

AVAILABLE FOR SALE / LEASE

ALFREDO'S BRICK OVEN PIZZA & RISTORANTE

1346 N CHURCH ST, HAZLE TOWNSHIP, PA 18202



UP TO 5,200± SF COMMERCIAL

EXCELLENT VISIBILITY - 13,450 VPD



**TURNKEY
RESTUARANT W/
LIQUOR LICENSE**

CONTACT

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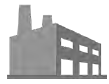
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PROPERTY DETAILS

ALFREDO'S BRICK OVEN PIZZA & RISTORANTE HAZLE TOWNSHIP, PA



SPACE
AVAILABLE

Up To 5,200 SF



PARKING

33 Spaces



LOADING

1 Drive-in Door

PROPERTY HIGHLIGHTS

- Turnkey restaurant
- Immaculately maintained
- Lot size: 0.52 acres
- Up to 5,200 SF total
- 2,900 SF Restaurant
- 1,000 SF Storage area
- 1,500± SF 2-bedroom apartment
- All equipment included
- Liquor license included
- Traffic exposure: 13,540 vehicles per day
- 33 striped off-street parking spaces
- Large roadside pylon sign



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ADDITIONAL PHOTOS

ALFREDO'S BRICK OVEN PIZZA & RISTORANTE HAZLE TOWNSHIP, PA



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LOCATION MAP

ALFREDO'S BRICK OVEN PIZZA & RISTORANTE HAZLE TOWNSHIP, PA

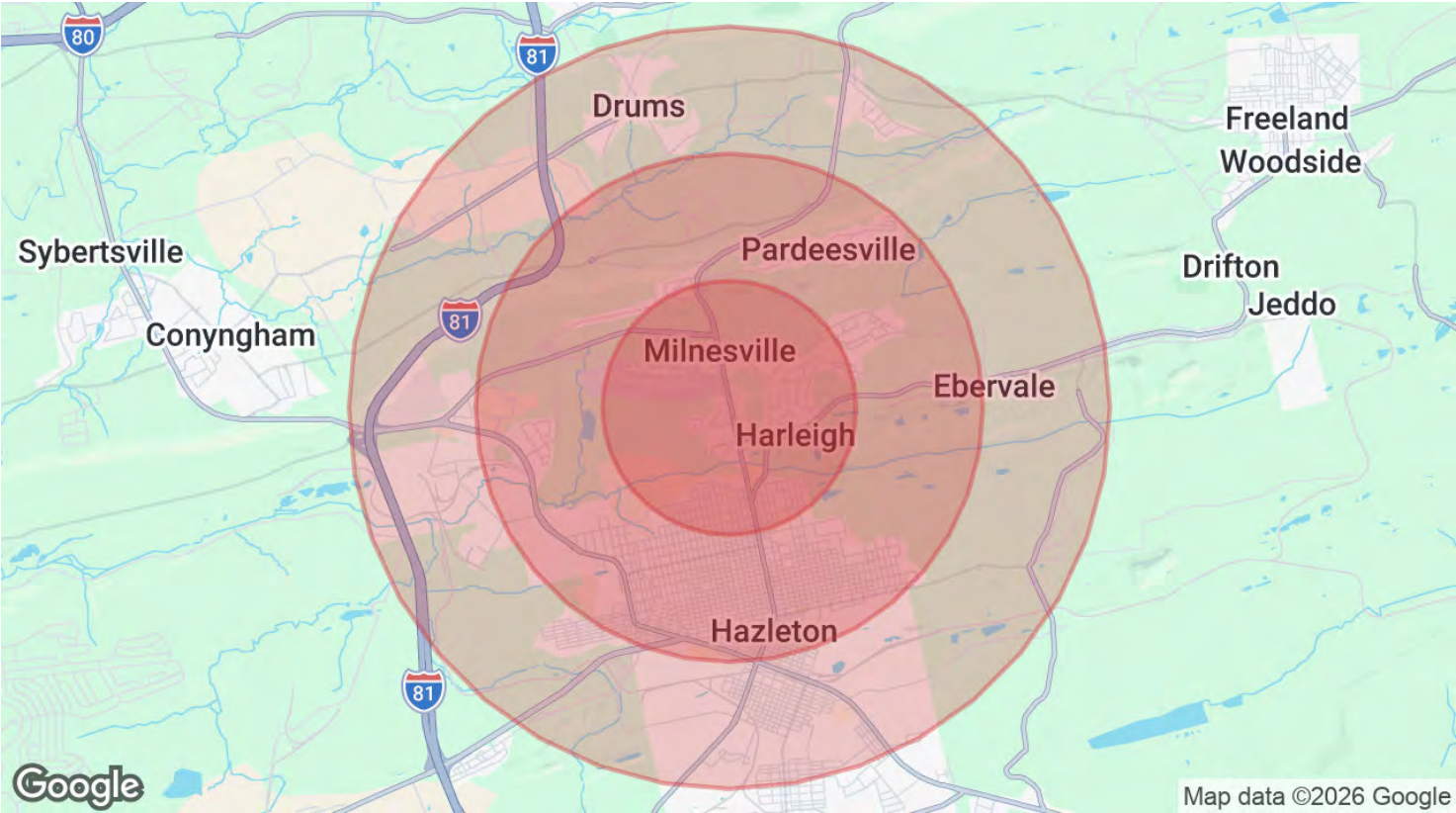


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,525	31,091	41,998
Average Age	49.4	38.5	39.1
Average Age (Male)	45.9	35.8	36.5
Average Age (Female)	52.0	39.8	40.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,917	11,243	16,057
# of Persons per HH	2.4	2.8	2.6
Average HH Income	\$67,166	\$61,344	\$60,442
Average House Value	\$181,743	\$145,789	\$162,189

TRAFFIC COUNT

Route 309	13,540/day
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2023 American Community Survey (ACS)

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