

**SECOND GENERATION RESTAURANT + LIQUOR LICENSE FOR SALE
IN THE RAPIDLY GROWING CONSHOHOCKEN SUBMARKET**

**OFFERING
MEMORANDUM**

641 OLD ELM STREET | CONSHOHOCKEN, PA



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MSC





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MSC

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

Address	641 Old Elm Street Conshohocken, PA
Floors	3
Year Built	1894
Year Renovated	2025
Building Size	5,775 SF
Parking	39 Spaces
Zoning	OL
Lot Size	.75 Acres

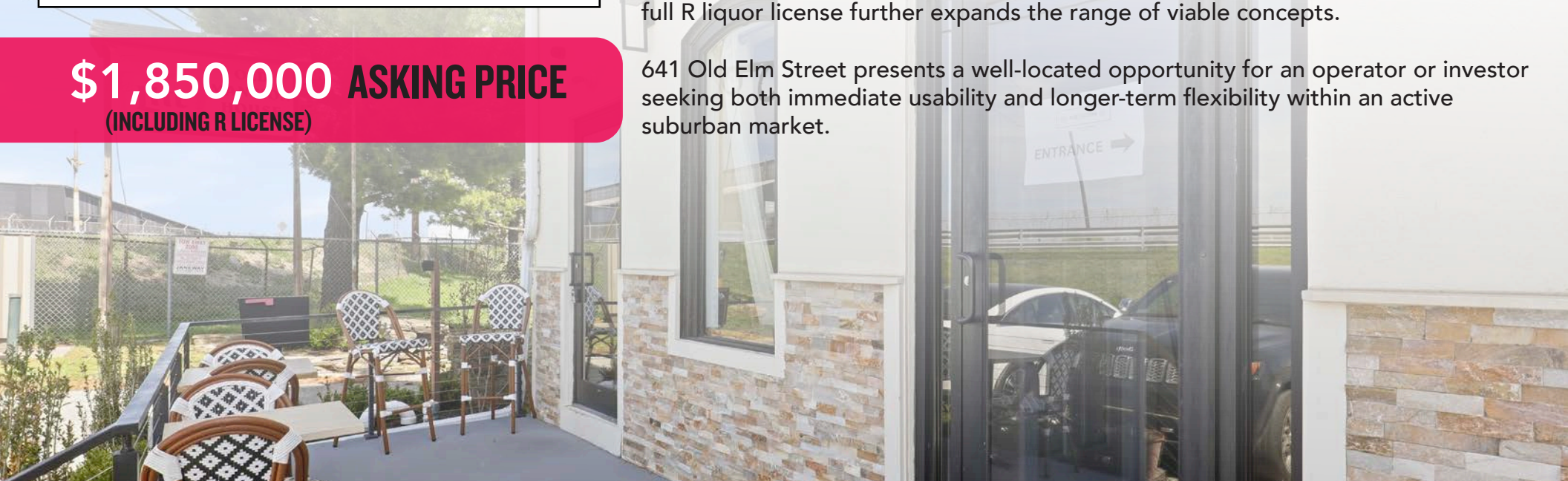
MSC is proud to exclusively present the opportunity to acquire 641 Old Elm Street, Conshohocken, PA, a fully built-out, turnkey restaurant opportunity within one of the region's steadily growing hospitality corridors. The existing fit-out allows for immediate occupancy, offering operators a straight forward path to opening with limited upfront capital requirements.

Positioned along a heavily trafficked connector between Conshohocken and Plymouth Meeting, the property benefits from strong visibility and accessibility, complemented by dedicated on-site parking for up to 39 vehicles. The site is also approved for approximately 1,500 square feet of outdoor dining, with the ability to further enhance or reconfigure the outdoor lot creating additional flexibility for patio use or redevelopment opportunities.

