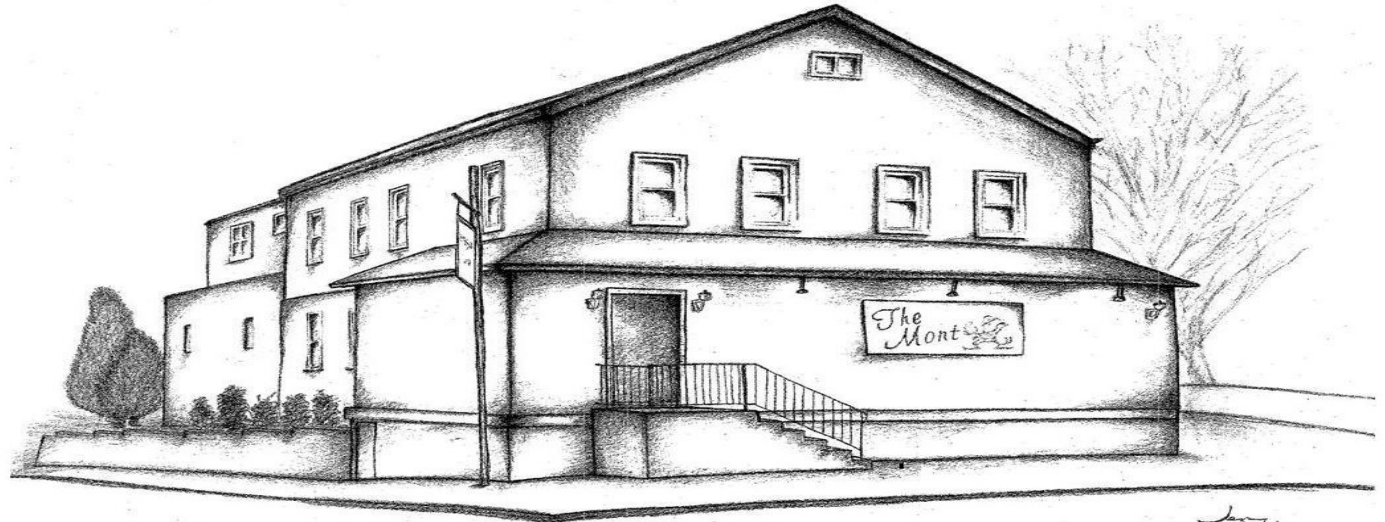




**AVAILABLE
FOR SALE**

THE MILMONT INN



A Ridley Tradition

LOCATION: 300 Belmont Ave., Milmont Park, PA 19033

PROPERTY HIGHLIGHTS:

- ◆ SALE PRICE: \$390,000.00 Bar + LL, Sale of only the (LL) Liquor License \$200,000.00
- ◆ ESTABLISHED BAR ON CORNER LOCATION
- ◆ 2 APARTMENTS (2ND FLR) 1 BEDRM & 2 BEDRM
- ◆ 2017 TAXES/\$14,446
- ◆ 1ST FLOOR BAR AREA SEATS EST. 100 CUSTOMERS
- ◆ LOCAL HOT SPOT/RIDLEY TOWNSHIP

Contact:

MATT PHILLIP

CELL: 610-973-4823

Email: mphillips@capitalcomre.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.



