

FULL SERVICE RESTAURANT AVAILABLE LIQUOR LICENSE

The Village 511 Stump Road | Montgomeryville | PA

LEASE



Commercial
Real Estate
Services

Liquor
License

PROPERTY HIGHLIGHTS

- Full-service restaurant of approximately 8,267 sq. ft. available with seating for 154 and additional outdoor area with seating for 128.
- Available "R" Liquor License including Amusement and Sunday Sales Permits.
- Ample parking.
- Restaurant equipment included.
- Two (2) indoor and one (1) outdoor bars.
- Located within The Village, an approximately 56,000 sq. ft. mixed-use development featuring various shops and service businesses.

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	6,648	61,504	151,930
Households	2,700	23,432	57,976
Average Household Income	\$130,953	\$136,548	\$133,131



Dedicated Signage
On Stump Road

www.SitusProperties.com
215-886-9400

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

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Dining Room



Outdoor Patio



Indoor Bar



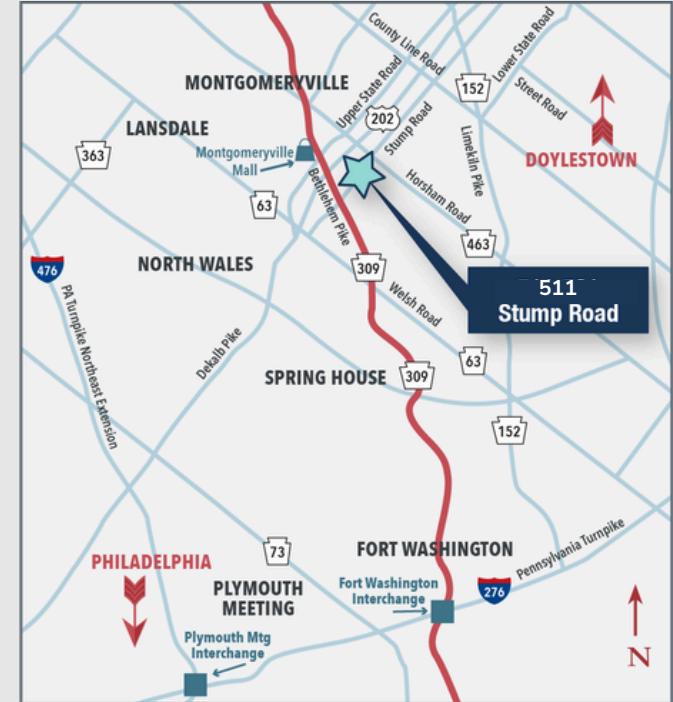
Outdoor Bar and Patio



Kitchen



Accordion Door



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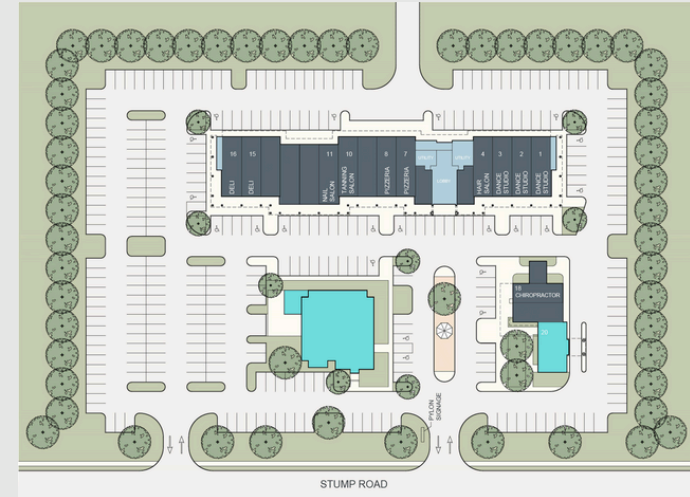
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Indoor Bar



Outdoor Fire Feature

- Strategically located minutes from the Montgomery Mall and surrounding dense commercial area with numerous service and retail establishments along Bethlehem Pike (Route 309).
- Property features direct access from The Orchard featuring approximately 400 homes. Directly across the street from Montgomeryville Industrial Center.

