



Lighthouse Grille

8016 Route 873, Slatington, PA 18080



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Lighthouse Grille

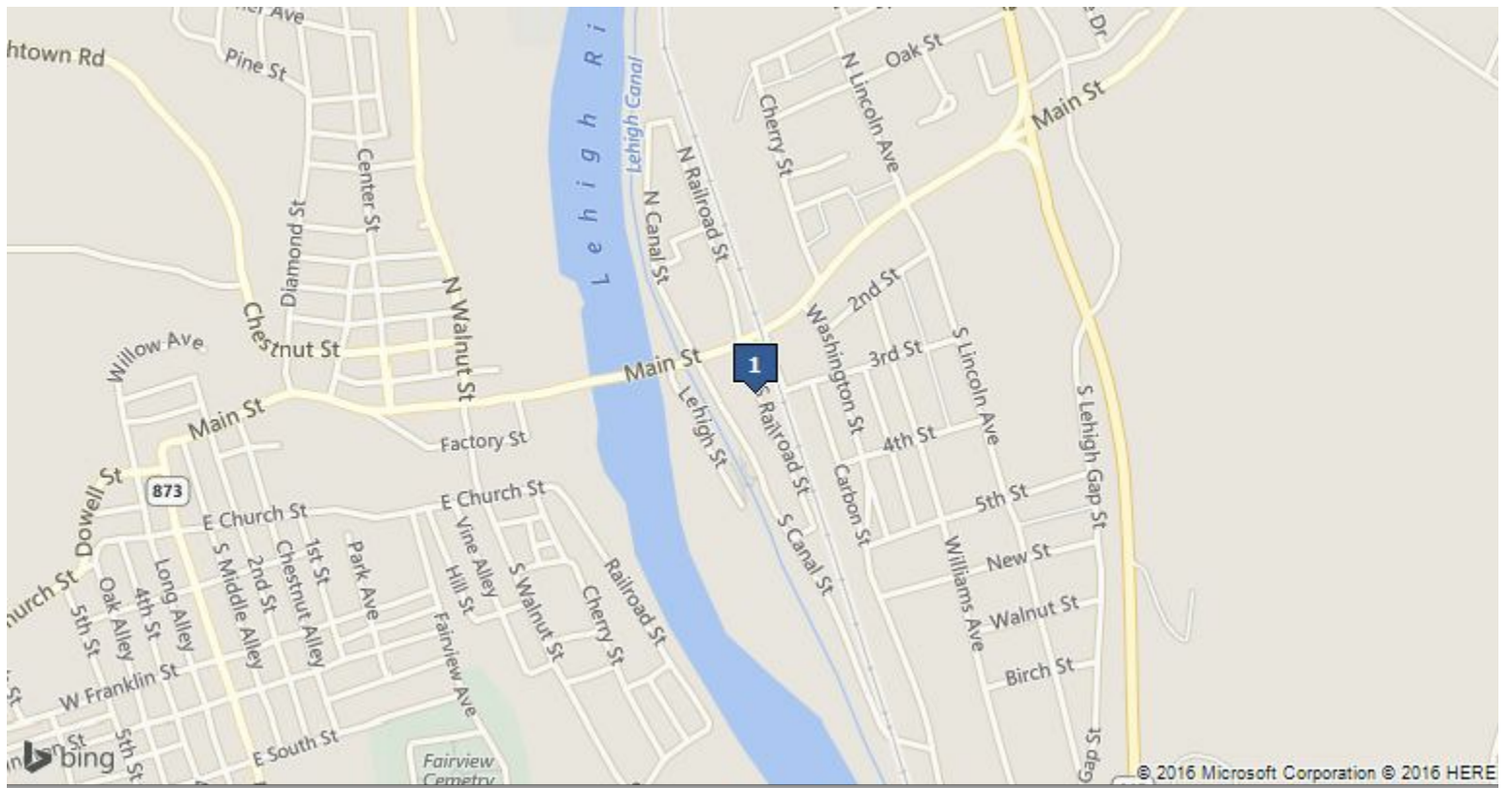
\$375,000

3518 SF Building on .83 Acres with frontage on Rte 873 For Sale. Formerly the LightHouse Grill . Current configuration consists of dining rooms, banquet rooms, 3 bar areas, 7 bathrooms, an outdoor deck area , a rooftop deck area Stand alone signage and 60 Car off street parking. This property offers high traffic count and superior visibility. Zoned General Commercial (GC). Permitted Uses as of Right include, Place of Worship, Retail Store or Shop, Business Office, Professional Office, Medical Office, Artist Studio, Bank, Personal Service Store or Shop such as Barber Shop, Beauty Shop, Self Service Laundry, Dry Cleaners, Tailor, Dressmaking, Etc, General Servicing or Repair Shop such as Watch, Clock, Radio, TV or other Appliance Repair, Restaurant, Caf?, Tavern with or without Entertainment, Automobile Sales with Accessory Service Facilities, Outdoor Storage of Automobiles for sale, Automatic Car Wash, Gas Station with or without