

# Former Restaurant With Conversion Opportunities

HAZLETON, PA



615 E BROAD STREET

**KW COMMERCIAL**  
745 Main Street,  
Suite 202  
Stroudsburg, PA 18360

*PRESENTED BY:*

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HAZLETON, PA

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# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$229,000
<b>LOT SIZE:</b>	0.3 Acres
<b>BUILDING SIZE:</b>	5,580 SF
<b>ZONING:</b>	HC
<b>PRICE / SF:</b>	\$41.04
<b>REAL ESTATE TAXES:</b>	\$3,635

## PROPERTY OVERVIEW

KW Commercial, The Daniel Perich is offering the former “Leonard’s Fine Dining” restaurant for sale in Hazleton. Easy to retrofit this large two-level building adjacent to the Luzerne County Magisterial Court. Excellent for legal services or most other professional uses. Also a good fit for a social club or an event venue as building is fully equipped. Great opportunity for the chef with vision to bring back the glory to this once well-recognized establishment. Ample signage and shared parking (75 spaces). Newer roof, dual level access. Over 5,000 square feet ready to be put to your use.

## LOCATION OVERVIEW

Hazleton is a city in Luzerne County with a population of 25,340. Hazleton is the second largest city in Luzerne County and is located 12 miles north of Tamaqua and 30 miles south of Scranton/Wilkes-Barre. The city is located in Pennsylvania's ridge and valley section (on a plateau named Spring Mountain). Hazleton and its surrounding communities are collectively known as Greater Hazleton, which encompasses an area located within three counties: southern Luzerne County, northern Schuylkill County, and northern Carbon County with a population of 77,187. Through the efforts of CANDO and a practical highway infrastructure, Hazle Township's Humboldt Industrial Park has become home to many industries. Coca-Cola, American Eagle Outfitters, Hershey, Office Max, Simmons Bedding Company, Michaels, Network Solutions, AutoZone, General Mills, Steelcase, WEIR Minerals, EB Brands and Amazon.com are just some of the large companies with distribution, manufacturing, or logistic operations in Hazleton.

# Property Details

## SALE PRICE

**\$229,000**

## LOCATION INFORMATION

Street Address	615 E Broad Street
City, State, Zip	Hazleton, PA 18201
County/Township	Luzerne

## PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant
Zoning	HC
Lot Size	0.3 Acres
APN#	T8SW3300401A-71
Lot Depth	103

## BUILDING INFORMATION

Building Size	5,580 SF
Price / SF	\$41.04
Occupancy %	0%
Number Of Floors	2
Load Factor	Yes
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	1

## PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	75
Parking Description	Shared

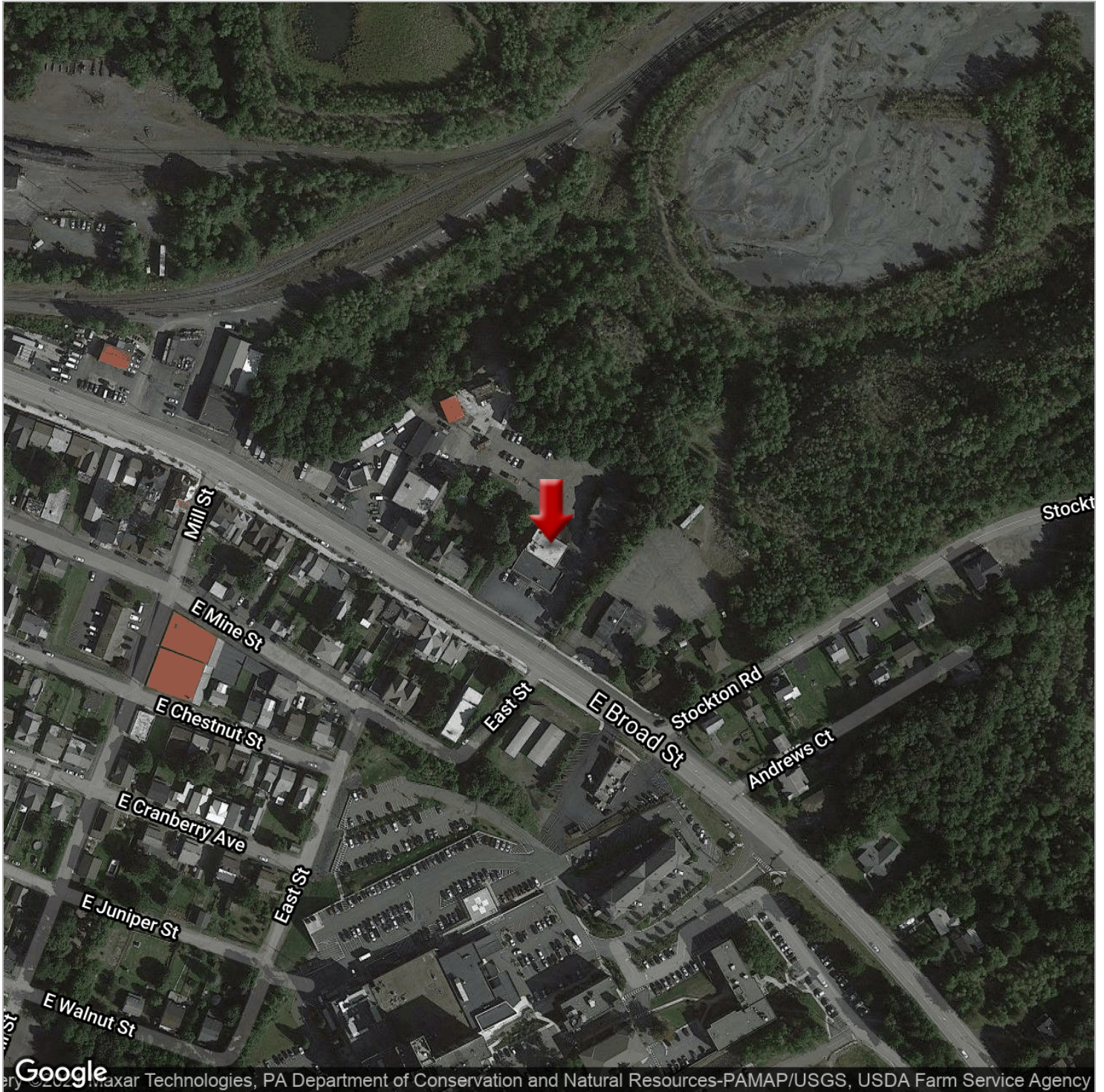
# Additional Photos



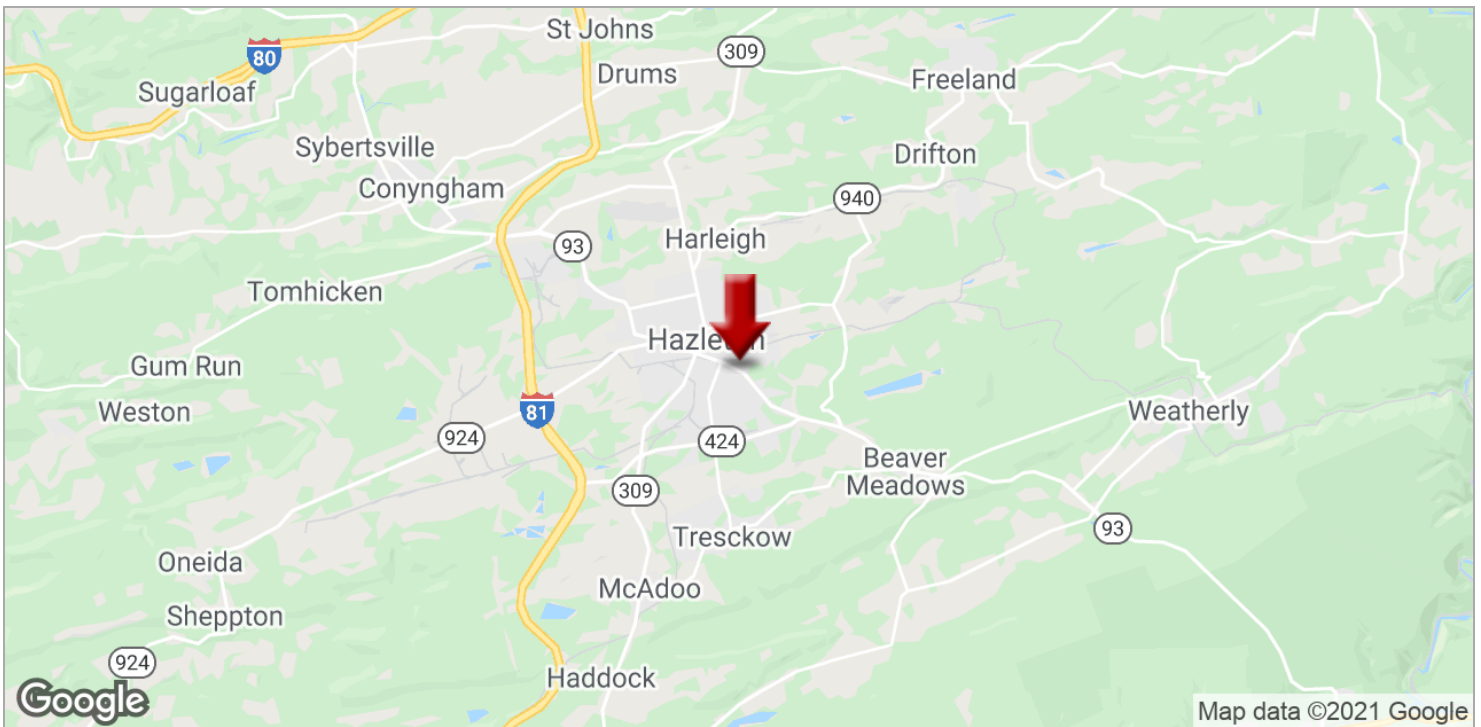
# Additional Photos



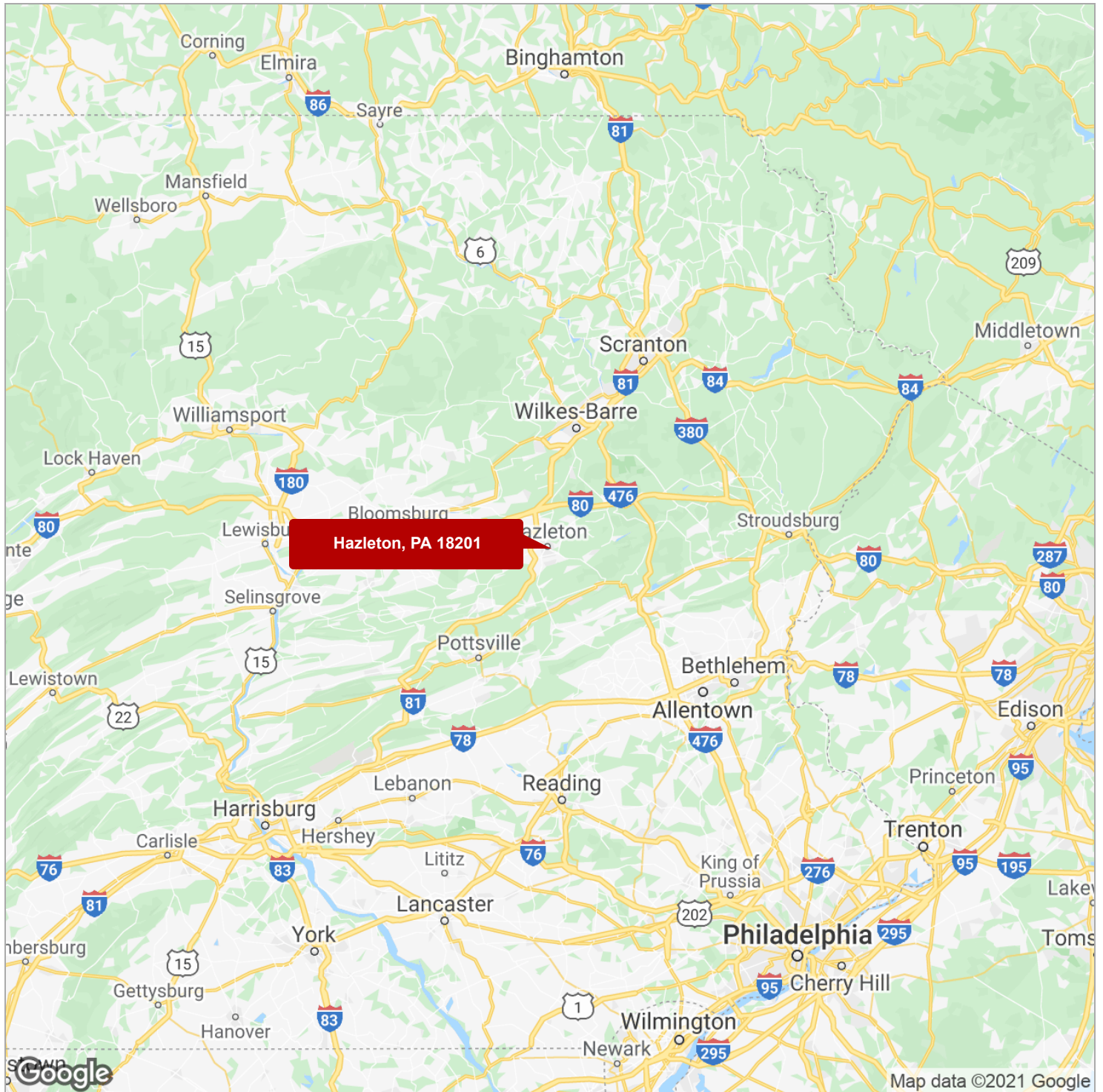
# Aerial Map



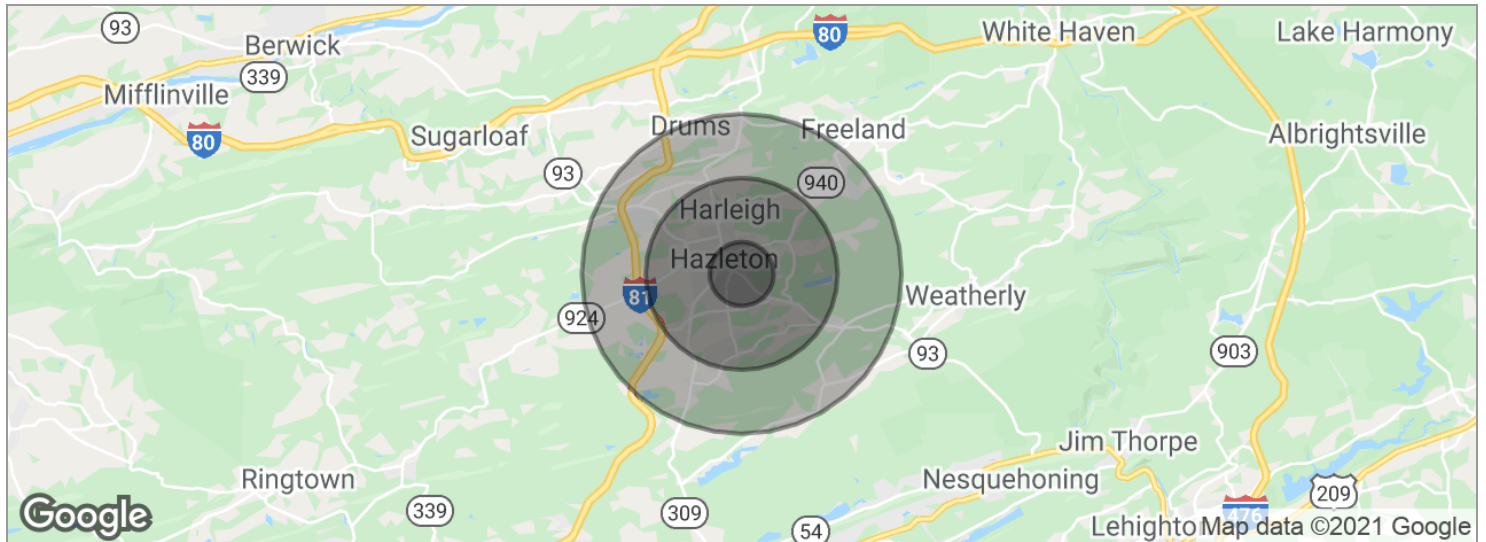
# Location Maps



# Regional Map



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	11,515	41,484	56,808
Median age	38.7	40.6	41.5
Median age (male)	34.2	37.9	39.3
Median age (Female)	43.4	43.1	43.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,646	16,815	23,199
# of persons per HH	2.5	2.5	2.4
Average HH income	\$41,437	\$43,804	\$45,099
Average house value	\$99,020	\$109,178	\$123,247
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	32.3%	28.5%	23.0%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	83.6%	85.4%	87.9%
Black	2.5%	3.0%	2.9%
Asian	0.4%	0.4%	0.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.0%
Other	12.2%	9.5%	7.3%

\* Demographic data derived from 2010 US Census