

# Volpe's Sport Bar, Emmaus

52 South 5th Street  
Emmaus, PA 18049

**\$2.8M**  
PRICE



**Heart and Home Realty**  
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**\$2,800,000**

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# Executive Summary

52 South 5th Street · Emmaus, PA 18049

 ASKING PRICE

**\$2,800,000**

**O**n behalf of the ownership, we are pleased to exclusively offer Volpe's Sport Bar, Emmaus, a 9,816 square foot mixed-use development located at 52 South 5th Street, Emmaus, PA 18049. This offering represents a compelling opportunity to acquire a diversified income-producing asset in a thriving urban corridor. The legal address for the property known as Volpe's Sports Bar Emmaus, LLC is located at 52-54 S. 5th Street Emmaus, PA 18049 (a.k.a. 501 Broad Street). The building once operated as an opera house and a casino. The building was rebuilt at the turn of the century as a hotel. For many years the property operated as a hotel with approximately 25 hotel rooms and on the first floor was the Broad Street Saloon. The building was purchased by Fran Volpe in 2008 and has been operated as Volpe's Sports Bar since the doors opened in November of '08. Volpe's was a local tavern, basic American food menu, Sports Bar Theme with over 20 TVs and every sports package through DirecTV. Along with the restaurant, the are 8 fully occupied apartments.

## PROPERTY DATA

Building SqFt	9,816
Year Built	1904
Lot Size (Acres)	0.185
Parcel ID	5494549859951
Zoning	B-C
County	Lehigh
Frontage	52
Coordinates	40.532601,-75.492287

## Investment Highlights

Volpe's Sport Bar, Emmaus is a 9,816-square-foot mixed-use property situated on 0.185 acres at 52 South 5th Street in Emmaus, PA.

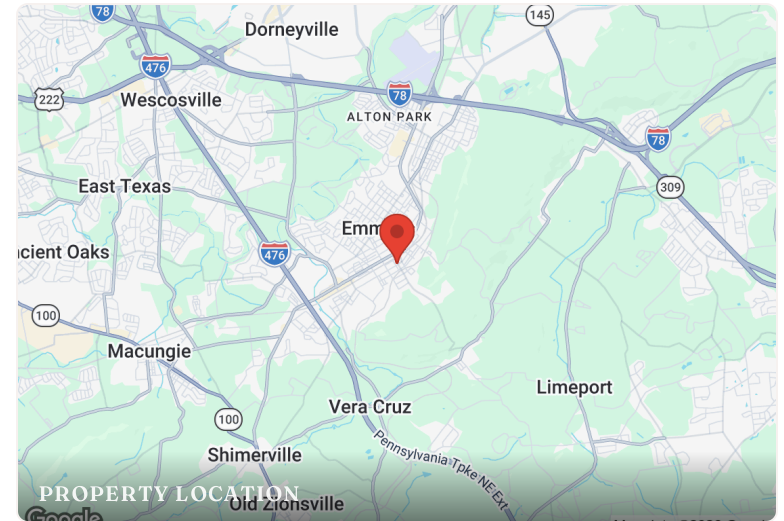
Lehigh County R-Liquor License: Full Service Beer and Liquor with License. Licensed areas throughout the first floor and basement (some areas are for serving/storage, others are storage only). A majority of the first floor is licensed for serving/storage of Liquor. The front and side porch areas are licensed to serve alcohol. There is another bar area with a bar/bathroom, that is licensed in the basement. Volpe's did not utilize this bar in the basement (with a separate outdoor entrance) during the years we owned the building, but it is another great room for private events/parties/meetings. \*\*\*Emmaus does not have an open container policy, so people can be outside in public areas with alcohol (I would advise you to explore the details of the local laws)

### KEY METRICS

 Asking Price	<b>\$2,800,000</b>
 Price/SF	<b>\$285.25</b>
 Occupancy	<b>100%</b>
 Base Rent	<b>\$177,240</b>
 EGI	<b>\$187,606</b>
 Building SF	<b>9,816</b>
 Year Built	<b>1904</b>

# Location Highlights

The property occupies a central location within Emmaus's most vibrant mixed-use district, surrounded by complementary residential, retail, and office uses. The property anchors a dynamic neighborhood where residential density, ground-floor retail, and creative office space generate traffic and economic vitality.