Convenience Store, Hotel, Motel, Theatre, Movie Theater, Funeral Home, Storage Facilities, Laundromat, Veterinary Office or Animal Hospital. Uses by Special Exception include Day Care Centers, Extended Care Facility and Conversion to Apartments.

For more information visit:

<http://www.crelisting.net/OYW7A1q3g/?StepID=107>

Price:	\$375,000
Building Size:	3,518 SF
Price/SF:	\$106.59
Property Type:	Retail
Property Sub-type:	Restaurant
Additional Sub-types:	Free Standing Bldg, Retail (Other)
Property Use Type:	Vacant/Owner-User
Commission Split:	3%
Lot Size:	0.83 AC



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Updates include a new 5 zone HVAV system, 400 amp electrical service, new windows, siding and roof. Near Routes I-476 and 145

Property Photos



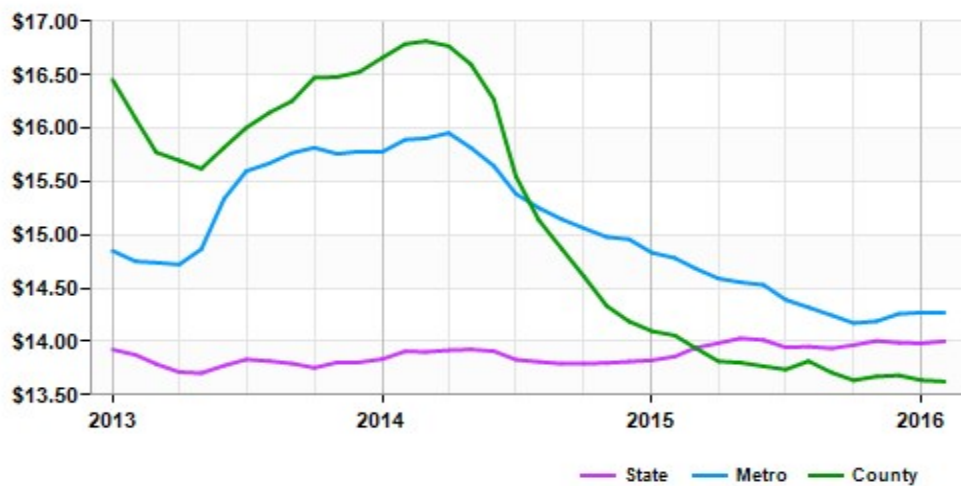
Market Trends

Asking Prices Retail for Sale Slatington, PA (\$/SF)



	Feb 16	vs. 3 mo. prior	Y-O-Y
State	\$111	+3.3%	+1.1%
Metro	\$105	0.0%	-11.0%

Asking Rent Retail for Lease Slatington, PA (\$/SF/Year)



	Feb 16	vs. 3 mo. prior	Y-O-Y
State	\$14.00	0.0%	+1.0%
Metro	\$14.27	+0.6%	-3.4%
County	\$13.63	-0.3%	-3.1%