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Bird's Eye Map View

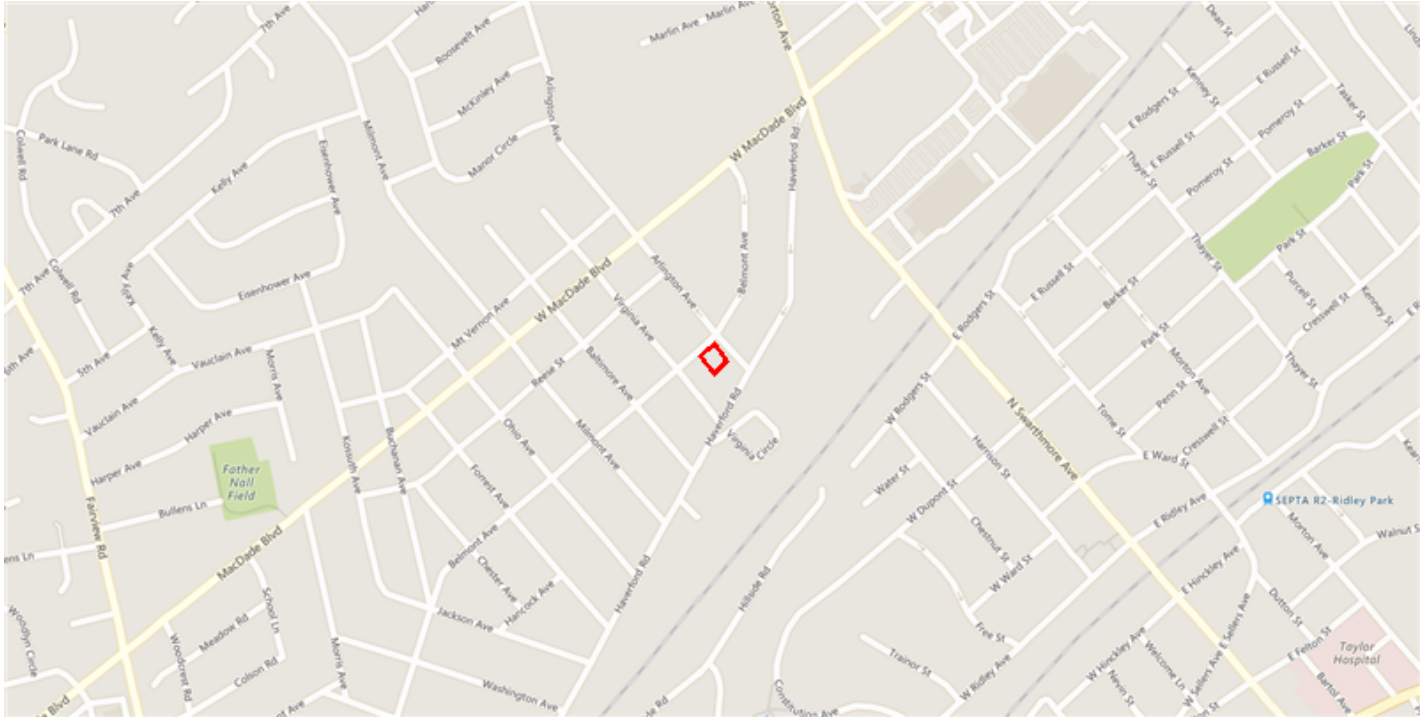
300 BELMONT AVE MILMONT PARK PA 19033



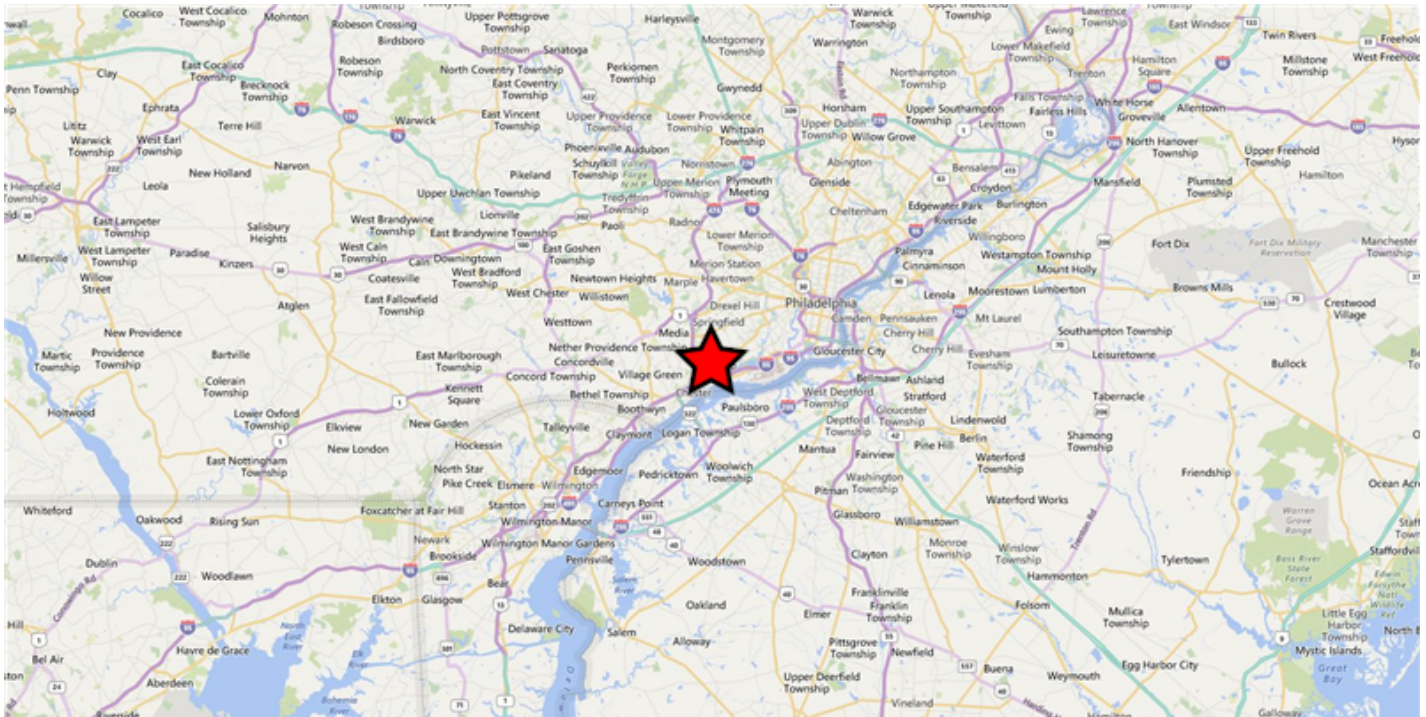
Neighborhood & Regional Map

300 BELMONT AVE MILMONT PARK PA 19033

Neighborhood

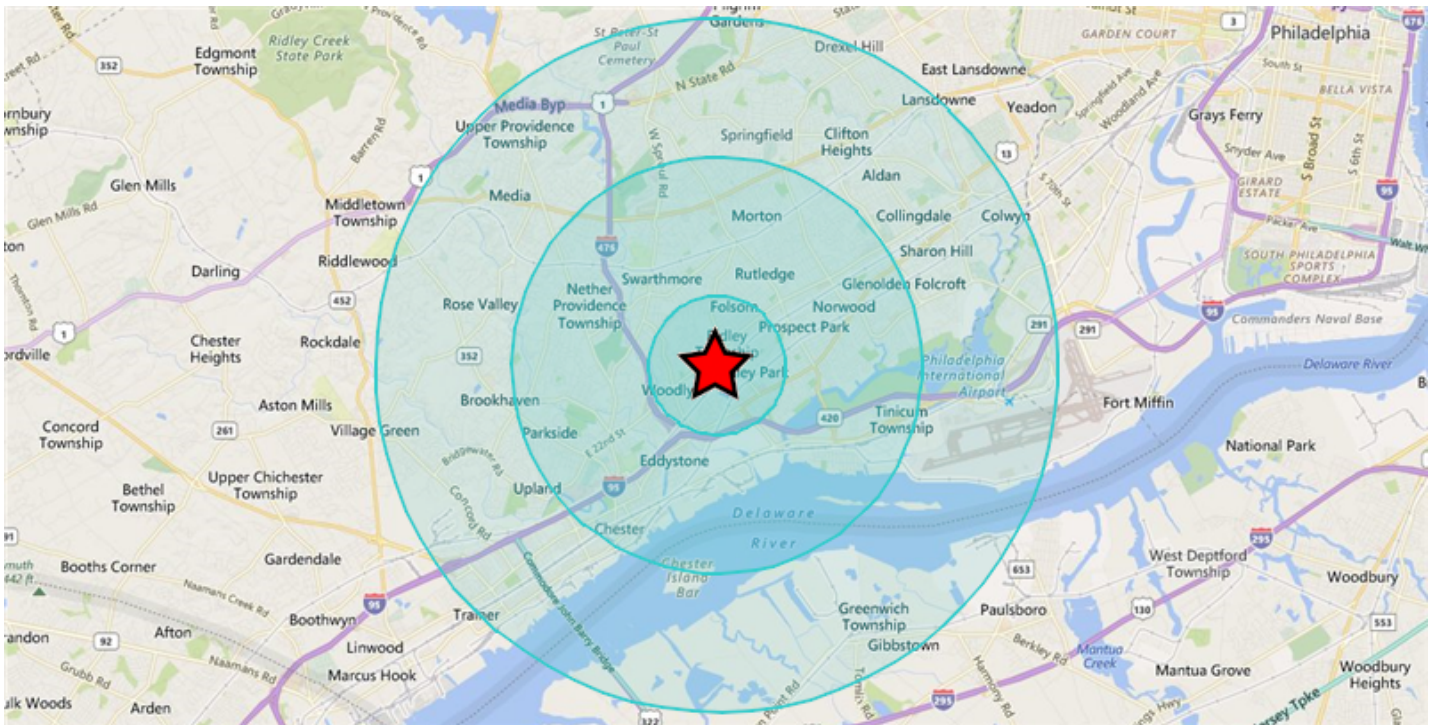


Regional



Demographics

300 BELMONT AVE MILMONT PARK PA 19033



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	3.37	26.99	62.1
Density(Population Per Square Mile)	6,356	4,898	4,634

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	10,313	64,100	137,190
Female	11,124	68,107	150,547
Density	6,356	4,898	4,634
