



## Sumneytown Hotel

3188 Sumneytown Pike, Green Lane, PA 18054



**Joseph Leone**

Coldwell Banker  
686 Dekalb Pike, Blue Bell, PA 19422  
[jfleone1@gmail.com](mailto:jfleone1@gmail.com)  
(610) 551-5830  
License: AB066230



## Sumneytown Hotel

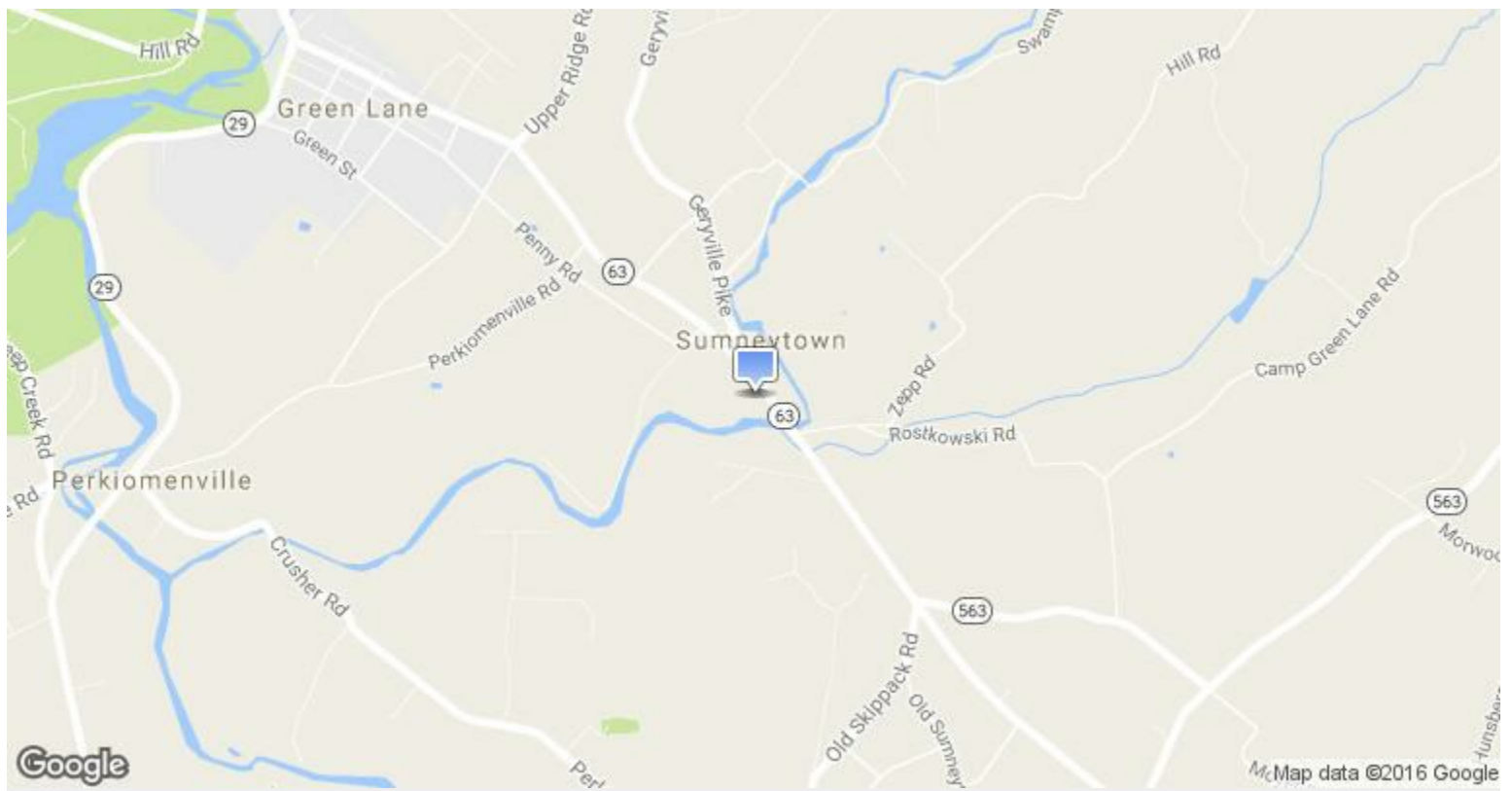
\$950,000

Sumneytown Hotel is for sale for the first time in 50 years. Own a piece of history. In 1762 The Red Lion Inn was established by Isaac Sumney at the prominent fork in the road at the center of the village. In the early 1800's the hotel was a popular stop for stagecoach, teamsters and other visitors. In 1812 the hotel was damaged by fire, razed and the existing building was built on the old foundation. The new building was 3 stories high with a two story brick kitchen attached. The Hotel was purchased by its present owner, John Burke in 1967. The building now consists of a 6,480 sf 3 story building on .44 acres zoned village commercial. First floor footprint is 2730 sf, 2nd floor 2100 sf and 3rd floor 1650 sf. The triangle shaped parcel has 283ft frontage on Main St and 270 ft frontage on Gerryville Pike. Parking for 25+ cars. Restaurant seats 58 people and bar area seats 41. Full Kitchen includes large hood with Ansul system, Dual Oven, 6 top burner, 2 deep fryers (electric & gas) ice cream freezer, Dishwasher, food prep sink, 3 bay pot sink, Ice machine and walk-in refrigerator. Current bar was installed in 1883.

For more information visit:

<http://www.crelisting.net/Xam6frz5Q/?StepID=107>

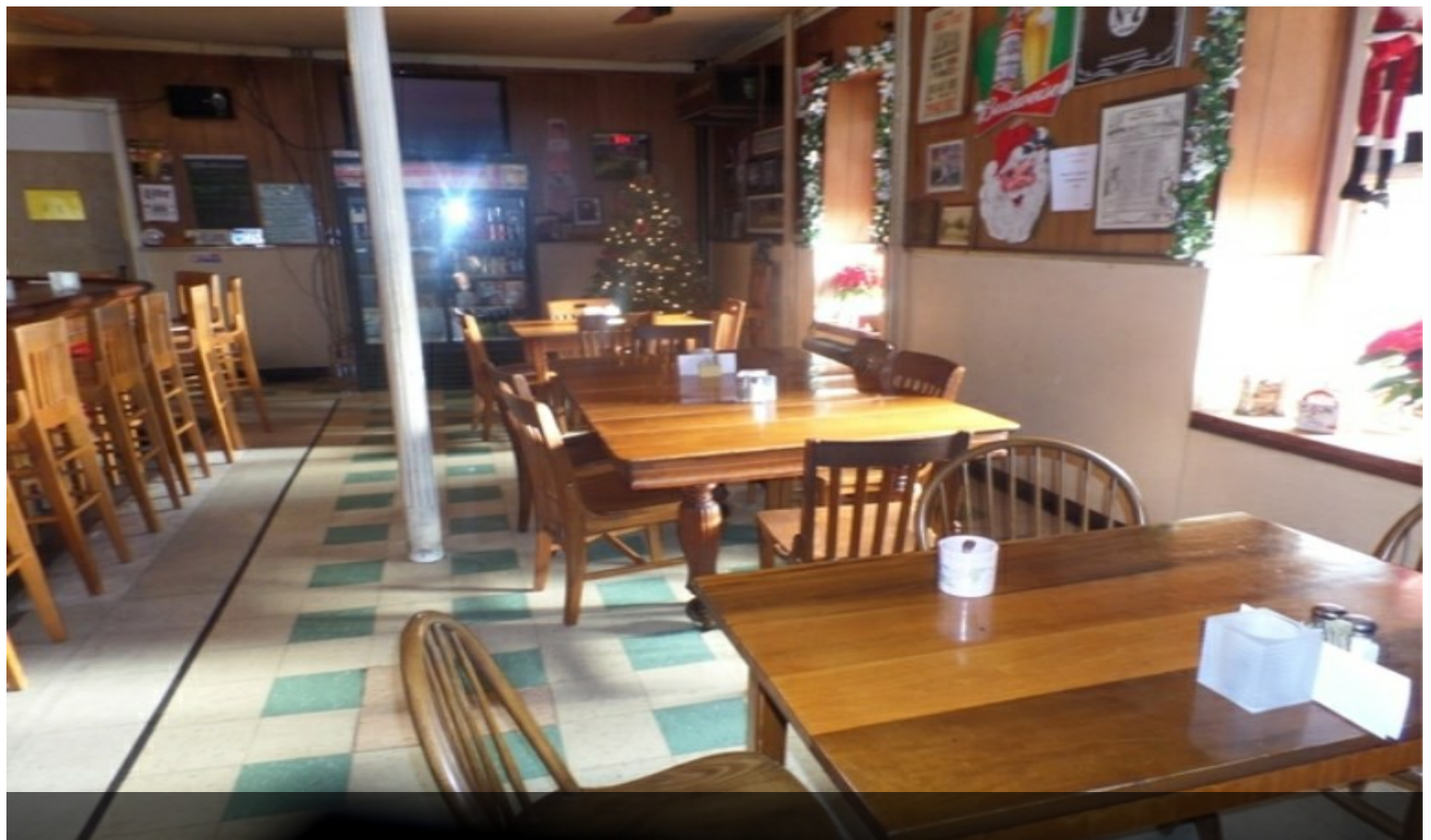
Price:	\$950,000
Building Size:	6,480 SF
Price/SF:	\$146.60
Property Type:	Retail
Property Sub-type:	Restaurant
Additional Sub-types:	Economy/Limited Service, Free Standing Bldg, Retail (Other)
Property Use Type:	Vacant/Owner-User
Commission Split:	3%
Lot Size:	0.44 AC