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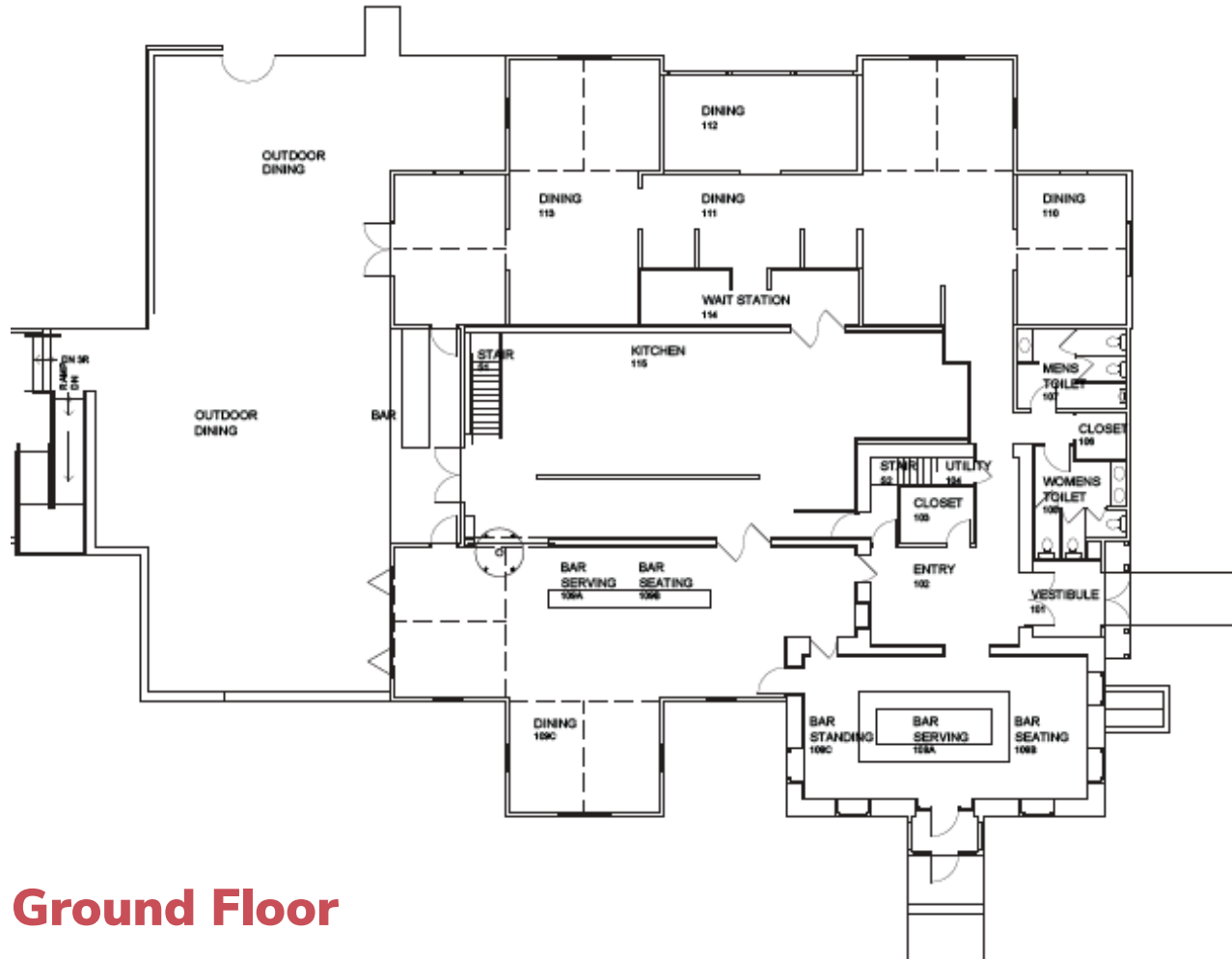
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Ground Floor



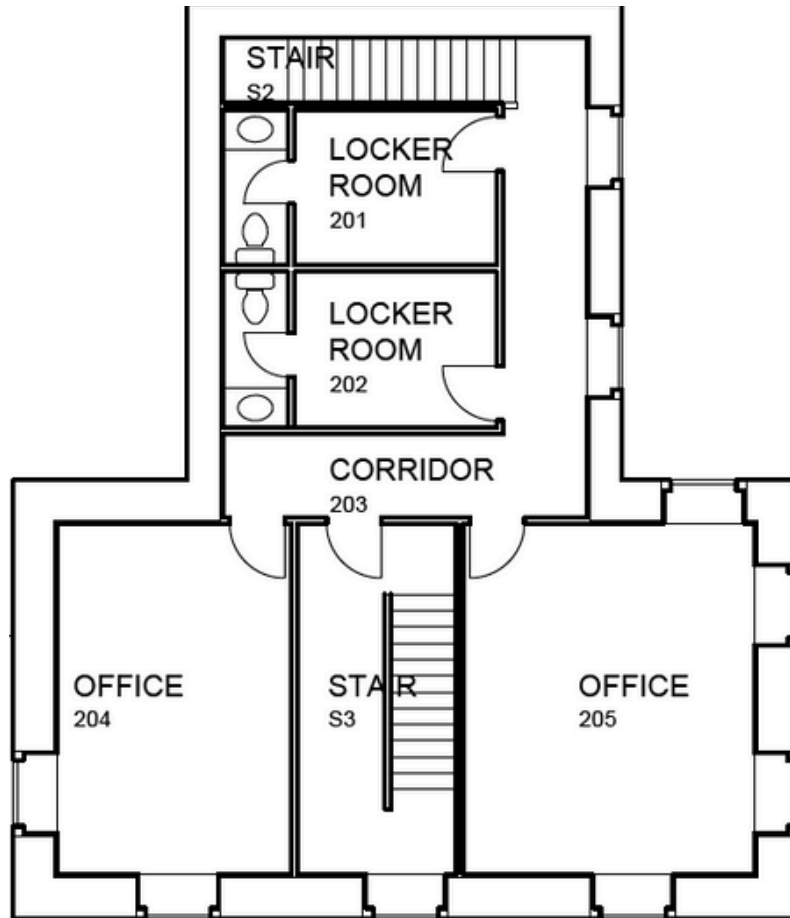
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Second Floor



