

2443 S. FRONT ST STEELTON, PA 17113

OFFERING SUMMARY

SALE PRICE	\$400,000
LEASE PRICE	\$2,900/MO
LOT SIZE	1.03 ACRES
BUILDING SIZE	1,796 SF

RETAIL PROPERTY
FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

Remodeled 1,800 SF restaurant with outdoor seating available for sale, located at the east end of Steelton. The sale includes all fixtures, furniture & equipment and neighboring single family home. The property is situated on over one acre of land with easy access to Eisenhower Boulevard, I-283, I-76 (PA Turnpike) and Downtown Harrisburg.

- Recently remodeled restaurant
- Sale includes all FF&E
- Additional income from neighboring single family home included in sale
- Restaurant is available for lease at a triple net rate of \$2,900/month
- Outdoor seating
- Ample parking

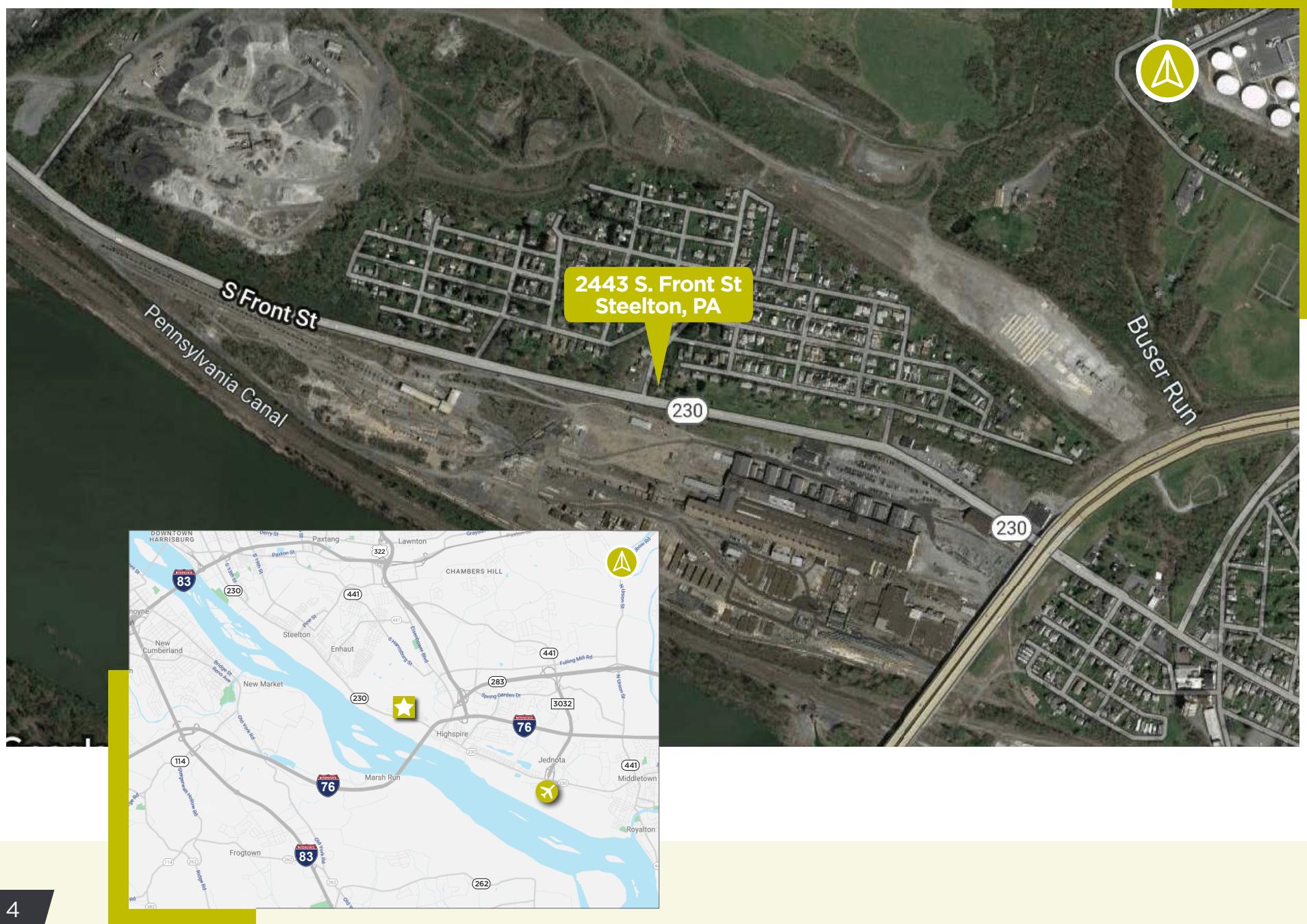


PROPERTY DETAILS

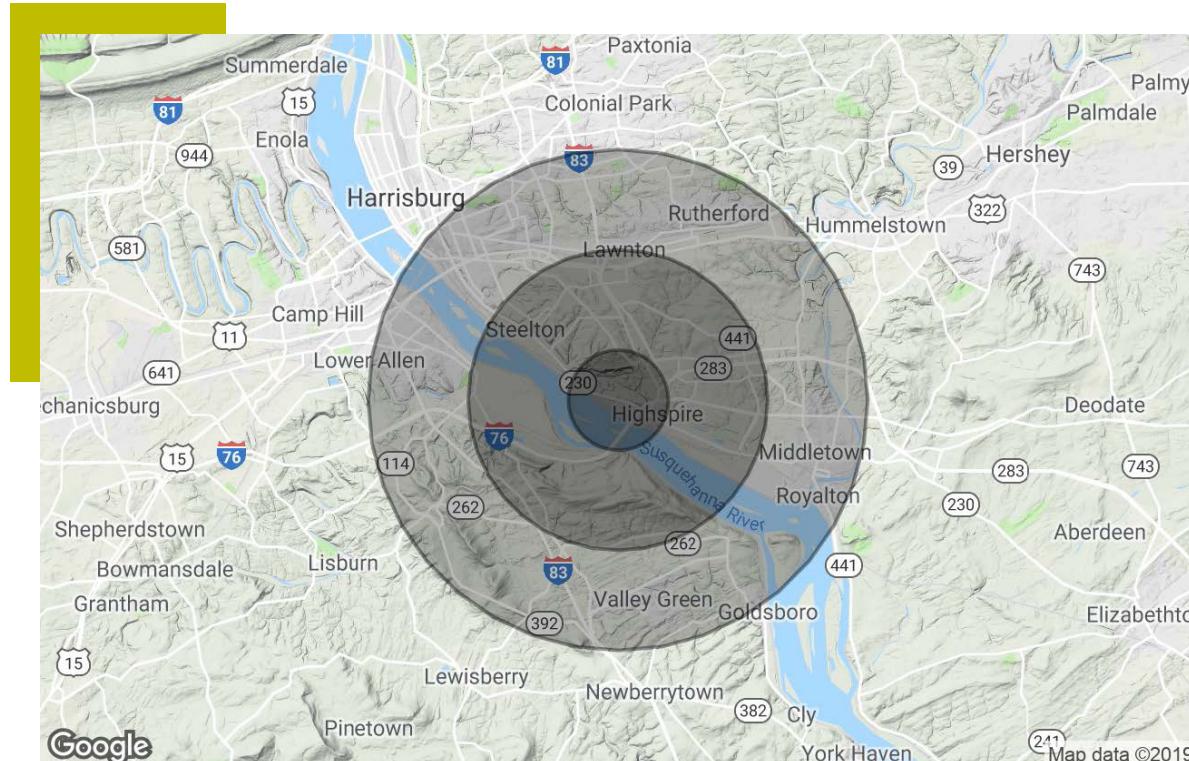
PROPERTY ADDRESS	2443 S. Front Street Steelton, PA 17113
PROPERTY TYPE	Retail and Residential