## 3188 Sumneytown Pike, Green Lane, PA 18054

Back wall of bar made of Red Oak, bar rail and counter top made of Mahogany. 2nd floor consists of 1 bedroom apartment, 1 full bath and 5 additional rooms (some could be bedrooms), two of the additional rooms are stubbed out for bathrooms. 3rd floor consists of 5 bedrooms and 2 full baths. Basement consists of above ground oil tanks, oil fired boiler, gas water heaters, washer dryer hookups, general storage, one car garage and workshop. Sale includes land, building, Montgomery County LIQUOR LICENSE (R), business name, Furniture fixtures and equipment. All artwork, pictures and some select antiques are not included in the sale. Present structure was built in 1885 and the original foundation was built in 1762.

# Property Photos



# Property Photos



## Property Photos

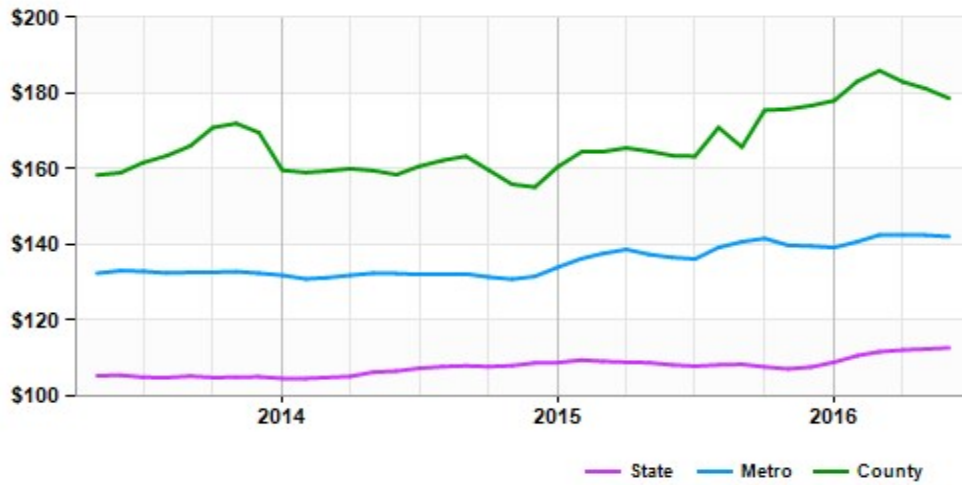


## Property Photos



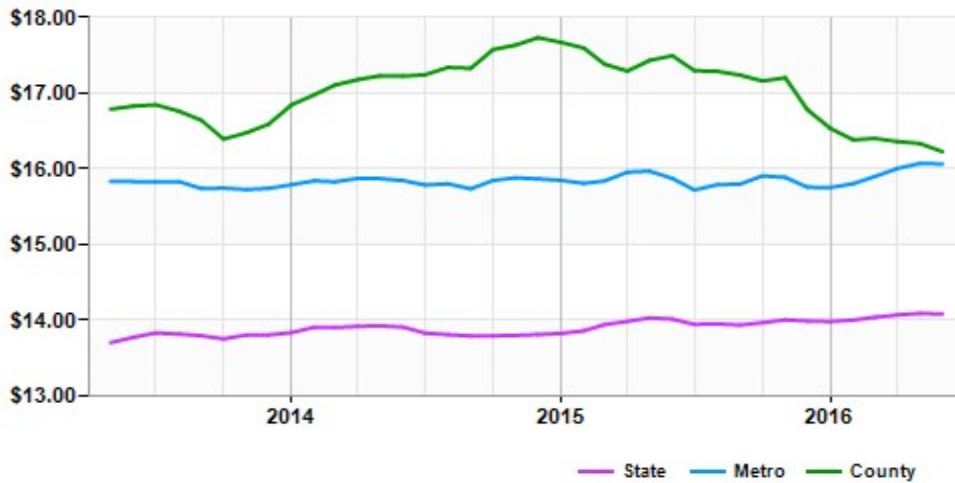
# Market Trends

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



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$113	+0.9%	+4.2%
Metro	\$142	-0.3%	+4.0%
County	\$179	-3.9%	+9.3%

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



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$14.08	+0.3%	+0.5%
Metro	\$16.06	+1.1%	+1.2%
County	\$16.23	-1.1%	-7.2%



# Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	766	6,262	17,074
2015 Female Population	779	6,037	17,530
% 2015 Male Population	49.58%	50.91%	49.34%
% 2015 Female Population	50.42%	49.09%	50.66%
2015 Total Population: Adult	1,198	9,558	26,832
2015 Total Daytime Population	1,069	8,177	27,359
2015 Total Employees	274	2,100	9,848
2015 Total Population: Median Age	43	44	43
2015 Total Population: Adult Median Age	51	52	51
2015 Total population: Under 5 years	96	631	1,788