## LOCATION

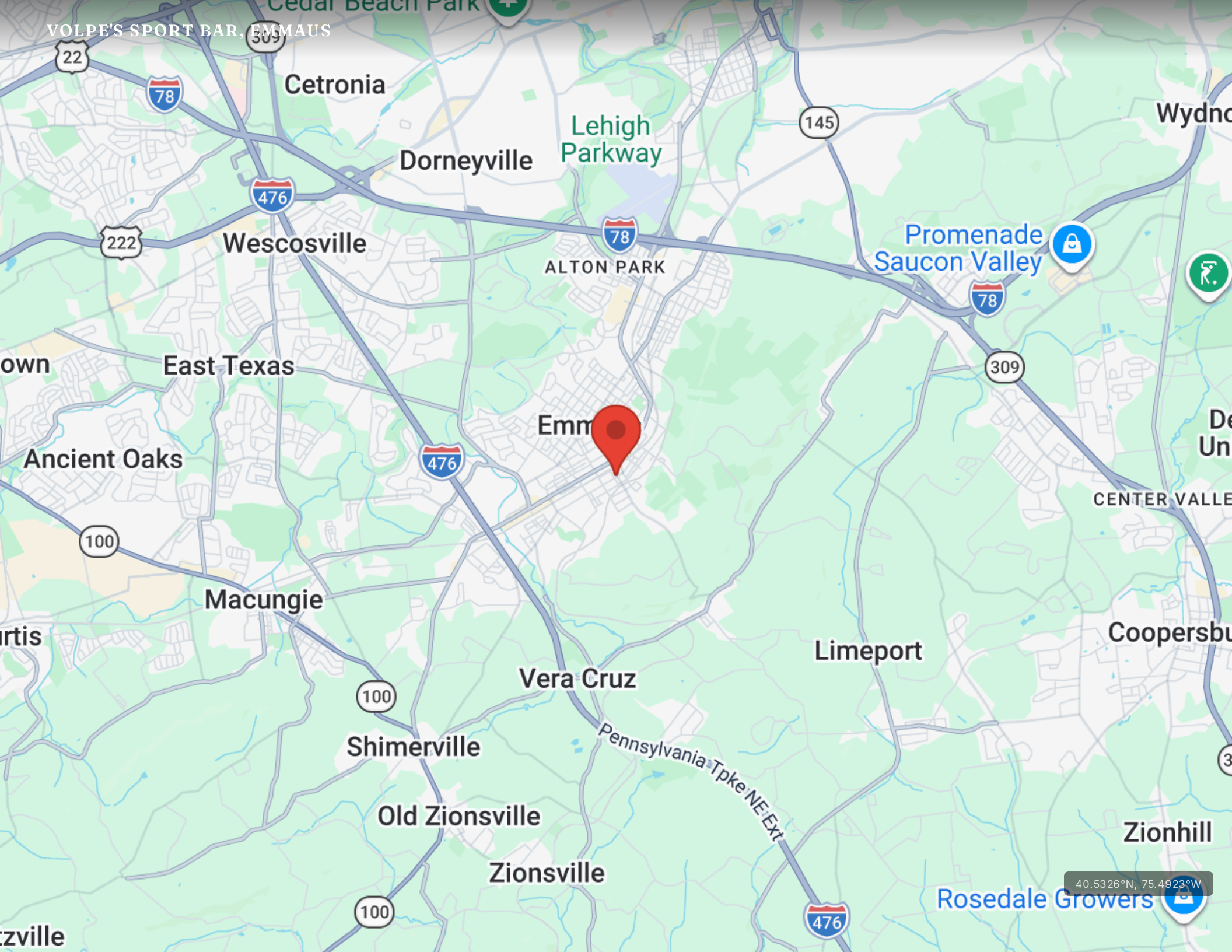
ADDRESS	<b>52 South 5th Street</b>
CITY	<b>Emmaus</b>
STATE	<b>Pennsylvania</b>
ZIP CODE	<b>18049</b>
COUNTY	<b>Lehigh</b>
APN / PARCEL #	<b>5494549859951</b>

## TRANSIT

Chestnut at 5th EB - Emmaus	<b>0.1 mi</b>
Chestnut at 5th WB - Emmaus	<b>0.1 mi</b>
Chestnut at 4th EB - Emmaus	<b>0.2 mi</b>

## AIRPORTS

Bradford Field	<b>28.3 mi</b>
Lehigh Valley International Airport	<b>8.6 mi</b>
Reading Regional Airport (RDG)	<b>27.1 mi</b>



VOLPE'S SPORT BAR, EMMAUS

Cetronia

Dorneyville

Lehigh Parkway

Wescosville

ALTON PARK

Promenade Saucon Valley

East Texas

Emmaus

Ancient Oaks

Macungie

Vera Cruz

Shimerville

Old Zionsville

Zionsville

Limeport

Coopersburg

Zionhill

Rosedale Growers

40.5326°N, 75.4923°W

# Market Overview

## Market Overview: Emmaus, PA

Emmaus ( em-AY-əs) is a borough in Lehigh County, Pennsylvania, United States. As of the 2020 U.S. census, it had a population of 11,652. Emmaus is located in the Lehigh Valley, the third-largest metropolitan area in Pennsylvania and 68th-largest metropolitan area in the nation. In 2007 and again in 2009, Emmaus was listed as one of the top 100 "Best Places to Live" in the United States by Money magazine. Emmaus is located 5 miles (8.0 km) south of Allentown, 53.4 miles (85.9 km) north of Philadelphia, and 91.6 miles (147.4 km) west of New York City.