The location is supported by consistent local demand drivers, including proximity to The Proving Grounds and Tee's Golf Center, as well as continued residential growth, with approximately 2,000 luxury apartment units delivered in the immediate area over the past three years. Additional upside exists through the potential renovation of the second and third floors for office or residential use, while the inclusion of a full R liquor license further expands the range of viable concepts.

641 Old Elm Street presents a well-located opportunity for an operator or investor seeking both immediate usability and longer-term flexibility within an active suburban market.

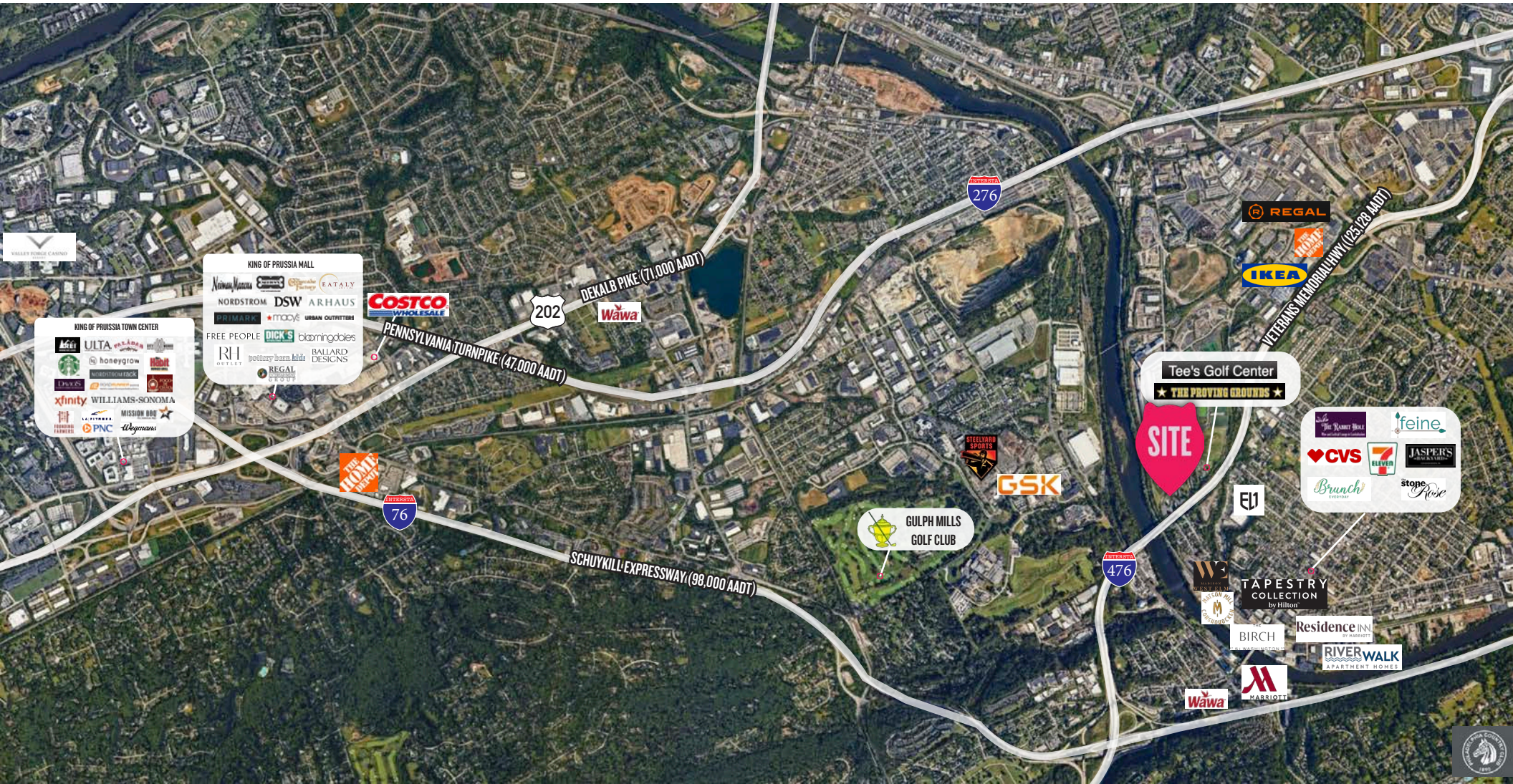
\$1,850,000 ASKING PRICE
(INCLUDING R LICENSE)



