

*128 S. Main Street / Spring Grove, PA 17362*

**10 UNITS + COMMERCIAL SPACE AVAILABLE**

**AVAILABLE FOR SALE**

*Property Overview*

The former Spring Grove Hotel was a bar/restaurant on the first floor with 10 residential rental units, and off-street parking for approximately eight vehicles. The bar/restaurant is now closed and available to rent. Some kitchen equipment is included in the sale. The first floor has Gas FHA and CAC. The second and third floor are residential rental units. There are 9-IBR units and 1 efficiency apartment. The landlord pays for all utilities. The second floor has heat only. The roof was replaced in 2017.

The real estate taxes are \$7,657 per year. The list price is \$990,000

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	11,838	27,546	46,625
TOTAL EMPLOYEES	1,664	4,833	17,501
AVERAGE HHI	\$90,566	\$90,915	\$89,948
TOTAL HOUSEHOLDS	4,564	10,612	18,131

**TRAFFIC COUNTS: MAIN STREET - ±13,000 VPD**



**Robert Behler**

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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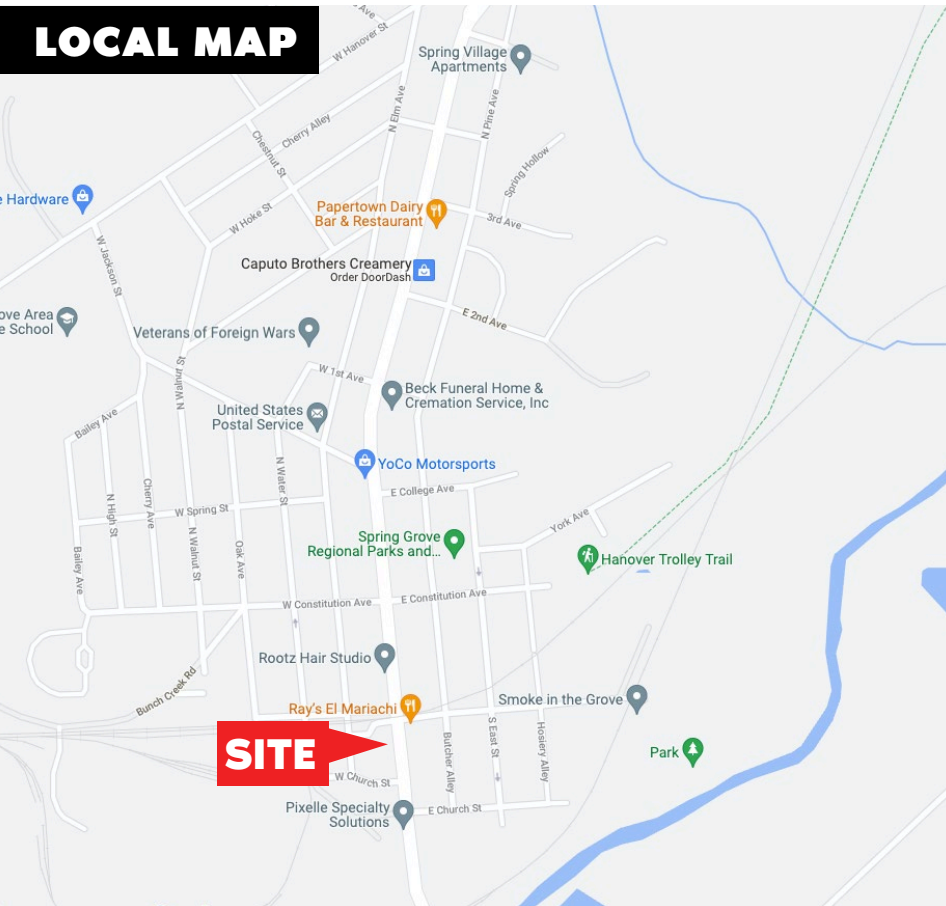
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### Location

The property is located in Spring Grove, York County, PA. The primary route running through town is Route 116/Main Street. The property is located on Main Street. Spring Grove is located just west of York and east of Hanover. Surrounding uses include residential and Pixelle (former PH Glatfelter).

### LOCAL MAP



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MARKET AERIAL



Spring Grove Middle School

Borough Office

Thistle Hill Professional Center

DOLLAR GENERAL

Spring Grove Middle School

Pixelle Specialty Solutions

**SITE**

pixelle  
SPECIALTY SOLUTIONS

DUNKIN'

Rutter's

SUBWAY  
SG Animal Hospital

Papertown Dairy Bar & Rest.

High Pointe Commons



Spring Grove Elementary



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENT:



**Robert Behler**

BBehler@bennettwilliams.com

### CONTACT US

717.843.5555

[www.bennettwilliams.com](http://www.bennettwilliams.com)

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

