

FOR SALE RESTAURANT/BAR

5691 Easton Road (Route 611), Plumsteadville, Bucks County, PA

FREESTANDING BUILDING

4,175± SF on 1.02± Acres



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Corporation
COMMERCIAL INDUSTRIAL INVESTMENT
www.pgrealty.com

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INVESTMENT HIGHLIGHTS

Turn-key Restaurant Opportunity: Freestanding 4,175 SF building currently operating as Devil's Acre Tavern—an established, full-service restaurant with a proven operating history.

Modern Finishes, Full-Service Bar & Indoor/Outdoor Dining: Renovated with high-quality modern finishes throughout, the property features a fully built-out kitchen, a full-service bar, an indoor dining area accommodating up to 100 guests, and an outdoor patio with seating for up to 60 customers.

R-I Liquor License and FF&E: The offering includes a highly sought-after Bucks County R-I liquor license, along with all furniture, fixtures, and equipment.

Fully Equipped Commercial Kitchen: The property features a fully built-out commercial kitchen with hood system, grease trap, walk-in refrigeration, and all necessary cooking equipment—allowing for immediate operation

Excellent Bucks County Location: Located in Plumsteadville along Route 611, just minutes from Doylestown—with access to an affluent and growing customer base.

Direct Visibility on Route 611 and Ample Parking: Situated on a 1.02-acre parcel with a lighted monument sign and direct frontage on Route 611 (±16,000 VPD), the property offers strong visibility and ample on-site parking for approximately 70 vehicles.

PROPERTY SPECIFICATIONS

Lot Size: 1.02± Acres
Building Size: 4,175± SF
First Floor: 2,800± SF
Second Floor: 1,375± SF Unfinished Space
Lower Level/Basement: Unfinished Storage Space with Walk-In Freezer
Indoor Seating: 100 Seats
Outdoor Pavilion: 60 Seats
Bathrooms: Two (2) ADA (Renovated)
HVAC: Electric Heat Pump
Electric Power: Two (2) 200 amp electrical service
Floors: Hardwood
Exterior Walls: Block
Roof: Asphalt Shingle
Foundation/Frame: Concrete Block
Year Built: 1965, Renovated 2016
Parking Lot: Paved, Gravel Overflow
Parking Spaces: 70± Spaces
Water: Private
Sewer: Public
Utilities: PECO
Daily Traffic Counts: 16,226± VPD
Municipality: Plumstead Township
Zoning: CI - Commercial
Tax Parcels: 34-034-004
Real Estate Tax Assessment: \$56,400
Real Estate Taxes (2025): \$10,442



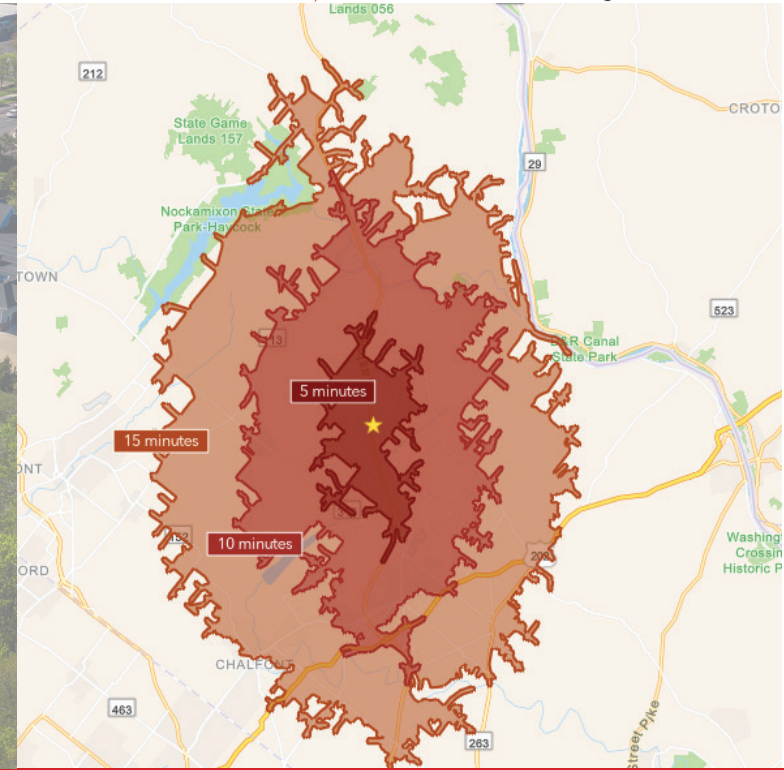
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DEMOGRAPHICS

	5 Minute Drive	10 Minute Drive	15 Minute Drive
Total Population	5,370	42,404	89,704
Total Daytime Population	6,611	47,158	87,167
Median Age	41	44	46
Total Households	1,868	16,275	33,363
# of Persons per HH	2.87	2.52	2.6
Average HH Income	\$195,110	\$168,876	\$185,123
Average House Value	\$680,727	\$671,733	\$695,612

Source: Site to Do Business

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