

FOR SALE - REAL ESTATE & BUSINESS

The Front Porch Tea Room - a Victorian House - Event Location

Hallam Borough | York County

GLA: 3,410 SF



25 W. Market St. Hallam, PA 17406

Property Highlights

- Parking 10 spaces - On-Site
- Lot Size (Ac.)..... 0.76 Acres
- Zoning CM - Commercial
- Traffic Count - W Market St. 7,491 VPD

Offering Overview: \$430,000

A rare opportunity to own the #3 ranked Tea Room in the United States (Ranked by Teamap.com). Located right on W. Market Street in Hallam, The Front Porch Tea Room is one of the most unique offerings in the Central PA Valley.

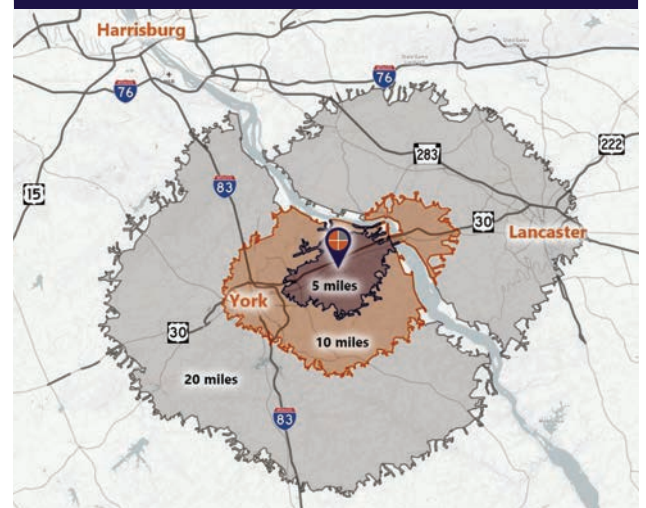
In addition to their normal operating business, the Front Porch Tea Room has a steady booking of bridal showers, baby showers, rehearsal dinners, weddings, and other special events. There is interior seating for up to 40 guests, and the exterior gardens can accommodate up to 175.

Current owners are willing and able to stay on with the new owner to transition the business.

Sale includes the Business Enterprise, Real Estate, Inventory, and FF&E.

Variable	25 W Market St. Hallam, PA 17406		
Travel Distance from Site	5 miles	10 miles	20 miles
Total Population	30,255	200,099	604,060
Population Density (Pop per Sq. Mile)	853.9	1,336.8	823.8
Total Daytime Population	32,893	209,365	594,251
Per Capita Income	\$33,241	\$28,337	\$30,732
Average Disposable Income	\$66,731	\$56,602	\$61,469
Aggregate Disposable Income	\$742,048,629	\$4,354,655,862	\$14,206,910,519
Food Away from Home - Meals at Restaurants/Other	\$38,509,317	\$224,815,752	\$734,266,021
Food Away from Home - Lunch	\$12,185,258	\$71,197,453	\$232,378,387
Food Away from Home - Dinner	\$18,521,946	\$107,620,708	\$352,536,174
Food Away from Home - Catered Affairs: Food & Beverages	\$504,893	\$2,800,405	\$9,298,120

Travel Distance from Site



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

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Dining Area | Interior



Outdoor Gardens and Patio



Front Porch



Special Event Space

AERIAL DRONE PHOTOS



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