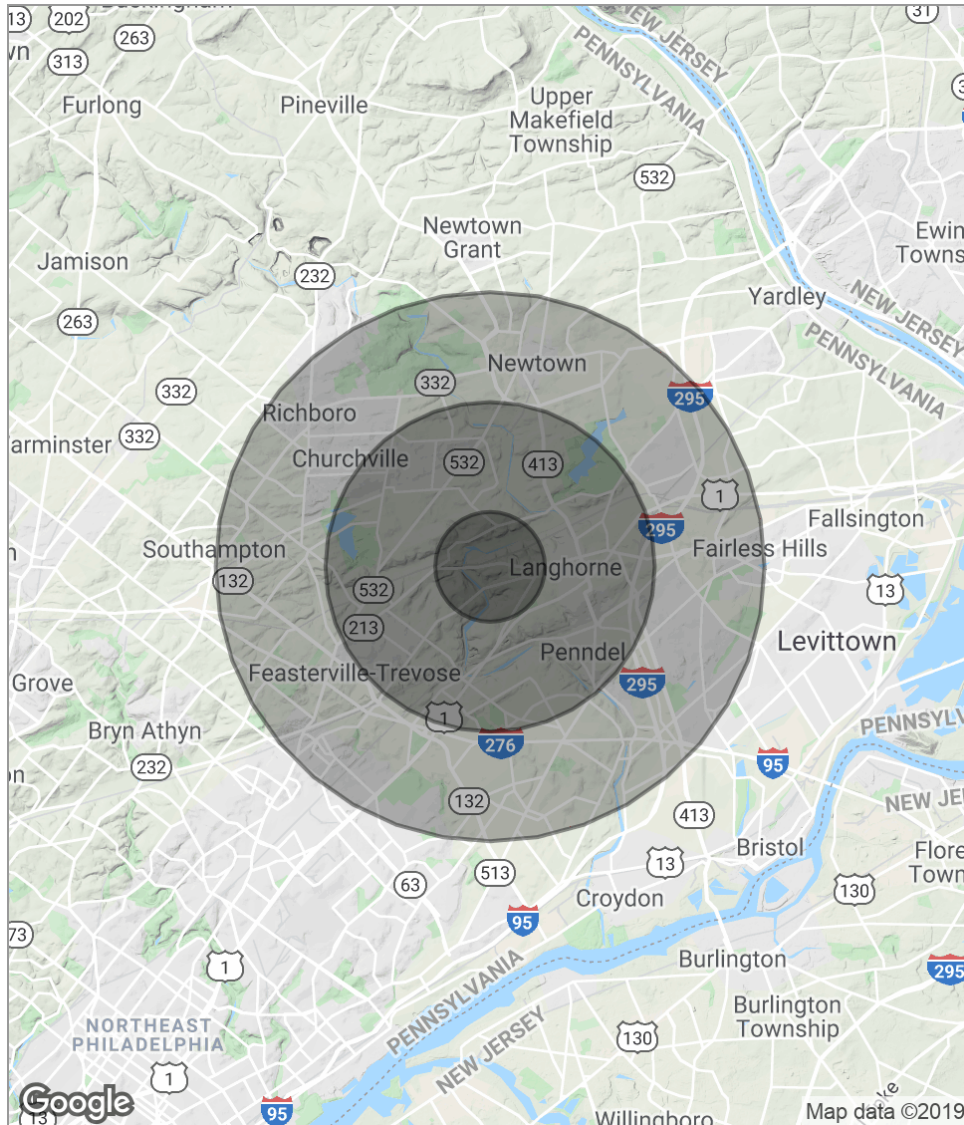
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DEMOGRAPHICS

1558 West Maple Ave
Langhorne, PA 19047

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,889	68,794	185,101
Median age	41.3	40.2	41.1
Median age [Male]	40.1	39.0	39.8
Median age [Female]	43.1	41.4	42.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,373	24,857	66,905
# of persons per HH	2.9	2.8	2.8
Average HH income	\$111,425	\$98,155	\$92,690
Average house value	\$348,736	\$355,979	\$356,724

* Demographic data derived from 2010 US Census

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