Urban	21,437	132,207	287,737
Rural	--	--	--

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	23,280	138,476	304,199
Population (2000)	21,772	135,354	291,721
Population (2010)	21,226	131,454	285,397
Population (Current)	21,437	132,207	287,737
Population (5 Yr. Forecast)	22,291	137,284	298,955
Percent Growth (Current Yr./Previous Yr.)	.91%	.57%	.76%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.97%	3.87%	3.89%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	42	39	39
Aged 0 to 5	1,348	8,966	20,978
Aged 6 to 11	1,389	9,489	21,339
Aged 12 to 17	1,577	10,265	22,093
Aged 18 to 24	1,770	14,011	27,315
Aged 25 to 34	2,940	17,404	39,637
Aged 35 to 44	2,510	15,545	34,157
Aged 45 to 54	3,253	18,645	39,539
Aged 55 to 64	2,876	17,084	37,661
Aged 65 to 74	1,842	10,980	23,892
Aged 75 to 84	1,325	6,713	14,248
Aged 85+	607	3,105	6,878
Total Population	21,437	132,207	287,737

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	18,858	99,224	188,786
Black Alone	1,640	22,845	77,220
Asian Alone	359	4,492	10,061
Native American and Alaska Native Alone	28	271	568
Other Race Alone	126	1,768	3,091
Two or More Races	426	3,607	8,011

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	453	5,133	9,942
White Non-Hispanic	18,590	97,155	184,857

