

Burlington County, NJ Sports Bar/Restaurant



HIGHLIGHTS:

- » 25-YEAR HISTORY AS A FAMILY-OWNED/OPERATED SPORTS BAR
- » SUPPORTING ALL PHILADELPHIA TEAMS
- » FRIENDLY BUT COMPETITIVE ATMOSPHERE WITH DART, CORNHOLE, & SHUFFLEBOARD LEAGUES
- » STRATEGICALLY LOCATED ONLY 150 FT FROM RT 38
- » TREMENDOUS POTENTIAL TO INCREASE BUSINESS AS CURRENT OWNERS OPERATE ABSENTEE

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2023 Population	38,570	62,649	336,341
2023 Average HH Income	\$128,803	\$135,741	\$133,801

Exclusively Marketed by:

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201 Main Street
Allenhurst, NJ 07711

PROPERTY SUMMARY

Building Sqft	4,686
Year Built	1960
Lot Acres	.337
Real Estate Taxes	\$16,070
R.E. Appraised Value	900,000
Zoning	B1
Flood Zone	Zone X - minimal flood risk
Number of Stories	1 - no basement
Seating Outdoor Deck	40 front and side patios
Parking Spaces	17 + 15 shared with adjacent building
Parking Surface	Bituminous
Bathrooms	(1) 4-fixture mens; (1) 5-fixture womens; (1) 2-fixture employee
Traffic Counts	30,000 vpd intersection of Pine Street & Rt. 38
Number of Ingresses	1
Number of Egresses	1

INVESTMENT SUMMARY

Offering Price	\$995,000
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INVESTMENT SUMMARY

Spacious 5,000 square foot sports bar with (25) years of successful history and loyal clientele. Located only (150) feet from the intersection of Pine Street and Rt. 38, with a traffic count of 30,000 vehicles per day, the area is conducive for a tavern operation due to its proximity to Rt. 38 and Mount Holly's Central Business District. Built in 1960, the bar was completely gutted and renovated in 2005. The 2,750sf open bar area sports an exposed wood rafter roof with exposed ducting, 13'+ ceilings, and (6) large paddle ceiling fans giving it a modern spacious feel. Twenty-two TVs allow for great sports viewing from any angle. The (45) seat bar gives off that true sports pub feel!

The owners are looking to retire after (25) years of supporting the Philadelphia sports scene. Their absentee management philosophy allows for the potential to take this already successful bar to the next level.

