



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**THE ANUVA HOTEL  
HOSPITALITY OFFERING FOR SALE**

**271 RIDGE RD SPRING CITY, PA 19475**

610.429.0200  
swopelees.com



### PROPERTY DESCRIPTION

Discover a countryside escape with endless potential. This 10-room hotel—8 currently rentable and 2 ready for renovation—sits alongside a classic farmhouse surrounded by open fields and quiet charm. The property's peaceful setting offers guests a true retreat, while its close proximity to Philadelphia makes it easily accessible. A one-of-a-kind opportunity to own a serene hospitality destination in Chester County.

### PROPERTY HIGHLIGHTS

- 10-room Hotel with a classic Farmhouse
- Recently renovated in 2011
- Ample parking space
- Well-maintained grounds
- Modern amenities
- Prime location

### OFFERING SUMMARY

Sale Price:	\$1,150,000
Number of Rooms:	10
Lot Size:	198,314 SF
Building Size:	2,546 SF

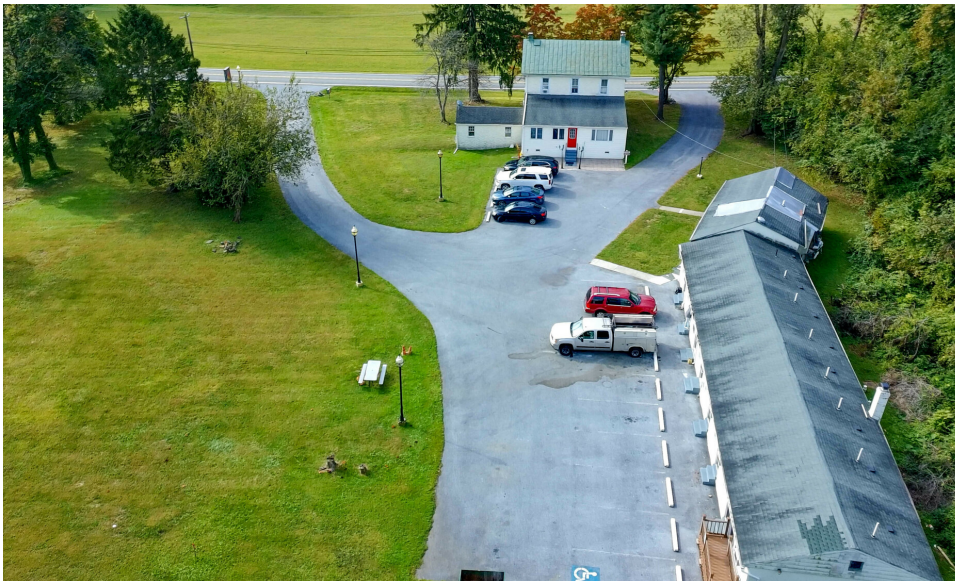
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	490	7,833	33,174
Total Population	1,638	20,354	82,554
Average HH Income	\$219,557	\$161,390	\$148,661



