



Lucky Luciano's

823 Route 940, Pocono Lake, PA 18347



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Lucky Luciano's

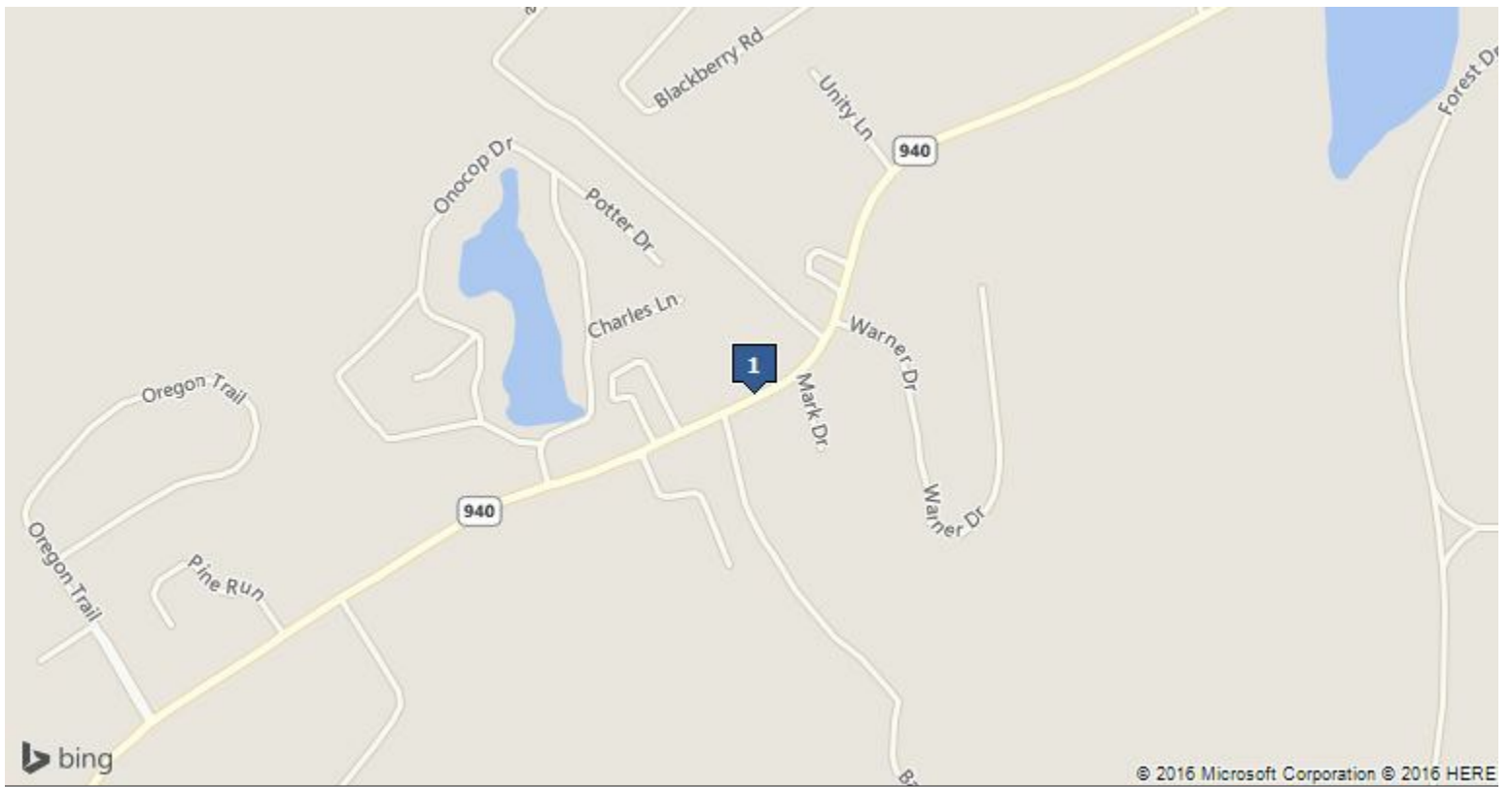
\$349,000

Formerly The Edelweiss for many years and most recently called Lucky Luciano's. 11,400 sf building features seating for over 200 people in multiple dining and private rooms. Huge commercial kitchen with several walk-ins. Second floor offers additional private function rooms and solarium. Property has paved parking for approximately 60 vehicles. There is a second building for potential use or rental. Sale includes adjacent vacant lot of 3.5 acres, which in the past was the site of successful outdoor events. 300-400 Amp electrical service. 650 ft frontage on rte 940. 2.5 Miles East of the 115/940 Intersection in Blakeslee, PA. Near Jack Frost / Big Boulder resort, I-476 & I-80

