

# FLOWING SPRINGS INN

4000 Pottstown Pike | Pottstown, PA | 19464

2.7 ACRES AVAILABLE | FOR SALE



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4000 Pottstown Pike | Pottstown, PA | 19646



## PROPERTY OVERVIEW

Great Inn/bar/restaurant opportunity, with liquor license. The Historic Flowing Springs Inn, built in 1880 and situated on 2.7 acres, is available for purchase. The first floor tavern has a country, rustic feel, with a ‘walk-in’ fireplace in the bar as well as a dining room fireplace. It is possible to expand and add more outdoor seating. Though the liquor license is a hotel ‘H’ license, the premises has an “exemption” from the Pennsylvania LCB, so the second and third floors do not require overnight stays. Ideal for a craft brewer who wishes to add spirits in addition to their home brews.

## LOCATION

The former Flowing Springs Inn is located on busy Pottstown Pike (Route 100) at Flowing Springs Rd. Route 100 has 15,000 vehicles per day going by, and the premises is centered 7 miles equally from both the PA turnpike (Downingtown exit) and Route 422.



DEMOGRAPHICS		5 MILE	7 MILE	10 MILE
	POPULATION	31,363	88,768	250,823
	TOTAL EMPLOYEES	24,639	71,010	200,766
	AVERAGE HHI	\$183,166	\$135,884	\$127,958
	TOTAL HOUSEHOLDS	11,125	34,152	97,929
TRAFFIC COUNTS				
POTTSTOWN PIKE: 14,899 VPD				