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$74,723	\$80,165	\$79,425
Total Household Income	\$777,266,664	\$4,748,776,432	\$10,556,539,474
Average Household Income	\$89,249	\$94,841	\$94,323
Per Capita Income	\$36,258	\$35,919	\$36,688
Avg Family Income	\$102,408	\$109,527	\$108,750
Family Income, Per Capita	\$32,767	\$34,111	\$33,979

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$358,463	\$270,361	\$288,832
Under \$15,000	314	1,709	3,867
\$15,000 - \$24,999	190	1,298	3,064
\$25,000 - \$34,999	262	1,683	3,861
\$35,000 - \$49,999	543	3,066	6,717
\$50,000 - \$74,999	993	5,323	11,517
\$75,000 - \$99,999	939	4,918	10,878
\$100K - \$125K	893	4,547	9,708
\$125K - \$150K	592	3,451	7,347
\$150K - \$200K	631	3,457	7,661
Over \$200K	414	3,867	8,546

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	8,709	50,071	111,919
Families	5,771	33,319	73,166
Average Size of Household	2.49	2.59	2.55
Median Age of Householder	54	53	53
Median Value Owner Occupied	\$206,440	\$199,038	\$194,143
Median Rent	\$732	\$846	\$827
Median Vehicles Per Household	2	2	2
Housing Units	9,345	53,718	121,116
Owner Occupied Units	6,058	34,091	73,366
Renter Occupied Units	2,651	15,980	38,553
Vacant Units	636	3,647	9,197

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	774	4,223	9,898
\$15,000 - \$24,999	516	3,421	7,721
\$25,000 - \$34,999	565	3,715	8,272
\$35,000 - \$49,999	992	5,516	12,340
\$50,000 - \$74,999	1,603	8,247	18,352
\$75,000 - \$99,999	1,281	6,853	15,446
\$100K - \$125K	1,111	5,811	12,557
\$125K - \$150K	661	4,048	8,983
\$150K - \$200K	715	3,942	8,776
Over \$200K	491	4,295	9,574
Total Households	8,709	50,071	111,919

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	150	667	2,183
\$250-\$499	168	937	2,690
\$500-\$749	560	4,459	9,904
\$750-\$999	1,194	6,444	15,556
\$1,000-\$1,249	282	2,163	4,823
\$1,250-\$1,499	148	530	1,178
\$1,500-\$1,999	3	120	650
Over \$2,000	3	60	139
Total Renter Occupied Units	2,651	15,980	38,553

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1954	1955	1956
Built 2010 or Later	874	4,864	11,326
Built 2000 to 2009	191	971	3,032
Built 1980 to 1989	331	2,769	5,816
Built 1970 to 1979	364	3,950	10,702
Built 1960 to 1969	1,278	6,007	13,573
Built 1950 to 1959	3,313	16,217	32,721
Built 1940 to 1949	1,090	6,862	16,409
Built 1939 or Earlier	240	1,934	4,353
Total Households (2000)	8,828	51,402	112,757
Total Households (2010)	8,579	49,506	110,430
Total Households (Current)	8,709	50,071	111,919
Total Households (5 Yr. Forecast)	9,077	52,169	116,635
Percent Growth (Current Yr./Previous Yr.)	1.36%	1.11%	1.27%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.21%	4.19%	4.18%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.68	2.76	2.72
1 Person	2,506	13,998	32,614
2 Person	2,680	14,686	32,806
3 Person	1,608	9,199	20,154
4 Person	1,163	6,981	14,752
5 Person	494	3,188	6,950
6 Person	159	1,207	2,747
7 or More Person	99	812	1,896
Total Households	8,709	50,071	111,919

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	5,729	42,980	116,270
Total Establishments	439	2,409	5,966

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	138	1,918	4,150
Travel Time under 15min	2,908	15,812	30,131
Travel Time 15-29min	3,754	19,511	40,562
Travel Time 30-59min	3,214	21,616	49,327
Travel Time 60-89min	594	2,770	8,127
Travel Time over 90min	247	1,081	3,089
Population	21,437	132,207	287,737