APN	57-022-002
LOT SIZE	1.03 Acres
BUILDING SIZE	1,796 SF
ZONING	Secondary Commercial District
CONSTRUCTION	Block/concrete
PARKING SPACES	25
NUMBER OF STORIES	1
FLOORS	Hardwood/vinyl/ceramic tile
WALLS	Drywall
RESTROOMS	2
CEILINGS	Tile
CEILING HEIGHT	8'-10'
ROOF	Shingle
HVAC	Gas heat/Central air
UTILITIES	Water & Sewer: Public Gas: UGI Electric: Public
HANDICAP ACCESSIBLE	Yes
BUSINESS SIGN	Yes



LOCATION MAPS



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,662	29,177	104,715
Median Age	38.6	37.6	37.8
Median Age (Male)	37.6	36.8	36.3
Median Age (Female)	40.6	38.9	39.2
HOUSEHOLDS & INCOME			
Total Households	1,337	11,025	41,826
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$50,606	\$59,508	\$60,211
Average House Value	—	\$134,847	\$153,587
RACE/ETHNICITY			
White	68.0%	72.8%	71.4%
Black	26.8%	21.2%	21.4%
Hispanic	11.5%	8.9%	9.7%
Asian	3.5%	3.0%	3.6%
Other	1.7%	2.9%	3.5%

CONTACT

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