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	3,079	7,404	17,414
2015 Female Population	3,295	7,520	17,568
% 2015 Male Population	48.31%	49.61%	49.78%
% 2015 Female Population	51.69%	50.39%	50.22%
2015 Total Population: Adult	5,026	12,136	27,804
2015 Total Daytime Population	5,161	10,818	25,650
2015 Total Employees	1,833	3,109	7,490
2015 Total Population: Median Age	40	45	44
2015 Total Population: Adult Median Age	49	52	51
2015 Total population: Under 5 years	325	664	1,573
2015 Total population: 5 to 9 years	375	743	1,916
2015 Total population: 10 to 14 years	402	844	2,254
2015 Total population: 15 to 19 years	406	881	2,223
2015 Total population: 20 to 24 years	385	791	1,792
2015 Total population: 25 to 29 years	435	827	1,815
2015 Total population: 30 to 34 years	419	864	1,868
2015 Total population: 35 to 39 years	408	841	2,008
2015 Total population: 40 to 44 years	396	979	2,465
2015 Total population: 45 to 49 years	479	1,161	2,831
2015 Total population: 50 to 54 years	511	1,349	3,115
2015 Total population: 55 to 59 years	408	1,172	2,825
2015 Total population: 60 to 64 years	365	1,067	2,479
2015 Total population: 65 to 69 years	326	918	2,073
2015 Total population: 70 to 74 years	277	736	1,492
2015 Total population: 75 to 79 years	163	430	908
2015 Total population: 80 to 84 years	131	306	626
2015 Total population: 85 years and over	163	351	719
% 2015 Total population: Under 5 years	5.10%	4.45%	4.50%
% 2015 Total population: 5 to 9 years	5.88%	4.98%	5.48%
% 2015 Total population: 10 to 14 years	6.31%	5.66%	6.44%
% 2015 Total population: 15 to 19 years	6.37%	5.90%	6.35%
% 2015 Total population: 20 to 24 years	6.04%	5.30%	5.12%
% 2015 Total population: 25 to 29 years	6.82%	5.54%	5.19%
% 2015 Total population: 30 to 34 years	6.57%	5.79%	5.34%
% 2015 Total population: 35 to 39 years	6.40%	5.64%	5.74%
% 2015 Total population: 40 to 44 years	6.21%	6.56%	7.05%
% 2015 Total population: 45 to 49 years	7.51%	7.78%	8.09%
% 2015 Total population: 50 to 54 years	8.02%	9.04%	8.90%
% 2015 Total population: 55 to 59 years	6.40%	7.85%	8.08%
% 2015 Total population: 60 to 64 years	5.73%	7.15%	7.09%
% 2015 Total population: 65 to 69 years	5.11%	6.15%	5.93%
% 2015 Total population: 70 to 74 years	4.35%	4.93%	4.27%
% 2015 Total population: 75 to 79 years	2.56%	2.88%	2.60%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	2.06%	2.05%	1.79%
% 2015 Total population: 85 years and over	2.56%	2.35%	2.06%
2015 White alone	5,952	14,315	33,660
2015 Black or African American alone	102	156	303
2015 American Indian and Alaska Native alone	28	41	72
2015 Asian alone	44	82	258
2015 Native Hawaiian and OPI alone	2	2	4
2015 Some Other Race alone	114	143	287
2015 Two or More Races alone	132	185	398
2015 Hispanic	360	529	1,239
2015 Not Hispanic	6,014	14,395	33,743
% 2015 White alone	93.38%	95.92%	96.22%
% 2015 Black or African American alone	1.60%	1.05%	0.87%
% 2015 American Indian and Alaska Native alone	0.44%	0.27%	0.21%
% 2015 Asian alone	0.69%	0.55%	0.74%
% 2015 Native Hawaiian and OPI alone	0.03%	0.01%	0.01%
% 2015 Some Other Race alone	1.79%	0.96%	0.82%
% 2015 Two or More Races alone	2.07%	1.24%	1.14%
% 2015 Hispanic	5.65%	3.54%	3.54%
% 2015 Not Hispanic	94.35%	96.46%	96.46%
2015 Not Hispanic: White alone	6,149	14,526	32,605
2015 Not Hispanic: Black or African American alone	59	82	139
2015 Not Hispanic: American Indian and Alaska Native alone	15	22	45
2015 Not Hispanic: Asian alone	41	70	121
2015 Not Hispanic: Native Hawaiian and OPI alone	1	1	3
2015 Not Hispanic: Some Other Race alone	6	8	13
2015 Not Hispanic: Two or More Races	39	66	143
% 2015 Not Hispanic: White alone	95.63%	97.00%	97.22%
% 2015 Not Hispanic: Black or African American alone	0.92%	0.55%	0.41%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.23%	0.15%	0.13%
% 2015 Not Hispanic: Asian alone	0.64%	0.47%	0.36%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.02%	0.01%	0.01%
% 2015 Not Hispanic: Some Other Race alone	0.09%	0.05%	0.04%
% 2015 Not Hispanic: Two or More Races	0.61%	0.44%	0.43%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	6,374	14,924	34,982
2015 Households	2,595	6,114	13,922