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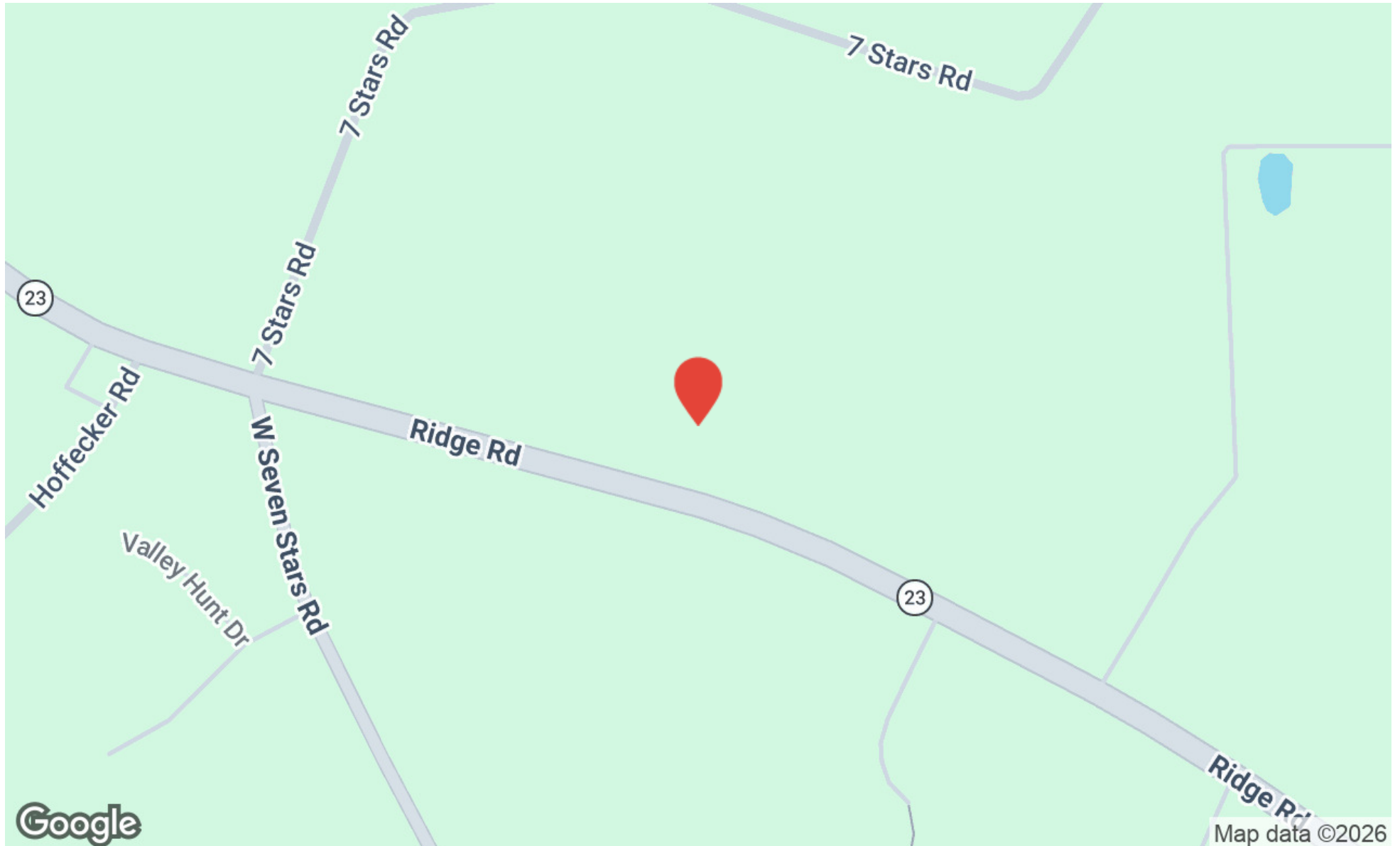