2015 Total population: 5 to 9 years	99	753	2,179
2015 Total population: 10 to 14 years	84	814	2,315
2015 Total population: 15 to 19 years	100	832	2,238
2015 Total population: 20 to 24 years	93	559	1,530
2015 Total population: 25 to 29 years	71	536	1,698
2015 Total population: 30 to 34 years	83	662	1,999
2015 Total population: 35 to 39 years	82	671	1,928
2015 Total population: 40 to 44 years	110	826	2,352
2015 Total population: 45 to 49 years	123	1,002	2,752
2015 Total population: 50 to 54 years	147	1,232	3,042
2015 Total population: 55 to 59 years	113	1,054	2,654
2015 Total population: 60 to 64 years	110	941	2,181
2015 Total population: 65 to 69 years	95	716	1,831
2015 Total population: 70 to 74 years	54	456	1,268
2015 Total population: 75 to 79 years	32	258	910
2015 Total population: 80 to 84 years	20	185	809
2015 Total population: 85 years and over	33	171	1,130
% 2015 Total population: Under 5 years	6.21%	5.13%	5.17%
% 2015 Total population: 5 to 9 years	6.41%	6.12%	6.30%
% 2015 Total population: 10 to 14 years	5.44%	6.62%	6.69%
% 2015 Total population: 15 to 19 years	6.47%	6.76%	6.47%
% 2015 Total population: 20 to 24 years	6.02%	4.55%	4.42%
% 2015 Total population: 25 to 29 years	4.60%	4.36%	4.91%
% 2015 Total population: 30 to 34 years	5.37%	5.38%	5.78%
% 2015 Total population: 35 to 39 years	5.31%	5.46%	5.57%
% 2015 Total population: 40 to 44 years	7.12%	6.72%	6.80%
% 2015 Total population: 45 to 49 years	7.96%	8.15%	7.95%
% 2015 Total population: 50 to 54 years	9.51%	10.02%	8.79%
% 2015 Total population: 55 to 59 years	7.31%	8.57%	7.67%
% 2015 Total population: 60 to 64 years	7.12%	7.65%	6.30%
% 2015 Total population: 65 to 69 years	6.15%	5.82%	5.29%
% 2015 Total population: 70 to 74 years	3.50%	3.71%	3.66%
% 2015 Total population: 75 to 79 years	2.07%	2.10%	2.63%