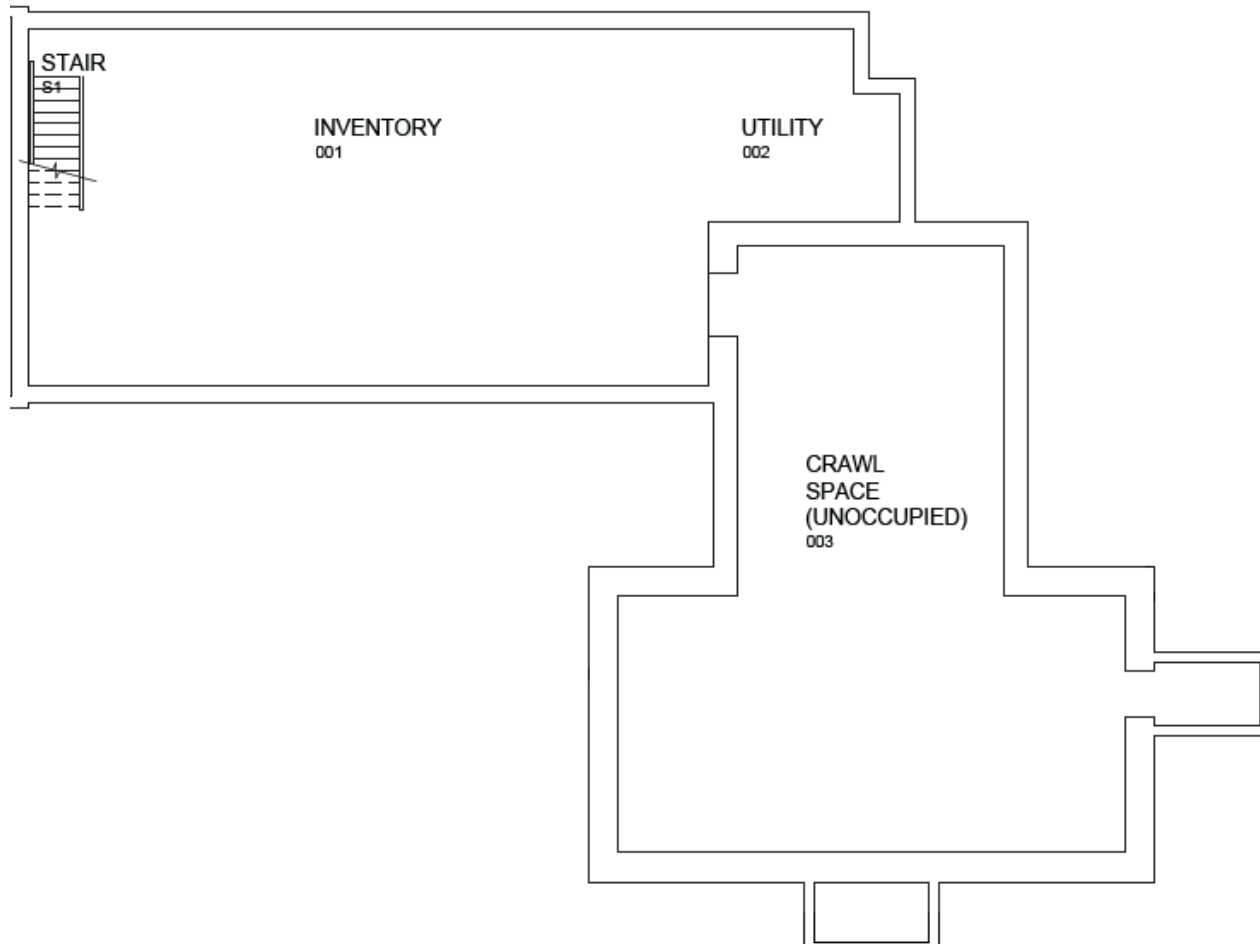
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Basement



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