INVESTMENT HIGHLIGHTS



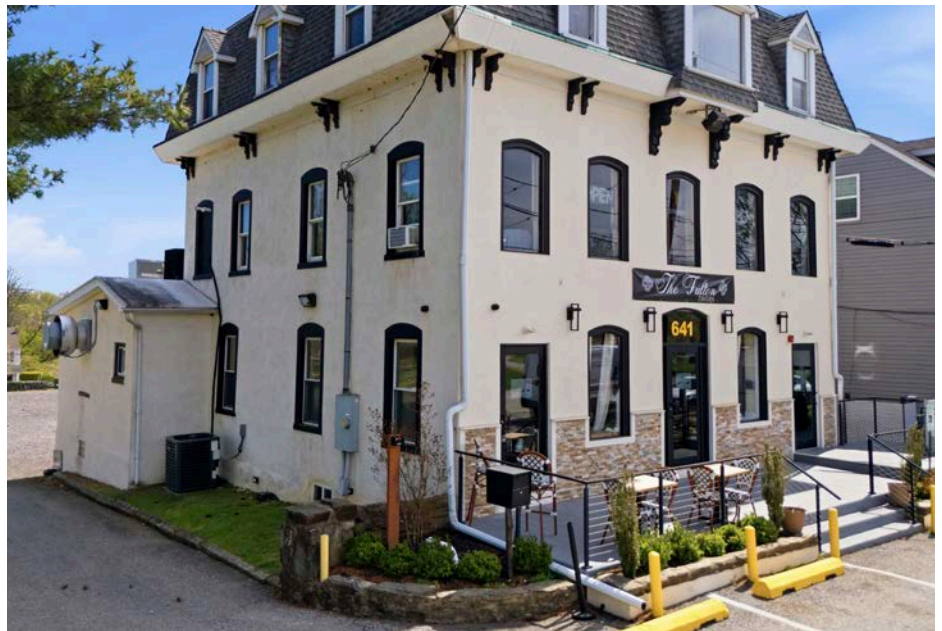
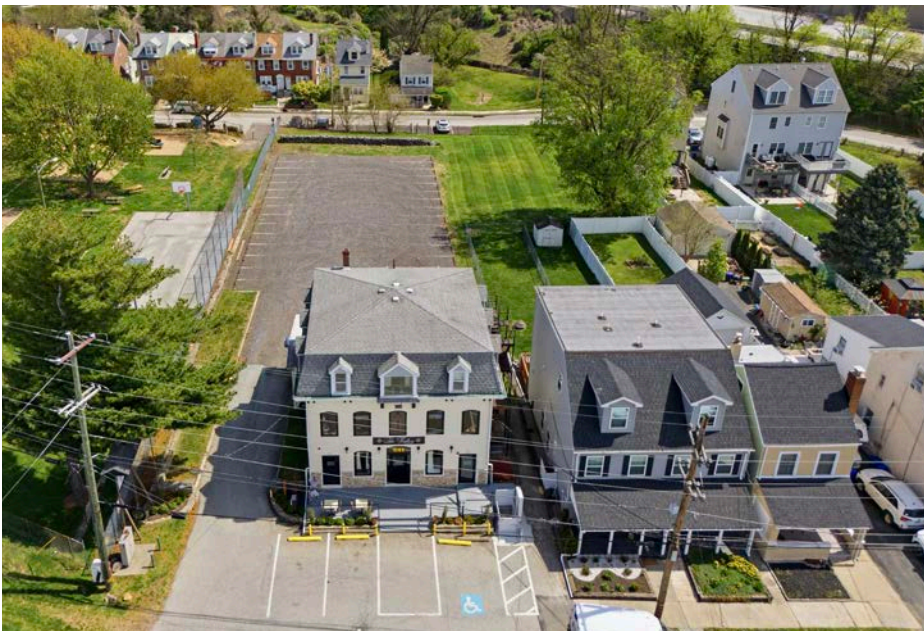
- **Turnkey Restaurant with Immediate Activation** – Fully built-out space with existing infrastructure and R License in place, allowing for a streamlined opening with minimal upfront capital.
- **High-Visibility Location with Functional Site Advantages** – Positioned along a heavily trafficked corridor with strong accessibility, dedicated parking for 39 vehicles, and approved outdoor dining that supports flexible patio use and potential future site enhancements.
- **Comprehensive Renovation & Structural Upgrades** – Fully renovated throughout, including exterior refacing, new concrete footings, ADA lift with backup battery, and substantial plumbing and electrical improvements.
- **Kitchen & Bar Infrastructure Improvements** – Complete kitchen build-out with new equipment and refrigeration, outdoor walk-in refrigerator, state-of-the-art ventilation, fire suppression system, and a fully equipped stone-top bar with 8-tap system and integrated refrigeration.
- **Modern Building Systems** – New HVAC (heating and cooling) with smart controls, along with a new fire alarm system and upgraded building-wide mechanicals.
- **Guest Experience & Technology Enhancements** – Two restrooms plus employee bathroom, SONOS sound system with multiple speakers, bar televisions, and a full surveillance system with 8 cameras.