# Demographics

<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2015 Total population: 80 to 84 years	1.29%	1.50%	2.34%
% 2015 Total population: 85 years and over	2.14%	1.39%	3.27%
2015 White alone	1,473	11,825	32,829
2015 Black or African American alone	27	169	581
2015 American Indian and Alaska Native alone	1	19	38
2015 Asian alone	17	97	500
2015 Native Hawaiian and OPI alone	n/a	n/a	14
2015 Some Other Race alone	3	64	213
2015 Two or More Races alone	24	125	429
2015 Hispanic	18	211	796
2015 Not Hispanic	1,527	12,088	33,808
% 2015 White alone	95.34%	96.15%	94.87%
% 2015 Black or African American alone	1.75%	1.37%	1.68%
% 2015 American Indian and Alaska Native alone	0.06%	0.15%	0.11%
% 2015 Asian alone	1.10%	0.79%	1.44%
% 2015 Native Hawaiian and OPI alone	0.00%	0.00%	0.04%
% 2015 Some Other Race alone	0.19%	0.52%	0.62%
% 2015 Two or More Races alone	1.55%	1.02%	1.24%
% 2015 Hispanic	1.17%	1.72%	2.30%
% 2015 Not Hispanic	98.83%	98.28%	97.70%
2015 Not Hispanic: White alone	1,369	10,927	30,718
2015 Not Hispanic: Black or African American alone	9	95	349
2015 Not Hispanic: American Indian and Alaska Native alone	4	18	37
2015 Not Hispanic: Asian alone	11	54	256
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	1	3
2015 Not Hispanic: Some Other Race alone	12	26	28
2015 Not Hispanic: Two or More Races	12	87	237
% 2015 Not Hispanic: White alone	95.87%	96.60%	95.96%
% 2015 Not Hispanic: Black or African American alone	0.63%	0.84%	1.09%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.28%	0.16%	0.12%
% 2015 Not Hispanic: Asian alone	0.77%	0.48%	0.80%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.01%	0.01%
% 2015 Not Hispanic: Some Other Race alone	0.84%	0.23%	0.09%
% 2015 Not Hispanic: Two or More Races	0.84%	0.77%	0.74%

<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	1,545	12,299	34,604
2015 Households	581	4,575	13,208

# Demographics

## Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	-3	491	607
Household Change 2010-2015	n/a	175	208
% Population Change 2010-2015	-0.19%	4.16%	1.79%
% Household Change 2010-2015	0.00%	3.98%	1.60%
Population Change 2000-2015	117	987	2,594
Household Change 2000-2015	73	505	1,815
% Population Change 2000 to 2015	8.19%	8.73%	8.10%
% Household Change 2000 to 2015	14.37%	12.41%	15.93%

## Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	526	4,190	11,779
2015 Occupied Housing Units	508	4,070	11,393
2015 Owner Occupied Housing Units	410	3,566	9,429
2015 Renter Occupied Housing Units	98	504	1,964
2015 Vacant Housings Units	18	120	387
% 2015 Occupied Housing Units	96.58%	97.14%	96.72%
% 2015 Owner occupied housing units	80.71%	87.62%	82.76%
% 2015 Renter occupied housing units	19.29%	12.38%	17.24%
% 2000 Vacant housing units	3.42%	2.86%	3.29%

## Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$77,609	\$83,714	\$79,448
2015 Household Income: Average	\$99,746	\$104,305	\$99,618
2015 Per Capita Income	\$37,656	\$38,977	\$38,497
2015 Household income: Less than \$10,000	12	100	331
2015 Household income: \$10,000 to \$14,999	8	81	380
2015 Household income: \$15,000 to \$19,999	21	137	411
2015 Household income: \$20,000 to \$24,999	13	84	334
2015 Household income: \$25,000 to \$29,999	18	131	520
2015 Household income: \$30,000 to \$34,999	19	133	471
2015 Household income: \$35,000 to \$39,999	29	224	604
2015 Household income: \$40,000 to \$44,999	33	202	559
2015 Household income: \$45,000 to \$49,999	28	152	437
2015 Household income: \$50,000 to \$59,999	39	312	927
2015 Household income: \$60,000 to \$74,999	61	454	1,231
2015 Household income: \$75,000 to \$99,999	91	796	2,242
2015 Household income: \$100,000 to \$124,999	74	621	1,630
2015 Household income: \$125,000 to \$149,999	40	342	929
2015 Household income: \$150,000 to \$199,999	52	441	1,224
2015 Household income: \$200,000 or more	43	365	978
% 2015 Household income: Less than \$10,000	2.07%	2.19%	2.51%
% 2015 Household income: \$10,000 to \$14,999	1.38%	1.77%	2.88%