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	72	33	21
Household Change 2010-2015	24	11	28
% Population Change 2010-2015	1.14%	0.22%	0.06%
% Household Change 2010-2015	0.93%	0.18%	0.20%
Population Change 2000-2015	-56	-51	1,443
Household Change 2000-2015	69	169	990
% Population Change 2000 to 2015	-0.87%	-0.34%	4.30%
% Household Change 2000 to 2015	2.73%	2.84%	7.66%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	2,706	6,268	13,581
2015 Occupied Housing Units	2,526	5,945	12,930
2015 Owner Occupied Housing Units	1,686	4,752	10,593
2015 Renter Occupied Housing Units	840	1,193	2,337
2015 Vacant Housings Units	180	323	652
% 2015 Occupied Housing Units	93.35%	94.85%	95.21%
% 2015 Owner occupied housing units	66.75%	79.93%	81.93%
% 2015 Renter occupied housing units	33.25%	20.07%	18.07%
% 2000 Vacant housing units	6.65%	5.15%	4.80%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$48,792	\$56,652	\$58,253
2015 Household Income: Average	\$63,935	\$71,625	\$73,519
2015 Per Capita Income	\$26,281	\$29,489	\$29,321
2015 Household income: Less than \$10,000	135	269	556
2015 Household income: \$10,000 to \$14,999	136	230	524
2015 Household income: \$15,000 to \$19,999	115	281	582
2015 Household income: \$20,000 to \$24,999	172	356	715
2015 Household income: \$25,000 to \$29,999	189	346	659
2015 Household income: \$30,000 to \$34,999	130	319	746
2015 Household income: \$35,000 to \$39,999	134	250	652
2015 Household income: \$40,000 to \$44,999	153	330	748
2015 Household income: \$45,000 to \$49,999	176	352	715
2015 Household income: \$50,000 to \$59,999	203	487	1,289
2015 Household income: \$60,000 to \$74,999	316	734	1,580
2015 Household income: \$75,000 to \$99,999	294	775	1,885
2015 Household income: \$100,000 to \$124,999	242	711	1,538
2015 Household income: \$125,000 to \$149,999	60	267	770
2015 Household income: \$150,000 to \$199,999	82	243	589
2015 Household income: \$200,000 or more	58	164	374
% 2015 Household income: Less than \$10,000	5.20%	4.40%	3.99%
% 2015 Household income: \$10,000 to \$14,999	5.24%	3.76%	3.76%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	4.43%	4.60%	4.18%
% 2015 Household income: \$20,000 to \$24,999	6.63%	5.82%	5.14%
% 2015 Household income: \$25,000 to \$29,999	7.28%	5.66%	4.73%
% 2015 Household income: \$30,000 to \$34,999	5.01%	5.22%	5.36%
% 2015 Household income: \$35,000 to \$39,999	5.16%	4.09%	4.68%
% 2015 Household income: \$40,000 to \$44,999	5.90%	5.40%	5.37%
% 2015 Household income: \$45,000 to \$49,999	6.78%	5.76%	5.14%
% 2015 Household income: \$50,000 to \$59,999	7.82%	7.97%	9.26%
% 2015 Household income: \$60,000 to \$74,999	12.18%	12.01%	11.35%
% 2015 Household income: \$75,000 to \$99,999	11.33%	12.68%	13.54%