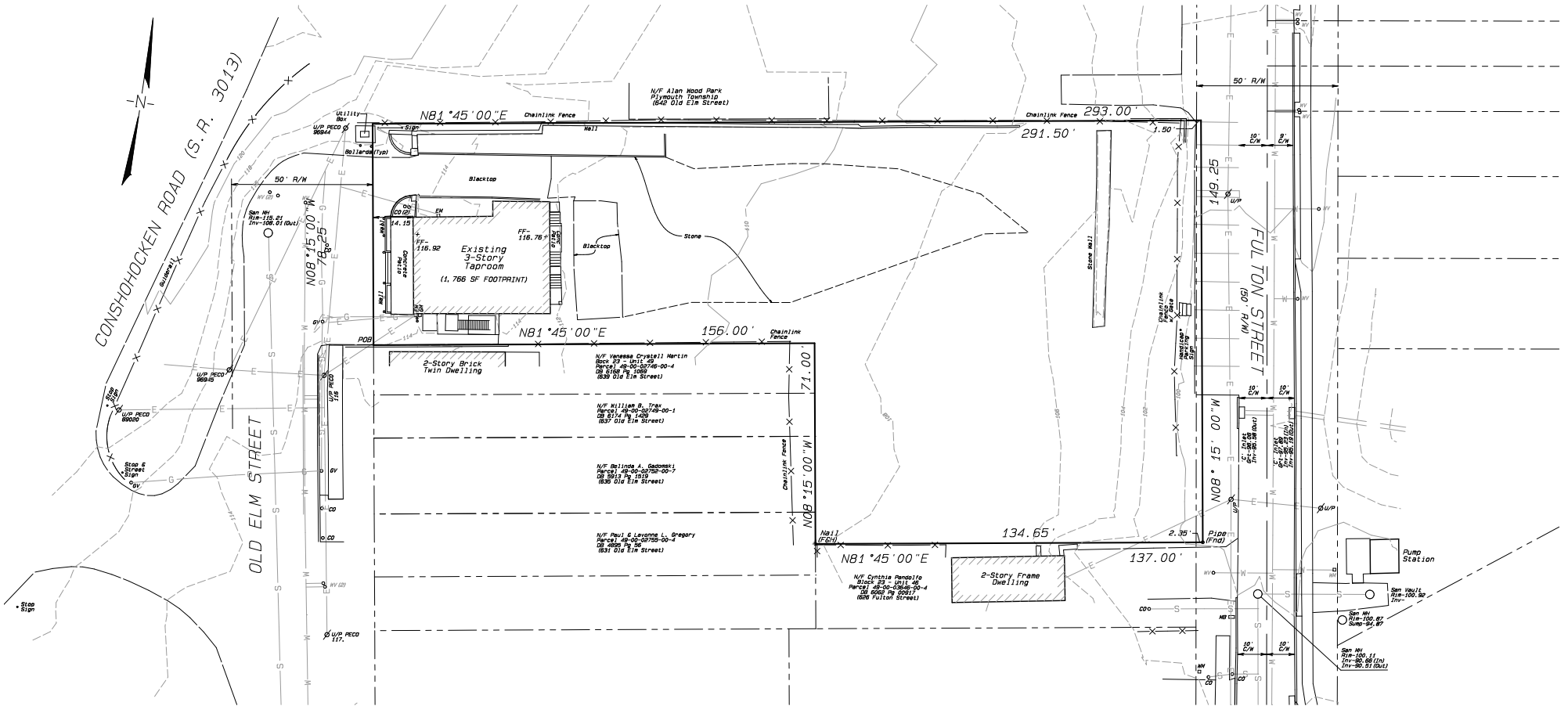
INTERIOR PHOTOS



EXTERIOR PHOTOS



SITE PLAN



PARCEL OVERVIEW



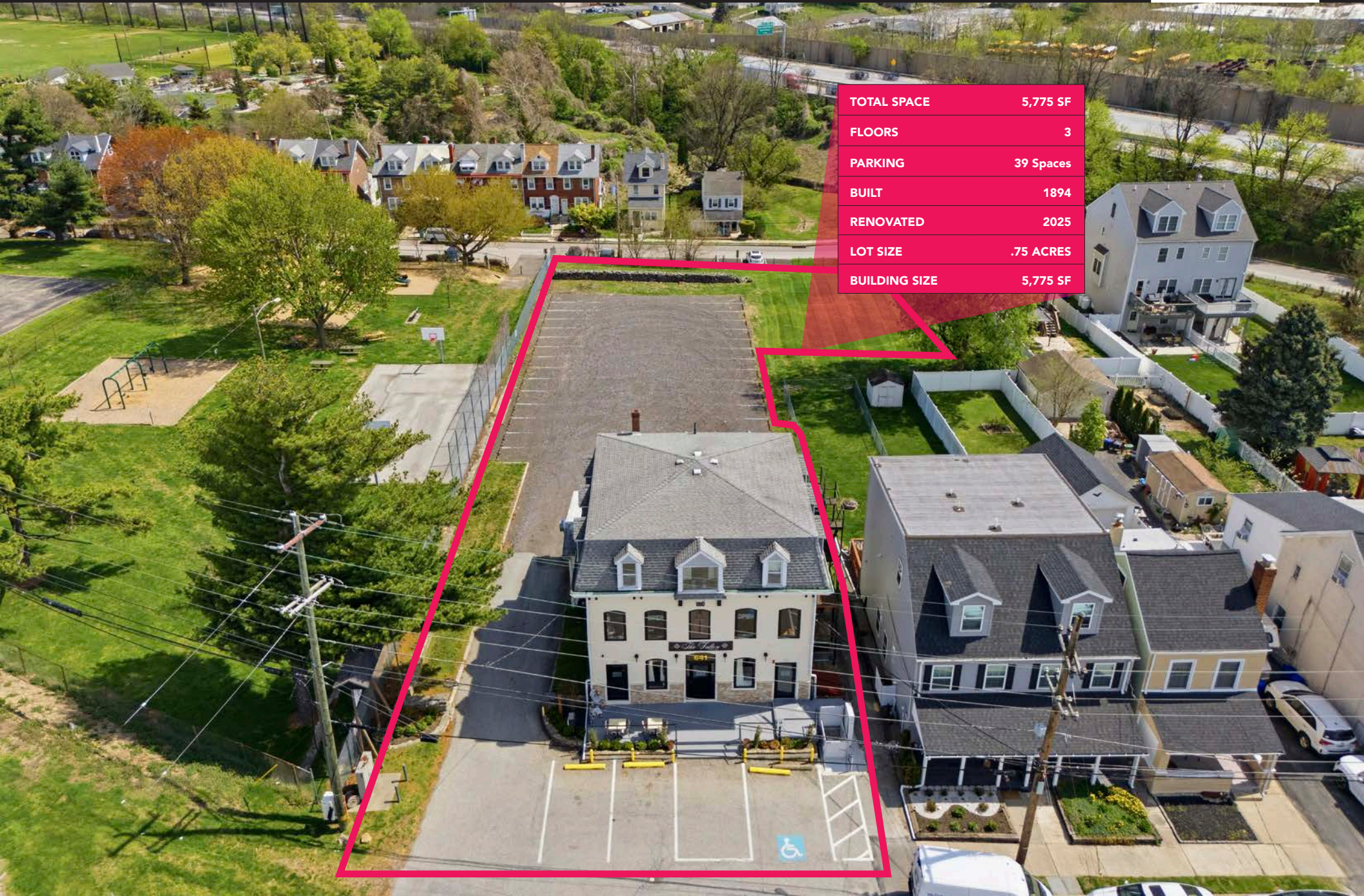
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LOT