# Demographics

<b>Income (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2015 Household income: \$15,000 to \$19,999	3.61%	2.99%	3.11%
% 2015 Household income: \$20,000 to \$24,999	2.24%	1.84%	2.53%
% 2015 Household income: \$25,000 to \$29,999	3.10%	2.86%	3.94%
% 2015 Household income: \$30,000 to \$34,999	3.27%	2.91%	3.57%
% 2015 Household income: \$35,000 to \$39,999	4.99%	4.90%	4.57%
% 2015 Household income: \$40,000 to \$44,999	5.68%	4.42%	4.23%
% 2015 Household income: \$45,000 to \$49,999	4.82%	3.32%	3.31%
% 2015 Household income: \$50,000 to \$59,999	6.71%	6.82%	7.02%
% 2015 Household income: \$60,000 to \$74,999	10.50%	9.92%	9.32%
% 2015 Household income: \$75,000 to \$99,999	15.66%	17.40%	16.97%
% 2015 Household income: \$100,000 to \$124,999	12.74%	13.57%	12.34%
% 2015 Household income: \$125,000 to \$149,999	6.88%	7.48%	7.03%
% 2015 Household income: \$150,000 to \$199,999	8.95%	9.64%	9.27%
% 2015 Household income: \$200,000 or more	7.40%	7.98%	7.40%

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Childrens/Infants clothing stores	\$165,279	\$1,303,570	\$3,728,819
2015 Jewelry stores	\$65,648	\$520,754	\$1,482,171
2015 Mens clothing stores	\$204,727	\$1,621,979	\$4,620,788
2015 Shoe stores	\$205,688	\$1,633,954	\$4,649,869
2015 Womens clothing stores	\$355,273	\$2,827,140	\$8,043,616
2015 Automobile dealers	\$2,863,798	\$22,800,365	\$64,582,292
2015 Automotive parts and accessories stores	\$548,615	\$4,363,969	\$12,371,260
2015 Other motor vehicle dealers	\$76,220	\$608,396	\$1,713,184
2015 Tire dealers	\$244,238	\$1,944,187	\$5,512,966
2015 Hardware stores	\$12,281	\$98,650	\$276,701
2015 Home centers	\$123,314	\$997,700	\$2,798,393
2015 Nursery and garden centers	\$151,152	\$1,221,353	\$3,438,507
2015 Outdoor power equipment stores	\$64,791	\$521,079	\$1,471,222
2015 Paint andwallpaper stores	\$13,698	\$110,386	\$311,121
2015 Appliance, television, and other electronics stores	\$386,826	\$3,085,835	\$8,716,393
2015 Camera andphotographic supplies stores	\$31,125	\$247,687	\$698,272
2015 Computer andsoftware stores	\$993,776	\$7,879,888	\$22,449,167
2015 Beer, wine, and liquor stores	\$177,096	\$1,405,709	\$4,001,447
2015 Convenience stores	\$754,623	\$5,957,918	\$17,016,994
2015 Restaurant Expenditures	\$743,987	\$5,925,017	\$16,809,317
2015 Supermarkets and other grocery (except convenience) stores	\$2,783,195	\$22,062,384	\$62,922,589
2015 Furniture stores	\$268,773	\$2,139,602	\$6,071,342
2015 Home furnishings stores	\$937,833	\$7,482,342	\$21,203,836
2015 General merchandise stores	\$4,931,107	\$39,357,925	\$111,605,986
2015 Gasoline stations with convenience stores	\$2,406,647	\$19,062,823	\$54,215,753
2015 Other gasoline stations	\$1,737,995	\$13,782,698	\$39,141,851
2015 Department stores (excl leased depts)	\$4,865,459	\$38,837,171	\$110,123,815
2015 General merchandise stores	\$4,931,107	\$39,357,925	\$111,605,986
2015 Other health and personal care stores	\$193,506	\$1,540,770	\$4,376,761

# Demographics

## Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$754,761	\$6,013,619	\$17,099,726
2015 Pet and pet supplies stores	\$204,860	\$1,633,715	\$4,620,533
2015 Book, periodical, and music stores	\$33,085	\$264,147	\$748,178
2015 Hobby, toy, and game stores	\$86,408	\$690,402	\$1,965,234
2015 Musical instrument and supplies stores	\$9,569	\$76,215	\$216,212
2015 Sewing, needlework, and piece goods stores	\$16,986	\$135,628	\$384,984
2015 Sporting goods stores	\$90,786	\$724,092	\$2,040,110