For more information visit:

<http://www.crelisting.net/W957hvs1g/?StepID=107>

Price:	\$349,000
Building Size:	11,400 SF
Price/SF:	\$30.61
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:	5.74 SF



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2.5 Miles East of the 115/940 Intersection in Blakeslee, PA. Near Jack Frost / Big Boulder resort, I-476 & I-80

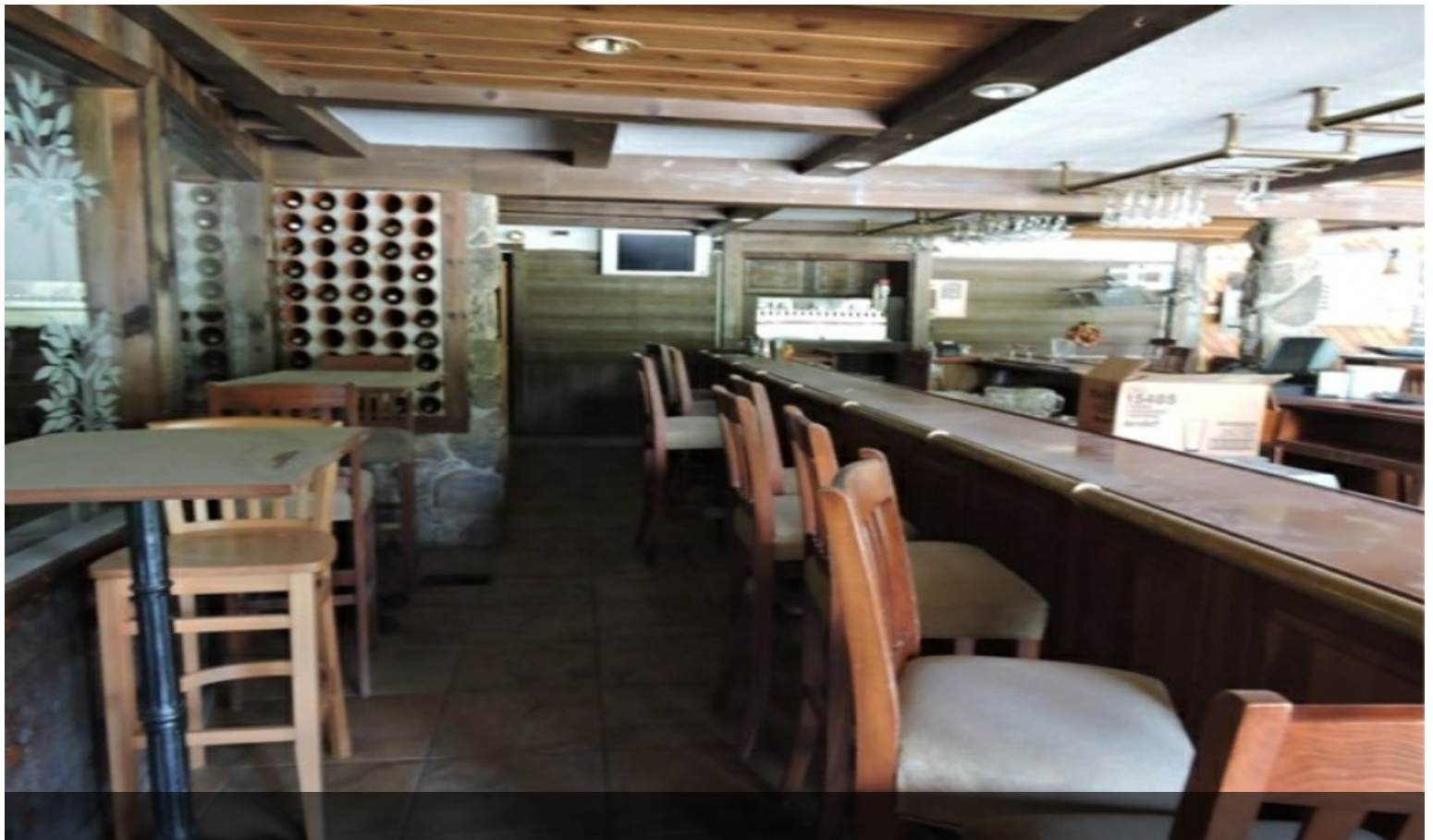
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	474	1,616	2,995
2015 Female Population	460	1,555	2,920
% 2015 Male Population	50.75%	50.96%	50.63%
% 2015 Female Population	49.25%	49.04%	49.37%
2015 Total Population: Adult	801	2,657	4,989
2015 Total Daytime Population	1,133	2,503	4,569
2015 Total Employees	331	545	955
2015 Total Population: Median Age	53	50	51
2015 Total Population: Adult Median Age	58	56	56
2015 Total population: Under 5 years	35	122	205
2015 Total population: 5 to 9 years	31	121	236
2015 Total population: 10 to 14 years	41	155	296
2015 Total population: 15 to 19 years	53	196	335
2015 Total population: 20 to 24 years	41	171	296
2015 Total population: 25 to 29 years	28	128	242
2015 Total population: 30 to 34 years	37	130	214
2015 Total population: 35 to 39 years	30	128	231
2015 Total population: 40 to 44 years	47	179	351
2015 Total population: 45 to 49 years	83	247	439
2015 Total population: 50 to 54 years	69	275	495
2015 Total population: 55 to 59 years	102	292	582
2015 Total population: 60 to 64 years	118	327	584
2015 Total population: 65 to 69 years	81	279	573
2015 Total population: 70 to 74 years	56	181	387
2015 Total population: 75 to 79 years	37	101	212
2015 Total population: 80 to 84 years	19	64	116
2015 Total population: 85 years and over	26	75	121
% 2015 Total population: Under 5 years	3.75%	3.85%	3.47%
% 2015 Total population: 5 to 9 years	3.32%	3.82%	3.99%
% 2015 Total population: 10 to 14 years	4.39%	4.89%	5.00%
% 2015 Total population: 15 to 19 years	5.67%	6.18%	5.66%
% 2015 Total population: 20 to 24 years	4.39%	5.39%	5.00%
% 2015 Total population: 25 to 29 years	3.00%	4.04%	4.09%
% 2015 Total population: 30 to 34 years	3.96%	4.10%	3.62%
% 2015 Total population: 35 to 39 years	3.21%	4.04%	3.91%
% 2015 Total population: 40 to 44 years	5.03%	5.64%	5.93%