SIZE	.75 ACRES
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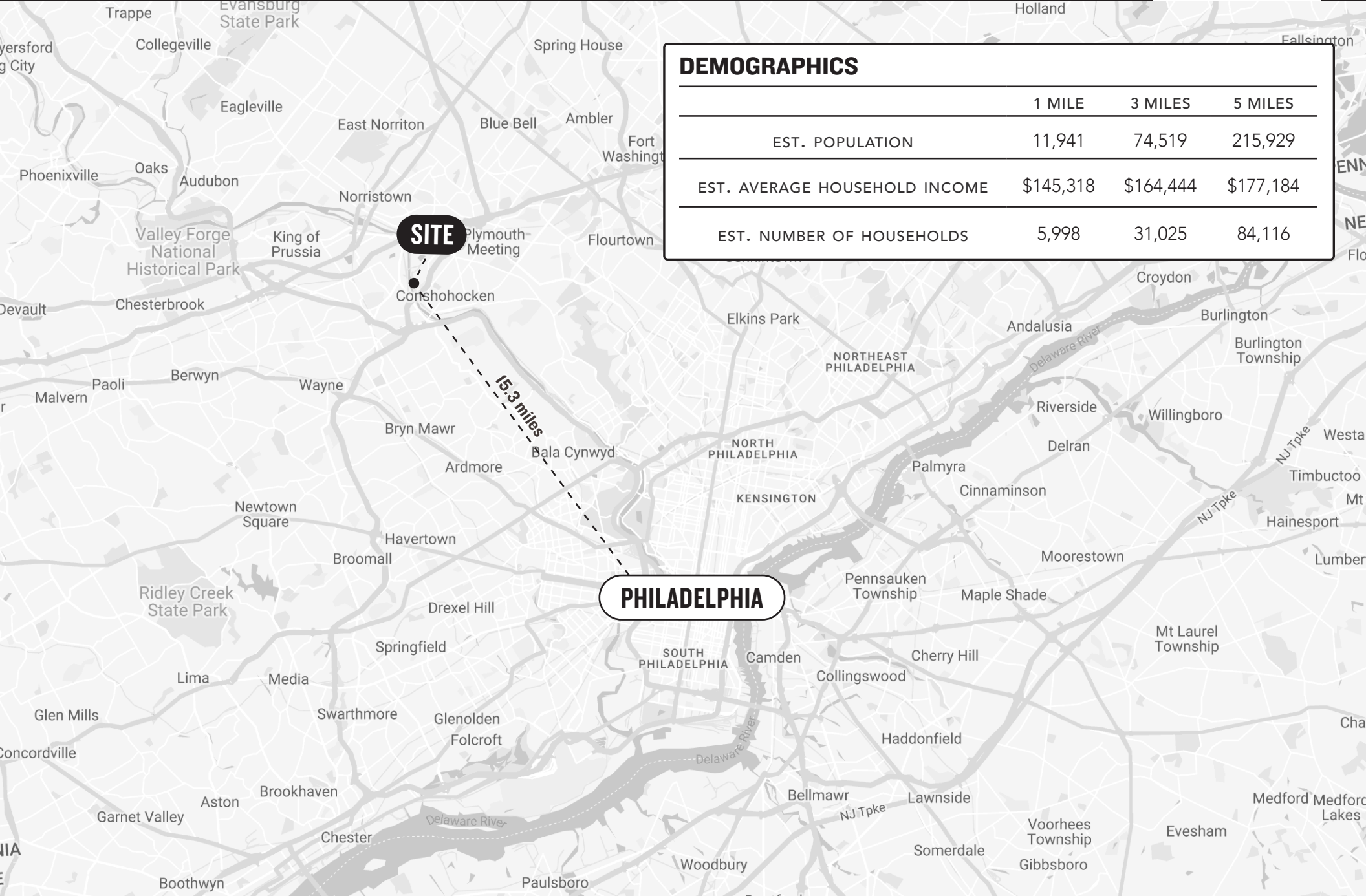
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REGIONAL MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,941	74,519	215,929
EST. AVERAGE HOUSEHOLD INCOME	\$145,318	\$164,444	\$177,184
EST. NUMBER OF HOUSEHOLDS	5,998	31,025	84,116

