

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

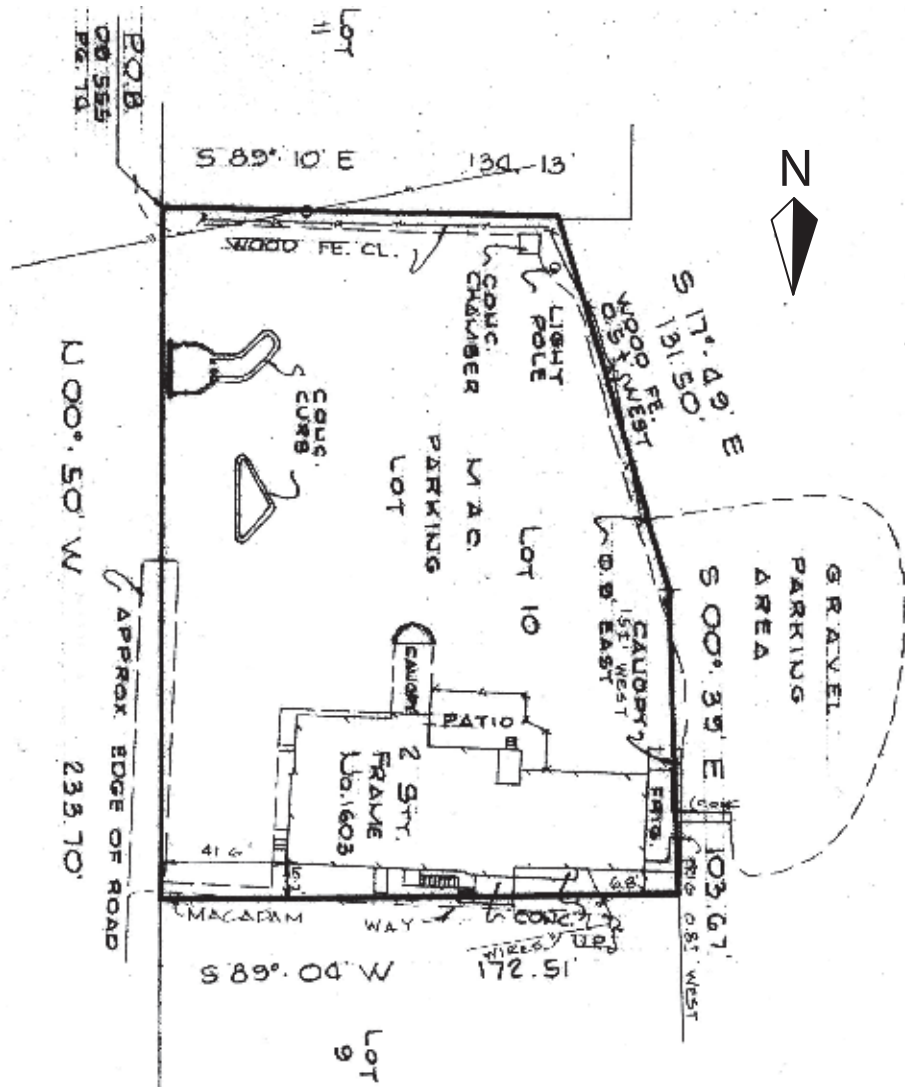
FOR ADDITIONAL INFO
Contact Jay Miller
484.567.2829
jmiller@rasbrokerage.com



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 |

1st Germantown Pike, Suite 203
Plymouth Meeting, PA 19462
Phone: 215.322.8070
Fax: 215.322.8460



SPRINGTOWN ROAD
(COUNTY ROUTE 519)



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other condition, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Alpha/Phillipsburg, NJ

BROKERAGE



Allentown
19 miles

Phillipsburg Mall

- THE BON-TON
- SEARS
- JCPenney
- OLD NAVY
- Friendly's
- KOHL'S
- proposed SONIC

Walmart

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

proposed Walmart

Applebee's

- Shogun
- Wendy's

LOWE'S

PETCO

Famous Footwear

Pier 1

it's your thing

STAPLES

TARGET

Michaels

BEST BUY

ASHLEY FURNITURE HomeStore

Muller Chestnut Oldsmobile