% 2015 Total population: 45 to 49 years	8.89%	7.79%	7.42%
% 2015 Total population: 50 to 54 years	7.39%	8.67%	8.37%
% 2015 Total population: 55 to 59 years	10.92%	9.21%	9.84%
% 2015 Total population: 60 to 64 years	12.63%	10.31%	9.87%
% 2015 Total population: 65 to 69 years	8.67%	8.80%	9.69%
% 2015 Total population: 70 to 74 years	6.00%	5.71%	6.54%
% 2015 Total population: 75 to 79 years	3.96%	3.19%	3.58%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	2.03%	2.02%	1.96%
% 2015 Total population: 85 years and over	2.78%	2.37%	2.05%
2015 White alone	860	2,826	5,291
2015 Black or African American alone	29	173	275
2015 American Indian and Alaska Native alone	4	8	17
2015 Asian alone	2	21	41
2015 Native Hawaiian and OPI alone	n/a	1	3
2015 Some Other Race alone	23	84	183
2015 Two or More Races alone	16	58	105
2015 Hispanic	37	234	514
2015 Not Hispanic	897	2,937	5,401
% 2015 White alone	92.08%	89.12%	89.45%
% 2015 Black or African American alone	3.10%	5.46%	4.65%
% 2015 American Indian and Alaska Native alone	0.43%	0.25%	0.29%
% 2015 Asian alone	0.21%	0.66%	0.69%
% 2015 Native Hawaiian and OPI alone	0.00%	0.03%	0.05%
% 2015 Some Other Race alone	2.46%	2.65%	3.09%
% 2015 Two or More Races alone	1.71%	1.83%	1.78%
% 2015 Hispanic	3.96%	7.38%	8.69%
% 2015 Not Hispanic	96.04%	92.62%	91.31%
2015 Not Hispanic: White alone	722	2,290	4,533
2015 Not Hispanic: Black or African American alone	19	46	107
2015 Not Hispanic: American Indian and Alaska Native alone	1	1	3
2015 Not Hispanic: Asian alone	2	14	34
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	2
2015 Not Hispanic: Some Other Race alone	3	4	5
2015 Not Hispanic: Two or More Races	3	11	27
% 2015 Not Hispanic: White alone	94.75%	94.94%	92.32%
% 2015 Not Hispanic: Black or African American alone	2.49%	1.91%	2.18%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.13%	0.04%	0.06%
% 2015 Not Hispanic: Asian alone	0.26%	0.58%	0.69%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.04%
% 2015 Not Hispanic: Some Other Race alone	0.39%	0.17%	0.10%
% 2015 Not Hispanic: Two or More Races	0.39%	0.46%	0.55%
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	934	3,171	5,915
2015 Households	406	1,360	2,568

