

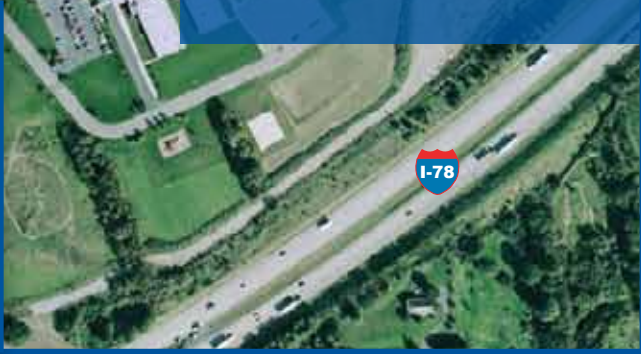
FOR SALE: FORMER CHARLIE BROWN'S

1603 Springtown Rd, Alpha, NJ

FULLY EQUIPPED
FREESTANDING
RESTAURANT

- Property Size: +/- .87 acres
- Building Size: 6,655 SF
- Seats +/- 212
- Includes all FF&E
- Utilities: Gas, Electric, Water, Sewer, Telephone
- Taxes: \$18,452 Annually
- Asking Price: \$859,000 including Liquor License

FOR ADDITIONAL INFO
Contact Jay Miller
484.567.2829
jmiller@rasbrokerage.com

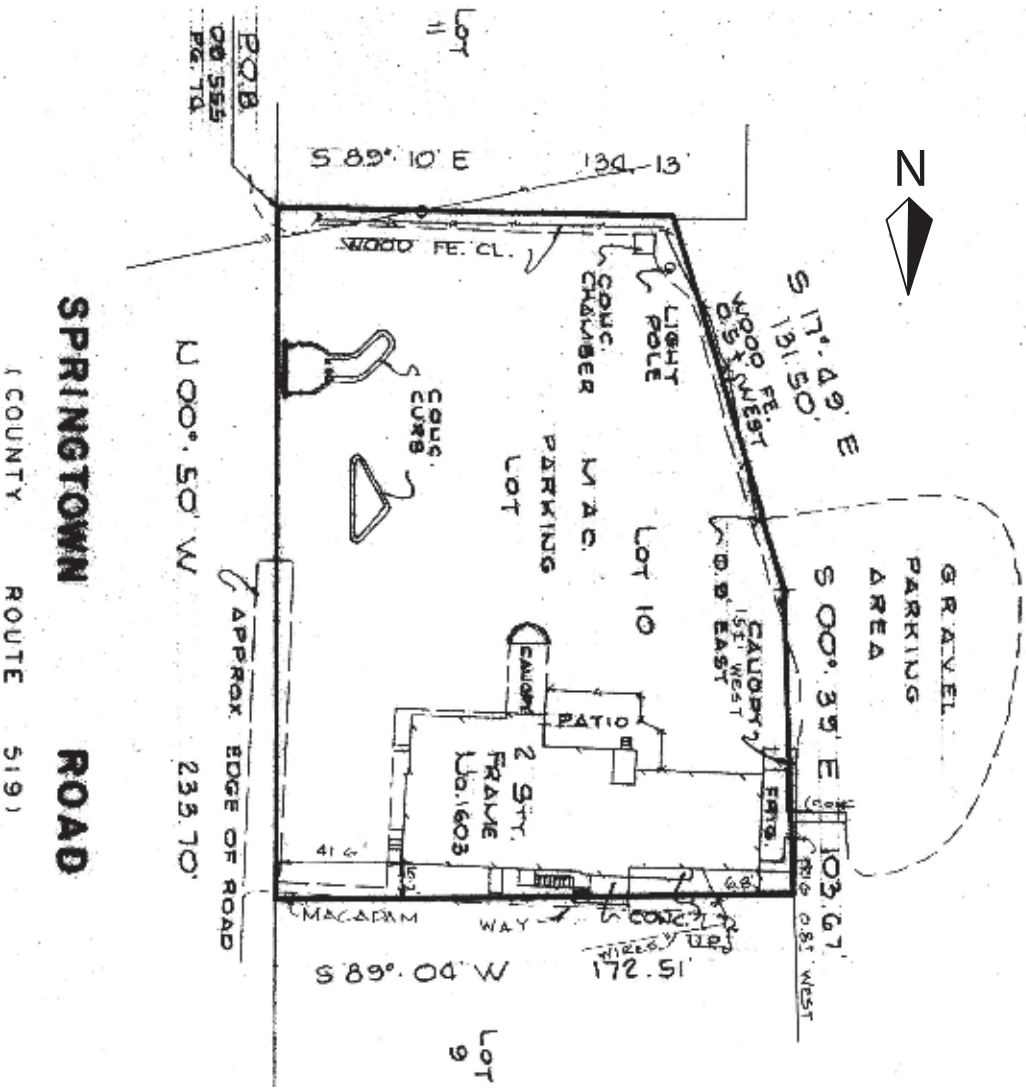


DEMOGRAPHICS

	1 mile	3 miles	5 miles	7 miles
Population:	2,859	23,575	83,357	123,942
Avg HH Inc:	\$54,270	\$57,873	\$55,106	69,339
Daytime Pop:	1,434	7,687	33,597	48,761

West Germantown Pike; Suite 203
Plymouth Meeting, PA 19462
Phone: 215.322.8070
Fax: 215.322.8460

RAS
BROKERAGE



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Alpha/Phillipsburg, NJ



Phillipsburg Mall
THE BOX-TON
JC Penney
SEARS
OLD NAVY
Friendly's
KOHLS
proposed
SONIC

REGAL CINEMAS
Walmart
Toys R Us
Stop & Shop
FASHION BUG
PARTY CITY
Ruby Tuesday

proposed
Walmart

Applebee's
Sage & Sable
Kohl's

LOWE'S
PETCO
Famous Footwear
Pier 1
it's your thing

STAPLES
that was easy
TARGET
Michaels
BEST
ASHLEY FURNITURE
Homestore

RAYMOUR
& Associates

Muller
Chestnut
Oldsmobile