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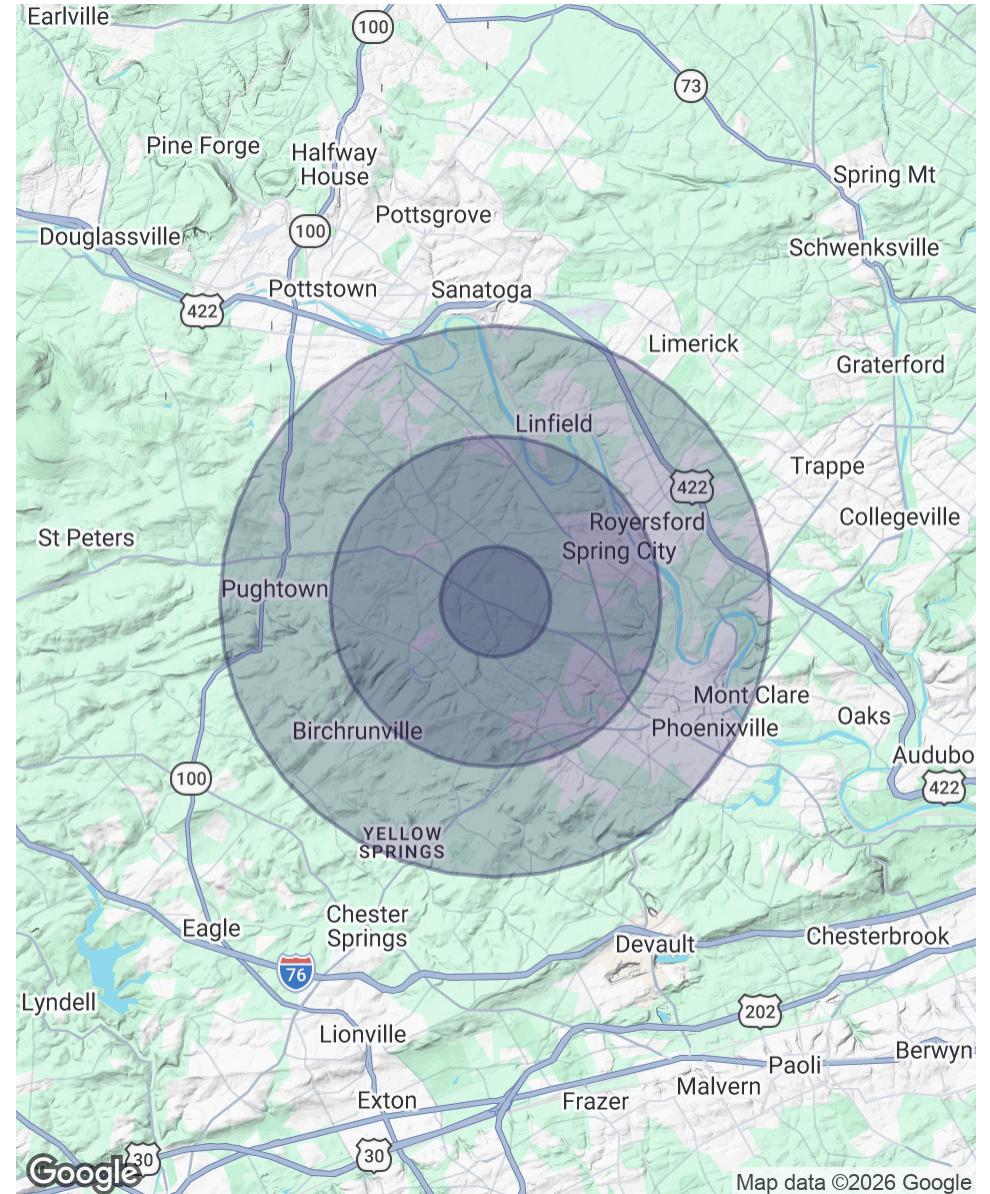
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,638	20,354	82,554
Average Age	38	42	41
Average Age (Male)	37	41	40
Average Age (Female)	39	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	490	7,833	33,174
# of Persons per HH	3.3	2.6	2.5
Average HH Income	\$219,557	\$161,390	\$148,661
Average House Value	\$565,788	\$439,809	\$434,152

Demographics data derived from AlphaMap





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**KAITIE O'GRADY**

**Sales Associate**

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Direct: **610.429.0200** | Cell: **484.630.5017**

PA #RS376804

### **PROFESSIONAL BACKGROUND**

I am dedicated to helping businesses find the perfect location to thrive. Serving Chester County and the surrounding areas, I bring a fresh perspective, strong market knowledge, and a commitment to client success. Whether you're looking to lease, buy, or invest, I'm here to guide you every step of the way. Let's build your business together!

### **EDUCATION**

Colibri Real Estate

**Swope Lees Commercial Real Estate**  
208 East Market Street  
West Chester, PA 19382  
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**NICOLE LYDDANE**

**VP, Sales and Leasing**

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Direct: **610.429.0200** | Cell: **610.457.3561**

PA #RS329276

### **PROFESSIONAL BACKGROUND**

Nicky lives in Phoenixville with her two Labs, Remy and Pierce. She enjoys hiking, traveling, camping, spending time with family and friends, sits on several non-profit committees and volunteers weekly at a therapeutic horse farm in Malvern. Nicole has been with Swope Lees since 2015 and prides herself on providing unparalleled customer service, fabulous communication, and looks out for the needs of her clients.

### **EDUCATION**

PA Real Estate License  
Licensed 2015 - Present

University of Delaware  
Bachelor of Applied Science (B.A.Sc.), Hotel, Motel, and Restaurant Management  
2001 - 2005

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