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	-28	-90	-211
Household Change 2010-2015	-9	-26	-70
% Population Change 2010-2015	-2.91%	-2.76%	-3.44%
% Household Change 2010-2015	-2.17%	-1.88%	-2.65%
Population Change 2000-2015	172	759	1,005
Household Change 2000-2015	90	362	515
% Population Change 2000 to 2015	22.57%	31.47%	20.47%
% Household Change 2000 to 2015	28.48%	36.27%	25.09%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	643	2,558	5,980
2015 Occupied Housing Units	316	998	2,052
2015 Owner Occupied Housing Units	262	831	1,744
2015 Renter Occupied Housing Units	54	167	308
2015 Vacant Housings Units	327	1,560	3,927
% 2015 Occupied Housing Units	49.14%	39.01%	34.31%
% 2015 Owner occupied housing units	82.91%	83.27%	84.99%
% 2015 Renter occupied housing units	17.09%	16.73%	15.01%
% 2000 Vacant housing units	50.86%	60.99%	65.67%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$51,451	\$51,501	\$52,208
2015 Household Income: Average	\$64,323	\$62,895	\$65,359
2015 Per Capita Income	\$27,960	\$26,975	\$28,376
2015 Household income: Less than \$10,000	41	142	258
2015 Household income: \$10,000 to \$14,999	26	72	115
2015 Household income: \$15,000 to \$19,999	27	84	129
2015 Household income: \$20,000 to \$24,999	26	86	152
2015 Household income: \$25,000 to \$29,999	7	37	91
2015 Household income: \$30,000 to \$34,999	23	78	141
2015 Household income: \$35,000 to \$39,999	15	55	104
2015 Household income: \$40,000 to \$44,999	13	38	76
2015 Household income: \$45,000 to \$49,999	16	56	127
2015 Household income: \$50,000 to \$59,999	62	213	412
2015 Household income: \$60,000 to \$74,999	28	91	196
2015 Household income: \$75,000 to \$99,999	60	206	350
2015 Household income: \$100,000 to \$124,999	17	70	158
2015 Household income: \$125,000 to \$149,999	10	44	76
2015 Household income: \$150,000 to \$199,999	25	57	112
2015 Household income: \$200,000 or more	10	31	71
% 2015 Household income: Less than \$10,000	10.10%	10.44%	10.05%
% 2015 Household income: \$10,000 to \$14,999	6.40%	5.29%	4.48%