% 2015 Household income: \$100,000 to \$124,999	9.33%	11.63%	11.05%
% 2015 Household income: \$125,000 to \$149,999	2.31%	4.37%	5.53%
% 2015 Household income: \$150,000 to \$199,999	3.16%	3.97%	4.23%
% 2015 Household income: \$200,000 or more	2.24%	2.68%	2.69%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$680,872	\$1,636,405	\$3,747,215
2015 Jewelry stores	\$248,790	\$614,255	\$1,402,602
2015 Mens clothing stores	\$812,045	\$1,986,395	\$4,544,136
2015 Shoe stores	\$813,829	\$1,996,975	\$4,581,245
2015 Womens clothing stores	\$1,399,540	\$3,452,834	\$7,896,169
2015 Automobile dealers	\$11,027,476	\$27,470,283	\$62,948,916
2015 Automotive parts and accessories stores	\$2,167,412	\$5,357,435	\$12,268,455
2015 Other motor vehicle dealers	\$314,913	\$773,457	\$1,774,633
2015 Tire dealers	\$967,929	\$2,391,304	\$5,476,776
2015 Hardware stores	\$44,249	\$115,060	\$266,310
2015 Home centers	\$452,466	\$1,163,419	\$2,679,817
2015 Nursery and garden centers	\$552,299	\$1,416,342	\$3,250,060
2015 Outdoor power equipment stores	\$250,120	\$633,534	\$1,456,857
2015 Paint andwallpaper stores	\$52,854	\$133,535	\$306,397
2015 Appliance, television, and other electronics stores	\$1,482,313	\$3,707,504	\$8,495,674
2015 Camera andphotographic supplies stores	\$113,105	\$285,737	\$654,325
2015 Computer andsoftware stores	\$4,054,980	\$9,890,021	\$22,616,789
2015 Beer, wine, and liquor stores	\$695,552	\$1,710,221	\$3,908,800
2015 Convenience stores	\$3,071,181	\$7,436,038	\$16,990,512
2015 Restaurant Expenditures	\$2,878,912	\$7,142,190	\$16,354,644
2015 Supermarkets and other grocery (except convenience) stores	\$11,424,303	\$27,802,687	\$63,565,125
2015 Furniture stores	\$1,027,406	\$2,554,441	\$5,865,669
2015 Home furnishings stores	\$3,662,629	\$9,119,630	\$20,910,607
2015 General merchandise stores	\$18,994,018	\$47,398,706	\$108,678,695
2015 Gasoline stations with convenience stores	\$9,773,306	\$23,835,318	\$54,541,885
2015 Other gasoline stations	\$7,062,665	\$17,263,099	\$39,521,625
2015 Department stores (excl leased depts)	\$18,745,228	\$46,784,451	\$107,276,093
2015 General merchandise stores	\$18,994,018	\$47,398,706	\$108,678,695
2015 Other health and personal care stores	\$745,484	\$1,856,362	\$4,251,659

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$3,016,735	\$7,456,064	\$17,064,799
2015 Pet and pet supplies stores	\$819,117	\$2,027,640	\$4,651,998
2015 Book, periodical, and music stores	\$124,908	\$313,756	\$718,293
2015 Hobby, toy, and game stores	\$343,679	\$848,801	\$1,949,940
2015 Musical instrument and supplies stores	\$34,412	\$87,092	\$201,083
2015 Sewing, needlework, and piece goods stores	\$65,900	\$166,585	\$382,665
2015 Sporting goods stores	\$337,546	\$850,057	\$1,942,249