LOCATION OVERVIEW



CONSHOHOCKEN

Located just outside of Philadelphia, Conshohocken is a well-established suburban submarket known for its strong mix of corporate office users, growing residential base, and active dining scene. The area has experienced continued momentum in recent years, driven by the delivery of new multifamily developments and an influx of young professionals. With convenient access to major roadways including Interstate 76 and Interstate 476, as well as regional rail service, Conshohocken offers connectivity, density, and a built-in customer base that continues to support a wide range of retail and hospitality uses.



PHILADELPHIA REGIONAL OVERVIEW



\$490 BILLION
Gross Regional Product

#6
Largest City in the Country

7.2 MILLION
9th Largest Regional Population

 **#13**
Millennial Growth Rate Over
the Nation's 30 Largest Cities

 **#1**
Housing Value & Opportunity
(National Association of Builders)

 **#1**
City for Culture
(Travel & Leisure Magazine)

104
Colleges &
Universities

#22
Nation's Population Growth

\$2.93 BILLION
Philadelphia School Capital Projects
Over Next 5 Years

PHILADELPHIA MSA

Philadelphia is the largest city in the Commonwealth of Pennsylvania and the sixth-most populous US city, with an estimated population of approximately 1,600,000 as of 2024. The Philadelphia metropolitan area, known as the Delaware Valley, is the ninth largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, Washington DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries to thrive in the region.

DISCLAIMER



This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the herein referenced "Property".

This brochure was prepared by MSC Retail, Inc., and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of MSC Retail, Inc. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, MSC Retail, Inc. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

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It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MSC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine

whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor MSC Retail, Inc. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to MSC Retail, Inc. at your earliest possible convenience.

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All zoning information, including but not limited to, use and buildable footage must be independently verified.



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