Demographics

Income (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	6.65%	6.18%	5.02%
% 2015 Household income: \$20,000 to \$24,999	6.40%	6.32%	5.92%
% 2015 Household income: \$25,000 to \$29,999	1.72%	2.72%	3.54%
% 2015 Household income: \$30,000 to \$34,999	5.67%	5.74%	5.49%
% 2015 Household income: \$35,000 to \$39,999	3.69%	4.04%	4.05%
% 2015 Household income: \$40,000 to \$44,999	3.20%	2.79%	2.96%
% 2015 Household income: \$45,000 to \$49,999	3.94%	4.12%	4.95%
% 2015 Household income: \$50,000 to \$59,999	15.27%	15.66%	16.04%
% 2015 Household income: \$60,000 to \$74,999	6.90%	6.69%	7.63%
% 2015 Household income: \$75,000 to \$99,999	14.78%	15.15%	13.63%
% 2015 Household income: \$100,000 to \$124,999	4.19%	5.15%	6.15%
% 2015 Household income: \$125,000 to \$149,999	2.46%	3.24%	2.96%
% 2015 Household income: \$150,000 to \$199,999	6.16%	4.19%	4.36%
% 2015 Household income: \$200,000 or more	2.46%	2.28%	2.76%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$102,411	\$347,662	\$661,578
2015 Jewelry stores	\$39,832	\$132,662	\$253,228
2015 Mens clothing stores	\$125,228	\$420,923	\$803,251
2015 Shoe stores	\$126,390	\$426,934	\$813,553
2015 Womens clothing stores	\$223,733	\$745,217	\$1,420,767
2015 Automobile dealers	\$1,724,293	\$5,802,754	\$11,089,996
2015 Automotive parts and accessories stores	\$344,380	\$1,151,060	\$2,195,328
2015 Other motor vehicle dealers	\$52,795	\$174,794	\$330,852
2015 Tire dealers	\$153,521	\$514,357	\$980,986
2015 Hardware stores	\$7,411	\$24,563	\$46,929
2015 Home centers	\$76,940	\$255,435	\$486,948
2015 Nursery and garden centers	\$94,413	\$311,488	\$594,593
2015 Outdoor power equipment stores	\$42,012	\$140,023	\$266,505
2015 Paint andwallpaper stores	\$8,635	\$28,767	\$54,992
2015 Appliance, television, and other electronics stores	\$238,271	\$794,047	\$1,517,331
2015 Camera andphotographic supplies stores	\$17,341	\$58,026	\$111,259
2015 Computer andsoftware stores	\$637,616	\$2,133,528	\$4,057,955
2015 Beer, wine, and liquor stores	\$109,482	\$365,912	\$697,939
2015 Convenience stores	\$470,433	\$1,583,964	\$3,017,502
2015 Restaurant Expenditures	\$459,105	\$1,530,856	\$2,922,039
2015 Supermarkets and other grocery (except convenience) stores	\$1,795,484	\$6,018,131	\$11,447,310
2015 Furniture stores	\$164,672	\$551,820	\$1,055,672
2015 Home furnishings stores	\$592,020	\$1,974,570	\$3,763,781
2015 General merchandise stores	\$3,057,969	\$10,208,231	\$19,469,374
2015 Gasoline stations with convenience stores	\$1,521,174	\$5,108,205	\$9,737,314
2015 Other gasoline stations	\$1,105,538	\$3,708,768	\$7,070,482
2015 Department stores (excl leased depts)	\$3,018,137	\$10,075,569	\$19,216,146
2015 General merchandise stores	\$3,057,969	\$10,208,231	\$19,469,374
2015 Other health and personal care stores	\$119,007	\$396,806	\$757,081

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$484,819	\$1,616,211	\$3,077,739
2015 Pet and pet supplies stores	\$132,579	\$442,003	\$841,218
2015 Book, periodical, and music stores	\$20,246	\$67,308	\$128,569
2015 Hobby, toy, and game stores	\$56,186	\$188,138	\$356,306
2015 Musical instrument and supplies stores	\$5,520	\$18,453	\$35,223
2015 Sewing, needlework, and piece goods stores	\$10,708	\$35,667	\$67,979
2015 Sporting goods stores	\$51,646	\$174,169	\$333,646