### KEY FACTS

Population	11,313
Area	2.9 sq mi
Elevation	433 ft
County	Lehigh County
Incorporated	1759
State	Pennsylvania

### DEMOGRAPHIC SNAPSHOT

#### 1-MILE RADIUS

Population	<b>10,074</b>
Median HH Income	<b>\$80,301</b>
Households	<b>4,467</b>

#### 3-MILE RADIUS

Population	<b>34,445</b>
Median HH Income	<b>\$92,659</b>
Households	<b>14,341</b>

#### 5-MILE RADIUS

Population	<b>144,550</b>
Median HH Income	<b>\$78,711</b>
Households	<b>56,517</b>

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

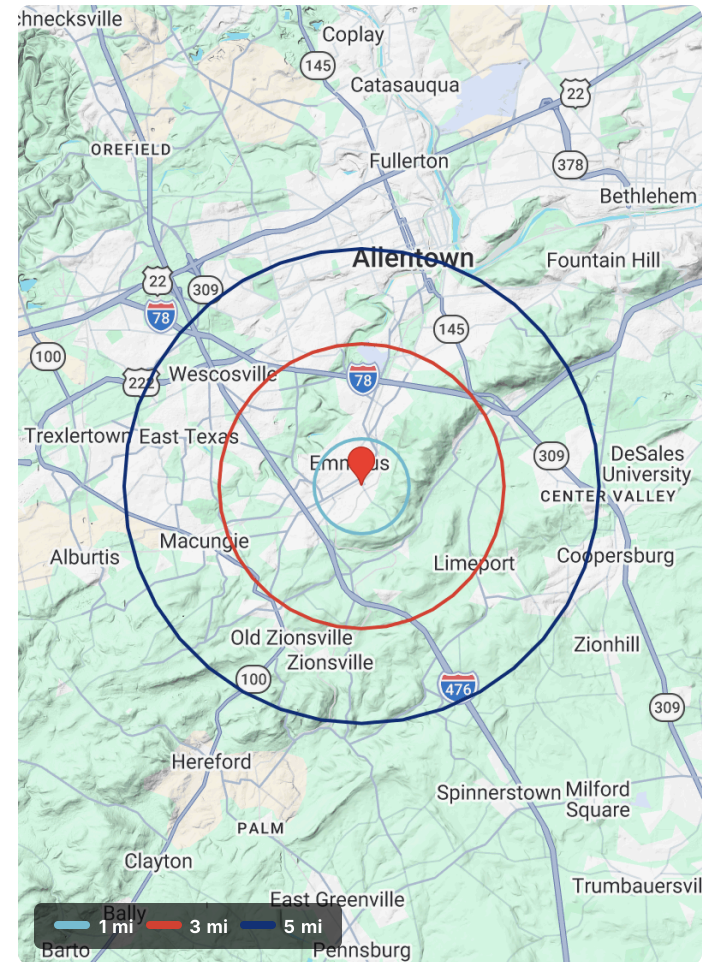
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,732	30,458	115,504
2010 Population	9,669	32,193	132,907
2025 Population	10,074	34,445	144,550
2030 Population	10,068	34,583	146,121
2025-2030 Growth Rate	-0.01 %	0.08 %	0.22 %
2025 Daytime Population	8,375	50,330	157,407

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,309	12,417	46,081
2010 Total Households	4,291	13,367	51,601
2025 Total Households	4,467	14,341	56,517
2030 Total Households	4,494	14,466	57,505
2025 Avg. Household Size	2.25	2.39	2.49
2025 Owner Occupied Housing	2,723	10,122	35,424
2030 Owner Occupied Housing	2,786	10,347	36,317
2025 Renter Occupied Housing	1,744	4,219	21,093
2030 Renter Occupied Housing	1,708	4,119	21,188
2025 Vacant Housing	190	566	2,906
2025 Total Housing	4,657	14,907	59,423

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	344	750	4,402
\$15,000-\$24,999	180	745	3,680
\$25,000-\$34,999	303	782	4,314
\$35,000-\$49,999	444	1,240	5,021
\$50,000-\$74,999	824	2,544	9,653
\$75,000-\$99,999	531	1,472	6,384
\$100,000-\$149,999	879	3,016	10,113
\$150,000-\$199,999	581	1,721	5,484
\$200,000 or greater	381	2,071	7,454
<b>Median HH Income</b>	<b>\$80,301</b>	<b>\$92,659</b>	<b>\$78,711</b>
<b>Average HH Income</b>	<b>\$104,301</b>	<b>\$122,973</b>	<b>\$111,709</b>



<b>\$80,301</b> MEDIAN HH INCOME (1-MI)	<b>\$104,301</b> AVG HH INCOME (1-MI)
<b>61.0%</b> OWNER OCCUPIED (1-MI)	<b>39.0%</b> RENTER OCCUPIED (1-MI)
<b>4.1%</b> VACANCY RATE (1-MI)	<b>-0.01 %</b> 2025-2030 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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◆  
**EXCLUSIVELY OFFERED BY**

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