

MAGNOLIA'S

2204 Village Road | South Whitehall Township | Lehigh County | Pennsylvania

Restaurant With Upstairs Apartment For Sale in Orefield

Building Size/Acreage:

- 3-story, 8,066 SF building on 1.62 acres

Restaurant Description:

- 2,700 SF restaurant; max. capacity : 150 patrons
- Bar seats 25 patrons
- Multiple private dining rooms
- Kitchen with prep, dishwashing & storage areas
- Private restrooms
- Parking spaces: 50+

Apartment Description:

- 2-story, ±5,000 SF apartment located above Magnolias Restaurant
- Private entrance
- Large foyer
- 3 bedrooms, 1.5 baths
- Large kitchen
- Formal dining room, living room & sitting rooms
- Full balcony

Property Highlights:

- All restaurant appliances, dining tables & chairs convey with the property
- Just 1/10th of a mile from Route 309 & less than 2 miles from Route 476 (PA Turnpike) & Route 22

Call for Marketing Package



For Additional Information, Please Contact: Brooke S. Dietrick, bdietrick@dietrickgroup.com

5100 W. Tilghman Street, Suite 320 | Allentown, PA 18104 | p: 610.391.8888 | f: 610.391.8830 | dietrickgroup.com

All information provided regarding properties for sale or lease is obtained from sources believed to be reliable and accurate; however, said information has not been verified and the information is provided without guarantee, warranty or representations. It is your responsibility to independently investigate and verify its accuracy and completeness. Said information is subject to errors, omissions, change of price, sale, rental or other conditions prior to sale, lease or withdrawal without notice. The information is provided solely for informational purposes and does not constitute an offer to sell or lease. Your advisers, including but not limited to tax, financial and legal counsel, should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

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Demographics	1 mile	3 miles	5 miles
Total Population	1,163	22,811	89,364
Average HH Income	\$84,212	\$99,973	\$83,933
Total Businesses	54	1,240	4,217
Number of Employees	697	19,799	54,419

Source: US Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



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